

**Authorizing The Chair Of The Ulster County Legislature To Enter Into A Lease Agreement With Le Kingston Trois LLC For Office Space For The Ulster County Office Of Employment And Training - Department Of Public Works – Buildings And Grounds**

Referred to: The Public Works, Capital Projects and Transportation Committee (Chairwoman Petit and Legislators Fabiano, Litts, Nolan, and Stewart), and The Ways and Means Committee (Chairman Gavaris and Legislators Cahill, Fabiano, Ronk, and Walter)

Chairwoman of the Public Works, Capital Projects and Transportation Committee, Laura Petit, and Deputy Chair Dean J. Fabiano offer the following:

WHEREAS, this resolution has been submitted at the request of the County Executive on behalf of the Ulster County Office of Employment and Training and the department of Public Works; and

WHEREAS, the Ulster County Office of Employment and Training desires to renew a 5 year lease at its current location at 521-599 Boices Lane, Town of Ulster, New York through a lease agreement with Le Kingston Trois LLC; and

WHEREAS, the Commissioner of Public Works has requested to execute a lease agreement with Le Kingston Trois LLC, for a five (5) year term commencing October 1, 2022 and ending September 31, 2027, for an annual cost of \$146,589.75 for the first year of the lease, with all utilities included and a maximum cost of \$158,673.46 in the fifth year of the lease; and

WHEREAS, rates during the five-year lease rent escalate starting at \$14.25 a square foot in the first year; \$14.54 a square foot in the second year; \$14.83 a square foot in the third year; \$15.12 a square foot in the fourth year and \$15.42 a square foot in the fifth and final year of the lease agreement; and

WHEREAS, the lease shall contain a clause which will allow the tenant, County of Ulster, the option to terminate the Lease for any or no reason whatsoever upon a sixty (60) day written notice to landlord, Le Kingston Trois LLC; now, therefore be it

RESOLVED, that the Chair of the Ulster County Legislature is hereby authorized to enter into a lease agreement with Le Kingston Trois LLC; 10,287 square feet of office space for the Ulster County Office of Employment and Training as filed with the Clerk of the Ulster County Legislature or as modified and approved by the County Attorney,

and move its adoption.

**Resolution No. 474      September 20, 2022**

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ADOPTED BY THE FOLLOWING VOTE:

AYES: 22                      NOES: 1  
(Noes: Legislator Maloney)  
(Absent: Legislator Heppner)

Passed Committee: Public Works, Capital Projects and Transportation on September 12, 2022

Passed Committee: Ways and Means on September 13, 2022

**FINANCIAL IMPACT:**

\$ 36,648.00 - 2022 BUDGETED APPROPRIATION DOLLARS  
\$147,336.00 - 2023 ANTICIPATED APPROPRIATION DOLLARS  
\$150,319.00 - 2024 ANTICIPATED APPROPRIATION DOLLARS  
\$154,794.00 - 2025 ANTICIPATED APPROPRIATION DOLLARS  
\$157,854.00 - 2026 ANTICIPATED APPROPRIATION DOLLARS  
\$ 39,657.00 - 2027 ANTICIPATED APPROPRIATION DOLLARS

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STATE OF NEW YORK

ss:

COUNTY OF ULSTER

I, the undersigned Clerk of the Legislature of the County of Ulster, hereby certify that the foregoing resolution is the original resolution adopted by the Ulster County Legislature on the 20<sup>th</sup> Day of September in the year Two Thousand Twenty-Two, and said resolution shall remain on file in the office of said clerk.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the County of Ulster this 22<sup>nd</sup> Day of September in the year Two Thousand Twenty-Two.

|s| Victoria A. Fabella  
Victoria A. Fabella, Clerk  
Ulster County Legislature

Submitted to the County Executive this  
22<sup>nd</sup> Day of September 2022.

Approved by the Acting County Executive this  
23<sup>rd</sup> Day of September 2022.

|s| Victoria A. Fabella  
Victoria A. Fabella, Clerk  
Ulster County Legislature

|s| Johanna Contreras  
Johanna Contreras, Acting County Executive