

**Establishing Capital Project No. 678 - For The Purchase And Acquisition Of Real Property Located At 1711-1715 Ulster Avenue, Lake Katrine, (Town of Ulster), Ulster County, New York. Tax Parcel ID#; 38.19-3-23 For The Purpose Of Warehouse, Storage, And Office Space - Amending The 2023 Capital Fund Budget - Authorizing The Chair Of The Ulster County Legislature To Execute, All Documents Required For Said Acquisition – Department Of Public Works (Buildings & Grounds)**

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

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 Department of Public Works; and

WHEREAS, the Ulster County Department of Public Works Buildings & Grounds Division maintains and supports approximately 44 buildings with a total of 884,000 sq. ft, 54 miles of recreational trails, a park and a pool complex; including all renovation projects, capital improvement projects and preventative maintenance tasks within said County facilities; and

WHEREAS, the Buildings & Grounds Division is considered the backbone of operations by providing a safe, secure, and a comfortable environment for employees and visitors in county facilities; and

WHEREAS, the Buildings and Grounds Division has occupied numerous facilities during the past ten years that have been sold, closed or demolished, including a 10,000 square feet stand-alone metal structure at the site of the former jail on Golden Hill; approximately 1,000 square feet within the former Community Corrections Program (CCP) building; and 13,000 square feet within Enterprise West; 1,850 square feet boiler house with 850 square feet one story carpenters workshop, and 1,000 square feet in a two story storage garage at 300 Flatbush Avenue; and

WHEREAS, The Department of Public Works has conducted a thorough review of alternative locations including on lands owned by Ulster County; and

WHEREAS, the Ulster County Legislature unanimously approved Resolution No. 503 dated October 18, 2022 authorizing a five year lease agreement for a portion of said property in the amount of \$96,384.00 per year for a five year total of \$481,920.00; and

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WHEREAS, the Purchasing Department and Department of Public Works issued Request for Information UC23-031 dated April 13, 2023 seeking interested parties with comparable properties; and

WHEREAS, said Request for Information UC23-031 was published on the Empire State Purchasing Group website and distributed directly to the Ulster County Board of Realtors; and

WHEREAS, public procurement increases competition by accessing a wider range of suppliers; while also ensuring greater transparency during the procurement of goods and services to protect taxpayers; and

WHEREAS, the County of Ulster has identified an opportunity to purchase an existing warehouse space totaling 12,048 square feet of light industrial/warehouse space located at 1711-1715 Ulster Avenue, Lake Katrine, (Town of Ulster), Ulster County, New York. Tax Parcel ID#; 38.19-3-23; and

WHEREAS, this facility meets all current and future needs of Ulster County Department of Public Works, Buildings & Grounds Division and will provide a safe and secure work environment for all operational aspects; and

WHEREAS, all aspects of Buildings and Grounds Division will be consolidated in one location that will be achieved through direct supervision of maintenance and grounds shops; and by securing warehouse and maintenance equipment, material and supplies; and

WHEREAS, Ulster County desires to proceed with the required steps necessary to acquire said real property located at 1711-1715 Ulster Avenue, Lake Katrine in the Town of Ulster (Tax Map Parcel ID #; 38.19-3-23) consisting of approximately 1.47 acres; and

WHEREAS, the Commissioner of Public Works requests that Capital Project No. 678 be established and funding be made for site acquisition of said real property not to exceed \$1,500,000.00; and

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WHEREAS, the Project is a Type II Action as defined under 6 NYCRR 617.5(c) (2.2) and does not require any determination or procedure under the State Environmental Quality Review Act (SEQRA); now, therefore be it

RESOLVED, that the Chair of the Ulster County Legislature is hereby authorized to execute an agreement, any amendments thereto, and such other documents as may be necessary to establish the terms and conditions pursuant to which the County of Ulster shall purchase and take title to lands at 1711-1715 Ulster Avenue, Lake Katrine in the Town of Ulster (Tax Map Parcel ID #; 38.19-3-23) consisting of approximately 1.47 acres in the form as filed with the Clerk of the Ulster County Legislature, or as modified with the approval of the Ulster County Attorney; and, be it further

RESOLVED, that Capital Project No. 678 for DPW B&G Warehouse be established as follows:

	<u>CREATE</u>	<u>AMOUNT</u>
Capital Project 678	DPW B&G Storage & Warehouse Facility	\$1,500,000.00

and, be it further

RESOLVED, that the 2023 Ulster County Capital Fund budget is hereby amended as follows:

	<u>INCREASE</u>	<u>AMOUNT</u>
HH.1997.0678- 2300.2560 (App. #)	Building Acquisition	\$1,500,000.00
HH.1997.0678- 3500.5710 (Rev. #),	Revenue- Serial Bonds	\$1,500,000.00

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and moves its adoption.

ADOPTED BY THE FOLLOWING VOTE:

AYES: 19            NOES: 3  
(Noes: Legislators Gavaris, Maloney, and Roberts)  
(Absent: Legislator Fabiano)

Passed Committee: Public Works, Capital Projects and Transportation on October 11, 2023

Passed Committee: Ways and Means on October 17, 2023

FINANCIAL IMPACT:

\$1,500,000.00 – COUNTY CAPITAL FUND APPROPRIATIONS

\$1,500,000.00 – COUNTY REVENUE - SERIAL BONDS

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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 17<sup>th</sup> Day of October in the year Two Thousand Twenty-Three, 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 19<sup>th</sup> Day of October in the year Two Thousand Twenty-Three.

[s] Victoria A. Fabella  
Victoria A. Fabella, Clerk  
Ulster County Legislature

Submitted to the County Executive this  
19 Day of October 2023.

Approved by the County Executive this  
27<sup>th</sup> Day of October 2023.

[s] Victoria A. Fabella  
Victoria A. Fabella, Clerk  
Ulster County Legislature

[s] Jen Metzger  
Jen Metzger, County Executive