



SARATOGA COUNTY BOARD OF SUPERVISORS

RESOLUTION 19 - 2020

Introduced by Supervisors Veitch, Grattidge, Kinowski, Peck, Smith, Wood and Zlotnick

AUTHORIZING A LEASE WITH RAILROAD PLACE PARTNERS, L.P. FOR SUPREME COURT CHAMBERS FOR A TERM OF TWO YEARS

WHEREAS, pursuant to County Law §218, this Board of Supervisors is required to provide suitable chambers for resident Saratoga County justices of the New York State Supreme Court; and

WHEREAS, the County of Saratoga lacks sufficient office space to accommodate the office space needs of all four Supreme Court Justices currently venued in Saratoga County, and it is therefore necessary to lease chambers for new Supreme Court Justice Dianne N. Freestone; and

WHEREAS, the New York State Unified Court System is in need of chambers space for New York State Court of Claims Judge Kathleen Hogan, who also serves in the capacity of the Fourth Judicial District's Supervising Judge of the County Courts; and

WHEREAS, Railroad Place Partners, L.P. owns the Wise Building located at 60 Railroad Place in the City of Saratoga Springs, and has offered to lease 2,134 sq. ft. of office space known as Suite 100 for use by Judges Freestone and Hogan at a cost of \$3,700 per month/\$44,400 per year, with the County to be responsible for the payment of utilities and cleaning charges, for a term of two (2) years, subject to renewal for an additional term of two (2) years at a cost of \$3,800 per month/\$45,600 per year, with the County to be responsible for the payment of utilities and cleaning charges; and

WHEREAS, the New York State Unified Court System has approved said available office space in the Wise Building for use by Judges Freestone and Hogan; and

WHEREAS, although the NYS Unified Court System has agreed to be responsible for the cost of the rental of half of the available space in Suite 100 of the Wise Building, the process for it to obtain approval of a prime lease by the State Comptroller's Office takes approximately six (6) months, while it can take possession of the premises immediately under a sublease; and

WHEREAS, the NYS Unified Court System has asked the County to enter into a lease with Railroad Place Partners, L.P. for the entire 2,134 sq. ft. of office space, and to sublet half of said space jointly to the NYS Unified Court System, Court of Claims, and the NYS Unified Court System, Fourth Judicial District, for use by Judge Hogan in the two positions in which she serves, at a sub-rental cost of half the monthly rent and utilities to be paid by the County for the entire space; and

WHEREAS, our Buildings and Grounds Committee and the County's Commissioner of Public Works have recommended the County honor the request of the NYS Unified Court System and enter into a lease with Railroad Place Partners, L.P. for the lease of 2,134 sq. ft. of office space known as Suite 100 in the Wise Building, located at 60 Railroad Place, Saratoga Springs, at a cost of \$3,700 per month/\$44,400 per year plus utilities for a term of two (2) years commencing January 1, 2020, subject to renewal for an additional term of two (2) years at a cost of \$3,800 per month/\$45,600 per year, with the County to be responsible for the payment of utilities and cleaning charges ; now, therefore, be it

RESOLVED, that the Chair of the Board is hereby authorized to execute a lease agreement with Railroad Place Partners, L.P. of Saratoga Springs, New York, for the lease of 2,134 sq. ft. of office space known as Suite 100 in the Wise Building, located at 60 Railroad Place in the City of Saratoga Springs, at a cost of \$3,700 per month/\$44,400 per year plus utilities for a term of two (2) years commencing January 1, 2020, subject to renewal for an additional term of two (2) years at a cost of \$3,800 per month/\$45,600 per year, with the County to be responsible for the payment of utilities and cleaning charges; and, be it further

RESOLVED, that the form and content of such lease shall be subject to the approval of the County Attorney.

BUDGET IMPACT STATEMENT: No budget impact.



SARATOGA COUNTY BOARD OF SUPERVISORS

RESOLUTION 20 - 2020

Introduced by Supervisors Veitch, Grattidge, Kinowski, Peck, Smith, Wood and Zlotnick

AUTHORIZING A SUBLEASE JOINTLY WITH THE NEW YORK STATE UNIFIED COURT SYSTEM, COURT OF CLAIMS AND THE NEW YORK STATE UNIFIED COURT SYSTEM, FOURTH JUDICIAL DISTRICT FOR COURT CHAMBERS FOR A TERM OF TWO YEARS

WHEREAS, pursuant to Resolution 19-2020, this Board authorized a lease agreement with Railroad Place Partners, L.P. of Saratoga Springs, New York, for the lease of 2,134 sq. ft. of office space known as Suite 100 in the Wise Building, located at 60 Railroad Place in the City of Saratoga Springs, at a cost of \$3,700 per month/\$44,400 per year, with the County to be responsible for the payment of utilities and cleaning charges, for a term of two (2) years commencing January 1, 2020, subject to renewal for an additional term of two (2) years at a cost of \$3,800 per month/\$45,600 per year, with the County to be responsible for the payment of utilities and cleaning charges; and

WHEREAS, half of said office space leased by the County is for use by new Supreme Court Justice Dianne N. Freestone, as this Board of Supervisors is required to provide suitable chambers for resident Saratoga County justices of the New York State Supreme Court pursuant to County Law §218; and

WHEREAS, the New York State Unified Court System is in need of chambers space for New York State Court of Claims Judge Kathleen Hogan, who also serves in the capacity of the Fourth Judicial District's Supervising Judge of the County Courts; and

WHEREAS, the New York State Unified Court System has approved said available office space in the Wise Building for use by Judges Freestone and Hogan; and

WHEREAS, although the NYS Unified Court System has agreed to be responsible for the cost of the rental of half of the available space in Suite 100 of the Wise Building, the process for it to obtain approval of a prime lease by the State Comptroller's Office takes approximately six (6) months, while it can take possession of the premises immediately under a sublease; and

WHEREAS, the NYS Unified Court System has asked the County to enter into a lease with Railroad Place Partners, L.P. for the entire 2,134 sq. ft. of office space, and to sublet half of said space jointly to the NYS Unified Court System, Court of Claims, and the NYS Unified Court System, Fourth Judicial District, for use by Judge Hogan in the two positions in which she serves, at a sub-rental cost of half the monthly rent, utilities and cleaning charges to be paid by the County for the entire space pursuant to its lease with Railroad Place Partners, L.P.; and

WHEREAS, our Buildings and Grounds Committee and the County's Commissioner of Public Works have recommended the County honor the request of the NYS Unified Court

System and enter into a sublease agreement jointly with the NYS Unified Court System, Court of Claims, and the NYS Unified Court System, Fourth Judicial District, for the sublease of approximately half of the 2,134 sq. ft. of office space in the Wise Building known as Suite 100 at a cost of \$1,850 per month/\$22,200 per year, plus half the cost of utilities and cleaning charges, for a term of two (2) years; now, therefore, be it

RESOLVED, that the Chair of the Board is hereby authorized to execute a sublease agreement jointly with the NYS Unified Court System, Court of Claims, and the NYS Unified Court System, Fourth Judicial District, for the sublease of approximately half of the 2,134 sq. ft. of office space known as Suite 100 in the Wise Building, located at 60 Railroad Place in the City of Saratoga Springs, at a cost of \$1,850 per month/\$22,200 per year, plus half the cost of utilities and cleaning charges, for a term of two (2) years commencing January 1, 2020; and, be it further

RESOLVED, that the form and content of such sublease agreement shall be subject to the approval of the County Attorney.

BUDGET IMPACT STATEMENT: No budget impact.