

County of  Saratoga
Board of Supervisors

Matthew Veitch - C
John Lant
Dick Lucia
Darren O'Connor
Tom Richardson
Kevin Tollisen - VC
Sandra Winney

THEODORE T. KUSNIERZ, JR.
Chair of the Board

40 MCMASTER STREET
BALLSTON SPA, NEW YORK 12020
Phone: (518) 885-2240
Fax: (518) 884-4771

PAMELA A. WRIGHT
Clerk

Matthew Veitch, Chair
Buildings and Grounds Committee

BUILDINGS AND GROUNDS COMMITTEE

AGENDA

May 6, 2021
4:00 PM

1. Welcome and Attendance.
2. Approve minutes of April 5, 2021
3. Request resolution authorizing amendment of the 2021 Public Works Budget to add \$359,332 for the construction of the Airport Snow Removal Equipment Building.
4. Recommend approval of auction sale for property located at 31 Woodlawn Avenue in the City of Saratoga Springs.
5. New WAM Lease (Roger Schiera, Board of Elections)
6. Any other business.
7. Adjournment.

Due to public health and safety concerns related to COVID-19, there is limited capacity in the Boardrooms. The public will have an opportunity to hear the meeting live via an audio signal using this call-in number and access code: Dial: 1-978-990-5145 Access Code: 1840389



SARATOGA COUNTY

AGENDA ITEM REQUEST FORM

TO: Steve Bulger, County Administrator
Mike Hartnett, County Attorney
Pam Wright, Clerk of the Board

CC: Jason Kemper, Planning Director
Therese Connolly, Deputy Clerk of the Board
Matt Rose, Management Analyst
Clare Giammusso, Confidential Secretary/County Attorney's Office

FROM: Chad M. Cooke, P.E., Commissioner of Public Works

DATE: April 30, 2021

RE: Authorizing additional funding for the Airport Snow Removal Equip Bldg

COMMITTEE: Buildings and Grounds

1. Is a Resolution Required: YES or NO
(If YES, please complete #2- #10) (If NO, skip to #10 and provide reason for bringing the item)
2. Is a Budget Amendment needed:
(If yes, budget lines and impact must be provided)
Yes, please see the attached memo dated April 28, 2021.
3. Are there Amendments to the Compensation Schedule:
(If yes, provide details)
No
4. Specific details on what the resolution will authorize:
The resolution would authorize an additional \$359,332 of County share funding for the construction of the Airport Snow Removal Equipment Storage Building and amend the budget in relation thereto.
5. Does this item require hiring a Vendors/Contractors:
 - a. Were bids/proposals solicited: N/A
 - b. Is the vendor/contractor a sole source: N/A
 - c. Commencement date of contract term: N/A
 - d. Termination of contract date: N/A
 - e. Contract renewal and term: N/A
 - f. Contact information: N/A
 - g. Is the vendor/contractor an LLS, PLLC or partnership: N/A
 - h. State of vendor/contractor organization: N/A
 - i. Is this a renewal agreement: YES or NO
 - j. Vendor/Contractor comment/remarks:
N/A



SARATOGA COUNTY

AGENDA ITEM REQUEST FORM

6. Is this an annual housekeeping resolution:
(If yes, attach the last approved resolution)
- a. What were the terms of the prior resolution N/A
 - b. Are the terms changing: N/A
 - c. What is the reason for the change in terms:
N/A
7. Is a new position being created:
- a. Effective date N/A
 - b. Salary and grade N/A
8. Is a new employee being hired:
- a. Effective date of employment N/A
 - b. Salary and grade N/A
 - c. Appointed position: N/A
 - d. Term:
N/A
9. Is a grant being accepted:
- a. Source of grant funding: N/A
 - b. Amount of grant: N/A
 - c. Purpose grant will be used for: N/A
 - d. Equipment and/or services being purchased with the grant: N/A
 - e. Time period grant covers:
N/A
10. Remarks/Reasoning (Supporting documentation must be attached to this form):

Please see the attached memo dated April 28, 2021 for additional details including budget amendment and budget impact.



SARATOGA COUNTY DEPARTMENT OF PUBLIC WORKS

SARATOGA COUNTY PUBLIC WORKS FACILITY
3654 GALWAY ROAD
BALLSTON SPA, NEW YORK 12020-2517
(518) 885-2235
FAX (518) 885-8809

CHAD M. COOKE, P.E.
Commissioner

THOMAS A. SPEZIALE
Deputy Commissioner

MEMO TO: Buildings and Grounds Committee

FROM: Chad M. Cooke, P.E., Commissioner

SUBJECT: Airport Snow Removal Equipment Storage Building

DATE: April 28, 2021

Background

In 2018, the County applied for and was awarded a 90/10 grant from NYSDOT for the design and construction of a snow removal equipment storage building at the airport in the amount of \$799,432 (\$719,489 NYS, \$79,943 County).

Following grant award, the building was thoughtfully designed to store all the necessary equipment utilized to maintain airport facilities which resulted in a 3-bay building totaling 6,900 SF. The project was put out to bid and the total cost including engineering and construction totals \$1,158,764 or \$359,332 more than currently budgeted.

Unfortunately, grant amounts are based on estimates at the time of application and the award amounts are capped. The increase in construction costs is largely due to fluctuations as a result of manufacturer COVID slowdowns.

Budget Amendment and Impact

Appropriations: Increase A.50.513-7093 Bldg Construction Cost \$359,332

Revenues: Increase A.0599.B Appropriated Fund Balance \$359,332

Impact: The additional costs associated with construction of the snow removal equipment storage facility will require an appropriation of fund balance in the amount of \$359,332.



SARATOGA COUNTY

AGENDA ITEM REQUEST FORM

TO: Steve Bulger, County Administrator
Mike Hartnett, County Attorney
Pam Wright, Clerk of the Board

CC: Jason Kemper, Planning Director
Therese Connolly, Deputy Clerk of the Board
Matt Rose, Management Analyst
Clare Giammusso, Confidential Secretary/County Attorney's Office

FROM: Chad M. Cooke, P.E., Commissioner of Public Works

DATE: April 30, 2021

RE: 31 Woodlawn Avenue auction sale

COMMITTEE: Buildings and Grounds

1. Is a Resolution Required: **YES** or **NO**
(If YES, please complete #2- #10) (If NO, skip to #10 and provide reason for bringing the item)

2. Is a Budget Amendment needed:
(If yes, budget lines and impact must be provided)
No

3. Are there Amendments to the Compensation Schedule:
(If yes, provide details)
No

4. Specific details on what the resolution will authorize:
Approving and confirming the auction sale of County-owned lands located at 31 Woodlawn Avenue in the City of Saratoga Springs.

5. Does this item require hiring a Vendors/Contractors:
a. Were bids/proposals solicited: N/A
b. Is the vendor/contractor a sole source: N/A
c. Commencement date of contract term: N/A
d. Termination of contract date: N/A
e. Contract renewal and term: N/A
f. Contact information: N/A
g. Is the vendor/contractor an LLS, PLLC or partnership: N/A
h. State of vendor/contractor organization: N/A
i. Is this a renewal agreement: YES or NO
j. Vendor/Contractor comment/remarks:
N/A



SARATOGA COUNTY

AGENDA ITEM REQUEST FORM

6. Is this an annual housekeeping resolution:
(If yes, attach the last approved resolution)
- a. What were the terms of the prior resolution N/A
 - b. Are the terms changing: N/A
 - c. What is the reason for the change in terms:
N/A
7. Is a new position being created:
- a. Effective date N/A
 - b. Salary and grade N/A
8. Is a new employee being hired:
- a. Effective date of employment N/A
 - b. Salary and grade N/A
 - c. Appointed position: N/A
 - d. Term:
N/A
9. Is a grant being accepted:
- a. Source of grant funding: N/A
 - b. Amount of grant: N/A
 - c. Purpose grant will be used for: N/A
 - d. Equipment and/or services being purchased with the grant: N/A
 - e. Time period grant covers:
N/A
10. Remarks/Reasoning (Supporting documentation must be attached to this form):

Auctions International conducted an online auction on behalf of the County from April 6th through April 28th. There were 182 bids received with the highest bid as follows:

The Adirondack Trust Company
Saratoga Springs, NY
High Bid: \$2,800,100

The 10% required deposit was wired from the Adirondack Trust Company and received by Auctions International on April 28, 2021.

Attached please find

Site Signage:

- (6) signs in total
- (4) 4' wide
- (2) 3' wide

★ Saratoga County ★
★ Online Real Estate Auction ★

Online auction begins to close: **Wed., April 28th at 10:00AM**
****Specific registration requirements, take action now!****

Property Address:
31 Woodlawn Ave

Municipality:
Saratoga Springs, NY

Tax ID:
165.59-1-17



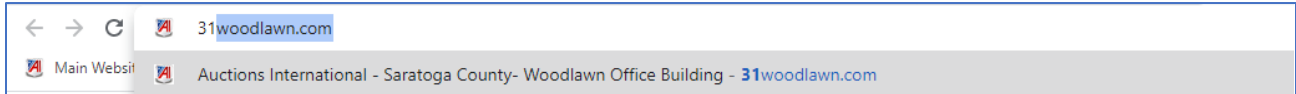
For More Information Please Visit:
31Woodlawn.com
(800) 536-1401 x110

Online Auction conducted by:
AUCTIONS INTERNATIONAL
PROFESSIONAL AUCTIONEERS
Broker: Robert J. Schermer



Custom Domain:

Auctions International, Inc. purchased a custom domain; 31Woodlawn.com. This url was utilized in all of our advertising and marketing and linked directly to the online auction on our website: AuctionsInternational.com



Custom Postcards:

Our team custom created unique postcard mailers that were sent out to 446 different recipients. Our team gathered the mailing information on dozens of different companies throughout NYS including, investors, development companies, construction firms and real estate companies. These were added to our list of previous auction participants from the sale of the former Saratoga Homestead and our recent project in liquidating the 401 Duanesburg Rd, for Schalmont CSD. A total of 446 cards were sent out.

FRONT



BACK




Menu CoTour
LoopNet
Help Share Print Advertise

31 Woodlawn Ave

9,303 SF | 100% Leased | Office Building | Online Auction Sale | Saratoga Springs, NY

Office Buildings / New York / Saratoga Springs / 31 Woodlawn Ave, Saratoga Springs, NY 12866



EXECUTIVE SUMMARY

Description: AUCTION
Property Class: 652 - Govt bldgs
Site Property Class: 652 - Govt bldgs
School District: Saratoga Springs
Total Acreage/Size: 0.46
Land Assessment: 2020 - \$459,200
Total Assessment: 2020 - \$1,707,600
Full Market Value: 2020 - \$2,754,194

Sewer Type: Comm/public
Water Supply: Comm/public
Utilities: Gas & elec
Improvements:
 Elev-passngr 2500 x 3, circa 1985
 Porch-covered 50.00 sq ft

Large, two-story building with a finished basement. Building has frontage on Woodlawn Ave and Railroad Pl. Building was previously used by Saratoga County as an office building. This building was completed in 1927 and was used as a clothing factory until 1936 when the County first rented it from the City of Saratoga. The County purchased the building in 1940. It has roughly 10,300 sq. ft. of useable space. The outside dimensions are approximately 50' x 120' and has (2) parking lots: (1) located on the North side of the building & (1) located on the South side of the building.

Two entrances from Southern parking lot (Door A- Handicap accessible & Door B). One entrance from Railroad Place (Door C), one entrance from Woodlawn Ave (Door D).


Most hallway access doors to rooms have an old style, manual vent window.
 Basement has exposed sprinkler system. 1st/2nd floor sprinkler system is above the ceiling tiles, which are designed to melt in the event of extreme heat/fire.
 Stairwells have temporary doors and walls as sections of the building were closed off during COVID. Pushbars on stairwell entry points will be removed.

Basement (please refer to building drawings in photo section for room layout)
 B1- mechanical room: elevator pump and electronics, main water line
 B2- transfer pump for basement bathrooms, under stairway of clinic entrance, Door A.
 B3- conference room with two hallway access doors
 B3A- server room: telephone, internet, generator switch
 B4, B6- restrooms each with a sink and toilette
 B5, B7, B9- three adjoining rooms, each with hallway access and a single sink
 B8- Larger office with access to rooms B8A and B8B. Two hallway access doors.
 B8A smaller office inside B8
 B8B smaller office inside B8
 B10- office
 B11- kitchen area with (2) sinks- (1) double well & (1) single well
 B12- small office
 B13- records closet
 B14- sprinkler system pump room. 1926 model with decades of test

Served by: Technical Building Services, Inc.- 12E Commerce Dr., Ballston Spa, NY (518) 885-4444

First Floor (please refer to building drawings in photo section for room layout)
 101- First room inside both Door A & Door D. Access to rooms; 101A, 101B & 101C
 101A- Bathroom with toilet and sink
 101B- Office with access through 101
 101C- Office with access through 101
 103- Receptionist room with window to hallway, access to 103A
 103A- Office off 103, no immediate hallway access
 104- Larger office space with 4 walled dividers and 4 additional temporary dividers (COVID protocol)
 Two smaller cut out areas in center of the room, opposite windows.
 Room has two hallway access doors
 105- Small office space. Door labeled "administration"
 106- Woman's bathroom with two stalls and sink
 107- Office with small cubby. Hallway door glass is broke. Access to room 107A
 107A- Large storage room. Vault door access through 107.
 Hallway- (2) small closets near Railroad Place entrance, former phone booths.
 108- Men's bathroom with one stall, one urinal and sink
 109- Janitors closet with slop sink

2nd Floor (please refer to building drawings in photo section for room layout)
 201- Office space with tel-cam room, adjoining door to room 203, and bathroom with one toilet and sink
 202- Office space with adjoining door to room 204
 203- Office space with two hallways access doors, adjoining door to room 201 & adjoining door to 205
 204- office space with adjoining door to room 202
 205- office with adjoining door to 203
 205A- (small room) inside 205. Adjoining door on opposite side of wall closed up. Boarded up access from 205, another records room. Access through 207, then 207B
 206- office space with access to (2) smaller offices 206A and 206B (both of which only have hallway access through 206 main door)
 206A&B- smaller offices located through room 206, separated by glass block wall
 207- appears to have been previously used as a records room.
 Receptionist window to hallway. Access to rooms 207A which is a vault door, 207B and 207C.
 207A- Storage room with vault door. Can only be accessed through 207
 Safe Manufacturers National association
 Spec- F3
 S, M, N, A rating- 4
 Exposure Cat No.- 7832-4
 207B- can only be accessed through 207 hallway door. Appears to have been a records room, access to 207C and additional records room
 207C- locked off 207B, appears to have been a network room of sorts
 205A-
 208- bathroom with two stalls and one sink



Russ Scherrer

Auctions International Inc

716-656-1400 Ext. 127

1167 Big Tree Rd
East Aurora, NY 14052

Contact

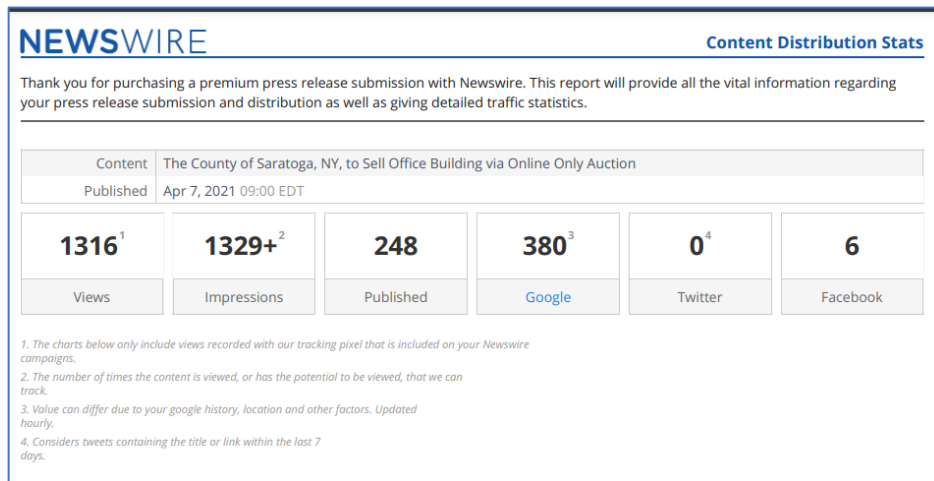
Auctions International Inc

716-656-1400 Ext. 127

Contact

NewsWire.com- Press release (\$583.20)

Press release distribution company.




NEWSWIRE Products Pricing Resources Customer Stories Newsroom (800) 713-7278 Log In Sign Up

The County of Saratoga, NY, to Sell Office Building via Online Only Auction

REAL ESTATE PROPERTY ON WOODLAWN AVE. UP FOR AUCTION IN CITY OF SARATOGA SPRINGS, NY.

PRESS RELEASE **UPDATED: APR 7, 2021**

SARATOGA SPRINGS, N.Y., April 7, 2021 (Newswire.com) - The County of Saratoga is currently holding an online auction for a piece of surplus real estate property known as, 31 Woodlawn Avenue. The online-only auction conducted by Buffalo-based Auctions International will begin on Tuesday, April 6, 2021, at 12:00 p.m. ET and will continue until Wednesday, April 28, 2021, at 10:00 a.m. ET



With frontage on Woodlawn Avenue and Railroad Place, this large two-story building was previously used by Saratoga County as an office building. It is comprised of roughly 10,300 square feet of useable space and boasts two parking lots.

The building has a long history. Completed in 1927, it was originally used as a clothing factory until 1936 when the County rented it from the City of Saratoga. The County then purchased the building in 1940. Since being owned by the County, the property has undergone several renovations. Today, in addition to the two floors, there is a finished basement area with offices, a conference room, kitchen area and restrooms. According to Chairman Theodore Kusnierz, "The Woodlawn Avenue building has served the needs of Saratoga County for many decades. The sale of this building and property presents a great opportunity to continue to meet the needs of the residents of the Saratoga County."

"Potential bidders can find everything they need including detailed pictures, a virtual 360-degree tour, and full descriptions of each area of the property on our website," claims Operations Manager for Auctions International RJ Klisiewicz. "Our goal in making this an online-only auction is to keep all who are involved and interested in bidding healthy and safe."

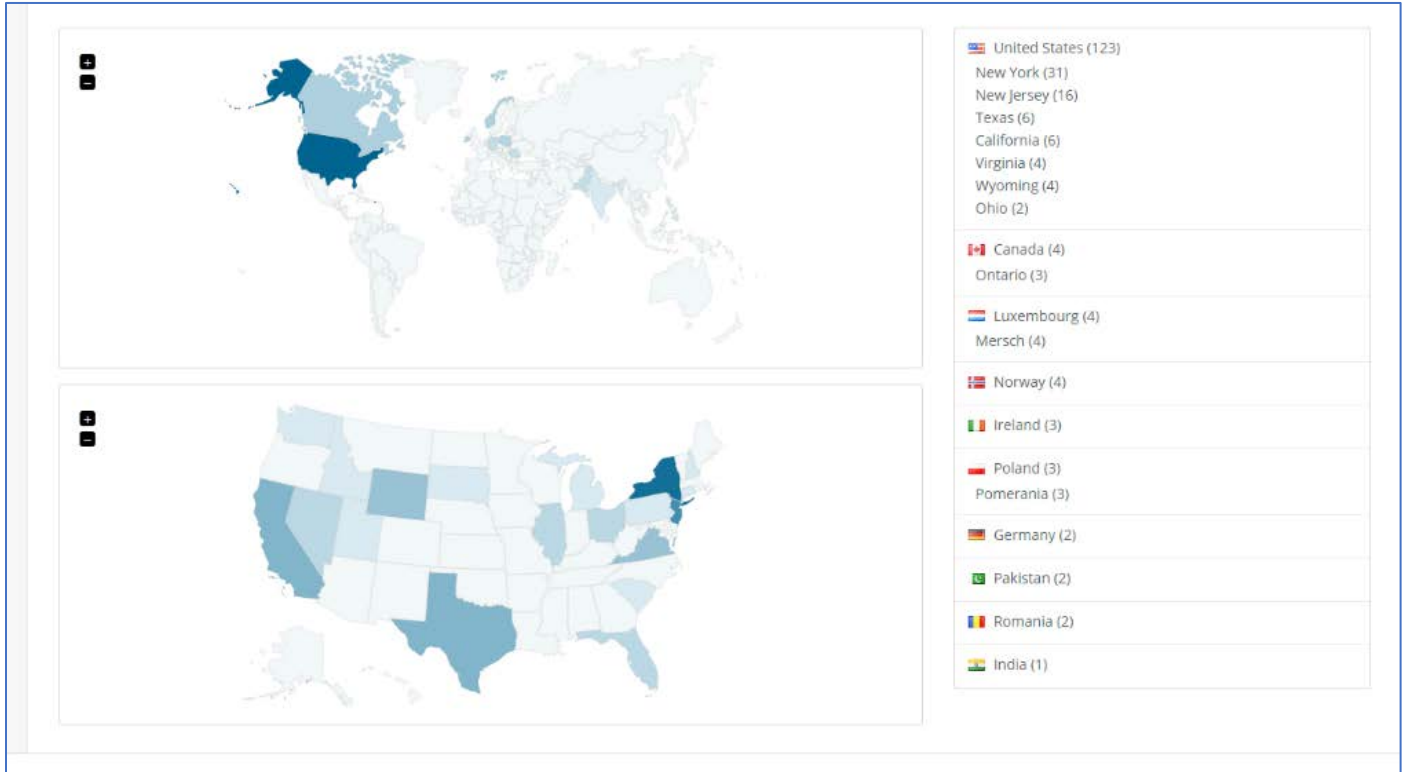
For further information and to preview this property online, visit, 31Woodlawn.com. There are specific, time-sensitive, registration requirements in place to participate in this online sale. If you are interested, please take action today.

CONTACT: RJ Klisiewicz III (Operations Manager)
OFFICE: 800-536-1401 x110
EMAIL: rich@auctionsinternational.com

Source: Auctions International, Inc.

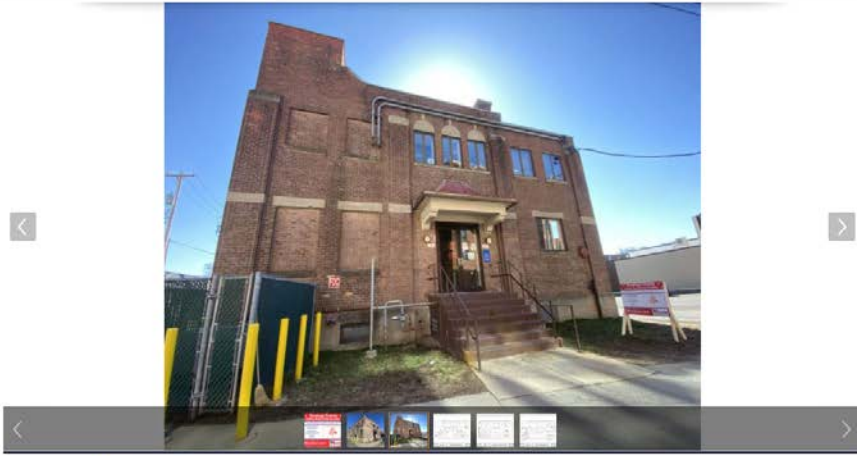
Newswire.com- Press release (continued)

Release was published in 249 different mediums across the world. Including Canada, Norway, Ireland, Poland, Germany, Romania & India.




Brief snapshot of published press release mediums

Distribution Sites	
MarketWatch View Press Release	PR Newswire View Press Release
Digital Journal View Press Release	The Luxury Chronicle View Press Release
WTNZ FOX-43 (Knoxville, TN) View Press Release	WDFX-TV FOX-34 (Dothan, AL) View Press Release
WPGX-TV FOX-28 (Panama City, FL) View Press Release	In The Headline: Tech View Press Release
In The Headline: Sports View Press Release	In The Headline: Money View Press Release
In The Headline: Lifestyle View Press Release	In The Headline: Entertainment View Press Release
Asean Coverage Tech View Press Release	Asean Coverage Culture View Press Release
Asean Coverage Finance View Press Release	Asean Coverage Sports View Press Release
Asean Coverage Entertainment View Press Release	Frontal Report Tech View Press Release



31 Woodlawn Ave, Saratoga Springs, NY

0.46 Acres • 31 Woodlawn Ave, Saratoga Springs, NY 12866 Saratoga Springs, New York 12866



Property Description

31woodlawn.com

Property is available via online only auction.

Time sensitive registration requirements. Act today!

With frontage on Woodlawn Avenue and Railroad Place, this large two-story building was previously used by Saratoga County as an office building. It is comprised of roughly 10,300 square feet of useable space and boasts two parking lots.

The building has a long history. Completed in 1927, it was originally used as a clothing factory until 1991 when the County rented it from the City of Saratoga. The County then purchased the building in 2010. Since being owned by the County, the property has undergone several renovations. Today, in addition to the two floors, there is a finished basement area with office, a conference room, kitchen area and restrooms. According to Chairman Theodore Kuznetz, "The Woodlawn Avenue building has served the needs of Saratoga County for many decades. The sale of this building and property presents a great opportunity to continue to meet the needs of the residents of the Saratoga County."

*Potential bidders can find everything they need including detailed pictures, a virtual 360° tour, and full descriptions of each area of the property on our website," claims Operations Manager for Auctions International RJ Kiseewicz. "Our goal in making this an online-only auction is to keep all who are involved and interested in bidding healthy and safe." For further information and to preview this property online, visit, 31woodlawn.com. There are specific, time-sensitive registration requirements in place to participate in this online sale. If you are interested, please take action today.

Commercial Property Auction

Listing ID: 193876
Acres: 0.46 Acres

\$1

[f](#) [t](#) [p](#) [in](#) [♥](#) [✉](#)

View Agent's Properties and Profile:

Richard Kiseewicz

[Telephone](#)
[Mobile](#)
[Fax](#)


Contact Seller

Full Name:

Phone:

Email:

Message:

I'm not a robot 

Send

Basic Details

Property Type:	Commercial Property	Listing Type:	Auction	Listing ID:	193876
Price:	\$1	View:	Street	Year Built:	1927
Acres:	0.46 Acres				

Address Map

Country:	US	State:	NY	County:	Saratoga County
City:	Saratoga Springs	Zipcode:	12866	Street Address:	31 Woodlawn Ave, Saratoga Springs, NY 12866

Zoning: None Directions: 31 Woodlawn Ave, Saratoga Springs, NY 12866 Longitude: 74° 12' 47"

Latitude: 43° 4' 58"

Property For Sale

Alabama	Georgia	Maine	Nevada	Oregon	Vermont
Alaska	Hawaii	Maryland	New Hampshire	Pennsylvania	Virginia
Arizona	Idaho	Massachusetts	New Jersey	Puerto Rico	Washington
Arkansas	Illinois	Michigan	New Mexico	Rhode Island	West Virginia
California	Indiana	Minnesota	New York	South Carolina	Wisconsin
Colorado	Iowa	Mississippi	North Carolina	South Dakota	Wyoming
Connecticut	Kansas	Missouri	North Dakota	Tennessee	Costa Rica
Delaware	Kentucky	Montana	Ohio	Texas	Canada
Florida	Louisiana	Nebraska	Oklahoma	Utah	Mexico

LandHub.com (continued)



LandHub.com

Sponsored · 



Commercial Property Auction, Saratoga Springs, NY by [Auctions International](#)

Property is available via online only auction.

Time sensitive registration requirements. Act today!... **See More**



Commercial Property Auction, Saratoga...

[Learn More](#)



Commercial Property Auction, Saratoga...

 Like

 Comment

 Share

getdigsy.com/listing/31-woodlawn-ave-saratoga-springs-ny-for-sale-459720/


digsy.

How It Works Pricing Why List with Digsy Submit a Listing Login Sign Up

New York / Saratoga County / Saratoga Springs / 31 Woodlawn Ave, Saratoga Springs, NY 12866 / Entire Property

31 Woodlawn Ave, Saratoga Springs, NY 12866 - Property for Sale

Available For Sale - Office 0 SF



View Photos (1)

Request More Info

LISTED BY
Richard Klisiewicz
Auctions International, Inc., 800-536-1401

AVAILABILITY DETAILS

Size	0 SF
Price/SF	N/A - Contact for info
Listing ID	SA459720
Notes	Saratoga County owned property- available via online only auction.

Complete details available online at: 31woodlawn.com

Municipality: City of Saratoga Springs
Tax ID: 165.59-1-17
Address: 31 Woodlawn Ave., Saratoga Springs, NY 12866


Short Description:

Large, two-story building with a finished basement. Building has frontage on Woodlawn Ave and Railroad Pl. Building was previously used by Saratoga County as an office building.

This building was completed in 1927 and was used as a clothing factory until 1936 when the County first rented it from the City of Saratoga. The County purchased the building in 1940. It has roughly 10,300 sq. ft. of useable space. The outside dimensions are approximately 50' x 120' and has (2) parking lots: (1) located on the North side of the building & (1) located on the South side of the building.

Two entrances from Southern parking lot (Door A- Handicap accessible & Door B) . One entrance from Railroad Place (Door C) , one entrance from Woodlawn Ave (Door D).

Uses Office



ONLINE ONLY AUCTION
Saratoga County Owned Real Estate

Property Address:
31 Woodlawn Ave.,
Saratoga Springs, NY

Online Bidding Begins to Close:
Wed., April 28, 2021 at 10am
****SPECIFIC REGISTRATION REQUIREMENTS****



Conducted by
AUCTIONS INTERNATIONAL
NYS Real Estate Broker: Russ J. Schermer

Visit for complete sale details, virtual tour and registration info:
31Woodlawn.com

Link above will redirect you our website | www.AuctionsInternational.com

Friday, April 9, 2021 • The Jewish Press • Page 61

CLASSIFIEDS

PHONE 718-330-0900 / 800-992-1600 • FAX 718-855-4361 • CLASSIFIED@JEWISHPRESS.COM • WWW.MARKETPLACE.JEWISHPRESS.COM

<p style="text-align: center;">HOME INSPECTIONS</p> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">Dov Herman NY Inspect Home Inspection Infrared Scan and 1 Year Termite Warranty Included NYC (718) - Inspect Long Island (516) - Inspect</p> </div> <p>3150 HOUSE SALE WATERBURY CT Blueridge. Gorgeous, modern 10 BRs, 7 bths, 4 frs on Sh Shab cut-de-sac. Plus ground level apt w/priv patio, kitchen, 2 BRs, 2 bths & Indry. \$529K. Kashner Realty 203-806-0875</p> <p>3200 VACATION HOMES SALE VACATION VILLAGE: Enjoy now & all year! Scenic lake views & mountain vistas...spacious beautiful homes from \$99K. Enjoy indoor & outdoor pools, tennis, boating, gym! Fabulous Day Camp! Reserve now. Get away & enjoy the country life! Hurry...Choose Your Home! www.estyhomes.com Apts. Call Esty 516-946-0766 MILLER REALTY 516-374-4100</p>	<p>3270 VACATION RENTALS OCEAN CITY, MARYLAND: Best selection of full/partial week rentals. FREE color brochure. Holiday Real Estate, Inc: 1-800-638-2102. Online reservations: www.holidayre.com. \$50 discount - new rentals. Code: "ToTheBeach2021" (Expires 05-01-2021)</p> <p>3530 BUSINESS OPPORTUNITY LOCKSMITH Gross \$700K Net \$200K Plus \$500K Cash down \$250K Includes \$25K inventory 6 workers, 5 days. Also intercom & security. Over 40 years in business. Long lease. Holding. Will teach. LIBINANDKATZ 718-858-3252 Pick Up Free Listing</p>	<p>3570 MERCHANDISE FOR SALE MAKING A PIDYON HABEN? WE HAVE SILVER DOLLARS IN STOCK. GOOD PRICE! CALL 645-419-0782</p> <p>3620 CAREER SERVICES COMPUTER & IT TRAINING PROGRAM: Train ONLINE to get the skills to become a Computer & Help Desk Professional now. Grants and Scholarships available for certain programs for qualified applicants. Call CTI for details. 844-947-0192 (M-F 8am-6pm ET) Train At Home To Do Medical Billing! Become a Medical Office Professional online at CTI. Get trained, certified & ready to work in months. 855-543-6440 (M-F 8am-6pm ET)</p> <p>3630 HELP WANTED \$18.50 NYC, \$17 LI, & up to \$13.50 Update NY. If you need care from your relative, friend or neighbor and you have Medicaid, they may be eligible to start taking care of you as a personal assistant under NYS Medicaid CDRA Program. No certificates needed. Phone: 347-719-3553</p>																																																																																					
<p style="text-align: center;">Real Estate Sales</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Neighborhood</th> <th>Address</th> <th>Price</th> <th>Bed</th> <th>Bath</th> </tr> </thead> <tbody> <tr><td>Monsey, NY</td><td>34 Cedar Lane #214</td><td>\$840,000</td><td>6</td><td>4</td></tr> <tr><td>Monsey, NY</td><td>34 Cedar Lane #212</td><td>\$840,000</td><td>7</td><td>5</td></tr> <tr><td>Monsey, NY</td><td>372 Blauvelt Road</td><td>\$925,000</td><td>8</td><td>3</td></tr> <tr><td>Pomona, NY</td><td>17 Tara Drive</td><td>\$530,000</td><td>4</td><td>3</td></tr> <tr><td>Pomona, NY</td><td>3 Lochsley Lane</td><td>\$735,000</td><td>4</td><td>3</td></tr> <tr><td>Pomona, NY</td><td>22 White Birch Drive</td><td>\$542,500</td><td>4</td><td>2</td></tr> <tr><td>Pomona, NY</td><td>3 Isaac Drive</td><td>\$851,000</td><td>5</td><td>4</td></tr> <tr><td>Pomona, NY</td><td>1 Lea Court</td><td>\$830,000</td><td>5</td><td>3</td></tr> <tr><td>Spring Valley, NY</td><td>43 N Madison Ave #204</td><td>\$605,000</td><td>5</td><td>3</td></tr> <tr><td>Spring Valley, NY</td><td>9 Elener Lane #201</td><td>\$999,000</td><td>8</td><td>5</td></tr> <tr><td>Spring Valley, NY</td><td>8 Rovitz Place</td><td>\$635,000</td><td>3</td><td>3</td></tr> <tr><td>Spring Valley, NY</td><td>8 Pauline Court</td><td>\$410,000</td><td>4</td><td>3</td></tr> <tr><td>Spring Valley, NY</td><td>43 N Madison Ave #205</td><td>\$615,000</td><td>5</td><td>3</td></tr> <tr><td>Spring Valley, NY</td><td>17 Elener Lane</td><td>\$680,000</td><td>5</td><td>2</td></tr> <tr><td>Spring Valley, NY</td><td>1 Marman Place</td><td>\$700,000</td><td>4</td><td>2</td></tr> <tr><td>Spring Valley, NY</td><td>36 Deerwood Road</td><td>\$1,215,000</td><td>6</td><td>5</td></tr> </tbody> </table> <p style="text-align: center;"><i>Data collected from Zillow</i></p>			Neighborhood	Address	Price	Bed	Bath	Monsey, NY	34 Cedar Lane #214	\$840,000	6	4	Monsey, NY	34 Cedar Lane #212	\$840,000	7	5	Monsey, NY	372 Blauvelt Road	\$925,000	8	3	Pomona, NY	17 Tara Drive	\$530,000	4	3	Pomona, NY	3 Lochsley Lane	\$735,000	4	3	Pomona, NY	22 White Birch Drive	\$542,500	4	2	Pomona, NY	3 Isaac Drive	\$851,000	5	4	Pomona, NY	1 Lea Court	\$830,000	5	3	Spring Valley, NY	43 N Madison Ave #204	\$605,000	5	3	Spring Valley, NY	9 Elener Lane #201	\$999,000	8	5	Spring Valley, NY	8 Rovitz Place	\$635,000	3	3	Spring Valley, NY	8 Pauline Court	\$410,000	4	3	Spring Valley, NY	43 N Madison Ave #205	\$615,000	5	3	Spring Valley, NY	17 Elener Lane	\$680,000	5	2	Spring Valley, NY	1 Marman Place	\$700,000	4	2	Spring Valley, NY	36 Deerwood Road	\$1,215,000	6	5
Neighborhood	Address	Price	Bed	Bath																																																																																			
Monsey, NY	34 Cedar Lane #214	\$840,000	6	4																																																																																			
Monsey, NY	34 Cedar Lane #212	\$840,000	7	5																																																																																			
Monsey, NY	372 Blauvelt Road	\$925,000	8	3																																																																																			
Pomona, NY	17 Tara Drive	\$530,000	4	3																																																																																			
Pomona, NY	3 Lochsley Lane	\$735,000	4	3																																																																																			
Pomona, NY	22 White Birch Drive	\$542,500	4	2																																																																																			
Pomona, NY	3 Isaac Drive	\$851,000	5	4																																																																																			
Pomona, NY	1 Lea Court	\$830,000	5	3																																																																																			
Spring Valley, NY	43 N Madison Ave #204	\$605,000	5	3																																																																																			
Spring Valley, NY	9 Elener Lane #201	\$999,000	8	5																																																																																			
Spring Valley, NY	8 Rovitz Place	\$635,000	3	3																																																																																			
Spring Valley, NY	8 Pauline Court	\$410,000	4	3																																																																																			
Spring Valley, NY	43 N Madison Ave #205	\$615,000	5	3																																																																																			
Spring Valley, NY	17 Elener Lane	\$680,000	5	2																																																																																			
Spring Valley, NY	1 Marman Place	\$700,000	4	2																																																																																			
Spring Valley, NY	36 Deerwood Road	\$1,215,000	6	5																																																																																			
<p style="text-align: center;">REAL ESTATE AUCTION</p> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">ONLINE ONLY AUCTION Saratoga County Owned Real Estate</p> <p>Property Address: 31 Woodlawn Ave., Saratoga Springs, NY</p> <p>Online Bidding Begins to Close: Wed., April 28, 2021 at 10am **SPECIFIC REGISTRATION REQUIREMENTS**</p>  <p>Conducted by AUCTIONS INTERNATIONAL NYS Real Estate Broker: Russ J. Schermer</p> <p>Visit for complete sale details, virtual tour and registration info: 31Woodlawn.com</p> <p>Link above will redirect you our website www.AuctionsInternational.com</p> </div>																																																																																							
<p>3630 HELP WANTED Admin Assistant/Accounts Receivable Exper Admin Asst, P/T, Account Receivable & Bookkeeper req'd to work from home. For busy & expanding co. Help with the day to day office tasks. Good customer relation skills, able to organize a diary for contractors to work to, have expier w/ spreadsheets, sage, invoicing & basic accounting. Must be punctual & enthusiastic. Good pay for right applicant. Send VC w/contact details to: roberttonis@tbllemarble.com</p> <p>ADMINISTRATIVE ASST Boro Park firm seeking a dynamic Administrative Asst to join the team. Looking for a quick learner with excellent communication & technical skills. Willing to train the right candidate. Please email resume to: cityjobs10@gmail.com</p> <p>Bookkeeping/Payroll Assistants Boro Park office is seeking entry level individuals to do Bookkeeping/Payroll & other office work. Prior bookkeeping/payroll experience a plus but will train right individuals. NEW GRADS WELCOME!! We offer an excellent salary & benefits pkg with excellent growth potential as well as a great work environment. Please email resume to: Ditrnasjobs@gmail.com</p> <p>BOOKKEEPING Seeking a detail oriented employoo for the bookkeeping dept of an established healthcare company in Boro Park. F/T position only. Email resume to: cityjobs10@gmail.com Cashier/Salesman wanted for Juicery store in Bklyn. Call 718-309-9703 or email joshie@aol.com</p>																																																																																							
<p>3630 HELP WANTED COM-HAB: Looking for someone to spend time with a teenager with developmental disabilities in Flatbush. Please call Malka at 718-535-1984 or Email malka@hasscenter.org</p> <p>COM-HAB: Looking for someone to spend time with a young girl with developmental disabilities in Cedarhurst. Call Raquel at 718-535-1987 or Email rachel@hasscenter.org</p> <p>COM-HAB: Looking for someone to be a "big sister" to a young girl with developmental disabilities, in Crown Heights. Call Belle at 718-535-1945 or Email bschmidt@hasscenter.org</p> <p>COM-HAB: Looking for someone to be a paid chavrusah to a young man with developmental disabilities, in Flatbush, on Sundays. Please call Florence at 718-535-1907 or Email fweinerberg@hasscenter.org</p> <p>EI Service Coordinator, F/T in Midwood, Ave L/E 37 St. Detail oriented, organized, warm indiv w/ excel people skills. Grit aptly to work w/dedicated team to help families navigate the EI system. BA in Psychology or Human Services req'd. Min 2 yrs exper in case mgmt/social svcs. Email resume to: resumes@eiwrht.org or call 718.531.1800</p> <p>ENGRAVER: Must be creative in graphics, well organized, motivated & self-sufficient. Friendly environment. Email resume to: info@jeil.com</p> <p>Graphic Designer, F/T w/experience for design marketing office in Boro Park. Must be responsible & organized. Email: jobdesignphic@gmail.com</p> <p>Graphics/Secretary, F/T: Boro Park office. Organized, self-motivated, good phone skills. Bright future. Email resume to: info@jeil.com</p>																																																																																							

ASK THE CANDIDATES

Ask your questions of the New York City Mayor, Comptroller, and other candidates.
The Jewish Press will feature interviews with all the major NYC candidates in the coming weeks.

Participate by sending in your questions to interviews@jewishpress.com

saratogadaynewspaper.com/home/item/13415-up-for-auction-woodlawn-avenue-building

SARATOGA TODAY

Don't Hesitate

Up For Auction: Woodlawn Avenue Building

SARATOGA SPRINGS — A large, two-story building owned by Saratoga County on Woodlawn Avenue is currently up for auction. The building, which stands at 17 Woodlawn Ave., was completed in 1927 and used as a clothing factory until 1988 when the County first owned it. The City of Saratoga Springs purchased the building in 1990 and has used it as a warehouse for a variety of purposes. Currently, one floor of the building is leased to a business in Saratoga Springs. The building was last sold in 2020.

The building has approximately 10,000 square feet of usable space, two parking lots, a finished basement, and storage on Woodlawn Ave. and National St.

In 2020, the land was assessed at \$49,200, the total assessment on just over 0.77 acres, and the full market value at \$2.754 million.

The Saratoga County Board of Supervisors approved a resolution to hire a company to put the auction for the building up for auction. The auction will begin April 6, concludes on April 23, according to Auction International.

For more information about the auction, go to www.auctioninternational.com and search Saratoga.

Benjamin Moore Hardware
 SAVE \$5 ON A GALLON OF PAINT
 SAVE \$5 ON A GALLON OF PAINT

WE HAVE INVENTORY
 SLEEP & SPAS

Capitol F
 WE DESIGN YOUR DREAMS

Attention!
 BEST OF THE CAPITAL AREA

SARATOGA TODAY

LOCAL • INDEPENDENT • FREE

Volume 15 • Issue 15 • April 16 - April 22, 2021 • saratogaTODAYnewspaper.com • 518-581-2180

Sights Set on Spa City: Japanese Resort to Resume Search for First US Location

Dalton's Mayoral Run On New Ballot Line

History of SARATOGA
Clifton Park's Own Amusement Park

Up For Auction

Four Seasons Natural Foods
 \$10 off
 \$5 off

All About Allergy Season

SARATOGA HOSPITAL

8 SARATOGA TODAY NEWS

Week of April 16 - April 22, 2021

UP FOR AUCTION: Woodlawn Avenue Building

MEETINGS THIS WEEK

MONDAY, APR. 19
 10 a.m. City Council Pro-Agenda Meeting
 8:00 p.m. Park Meeting

TUESDAY, APR. 20
 7 p.m. Saratoga County Board of Supervisors Monthly Board Meeting
 7 p.m. City Council Meeting

WEDNESDAY, APR. 21
 6:30 p.m. Planning Meeting

THURSDAY, APR. 22
 8 p.m. Planning Board Meeting

Prescribed Fires Planned at Saratoga National Historical Park

WOMEN of Influence 2021

Winners: Lisa Avila, Catherine Hoyer, Katherine Ramsey, Elizabeth Schlegel, Kate Sherwin, & Mary Solomon

And the Winners Are...

Brought To You By:
 ADIRONDACK SKI GEAR
 Dehn's Flowers
 SARATOGA TODAY

New York Press Service (NYPS)-

2x4 ad statewide, Start:4/12/2021 : \$2,369.00

2x2 ad capital network, Start: 4/16/2021: \$299.00

2x4 Statewide Advertisement

**SARATOGA COUNTY
WOODLAWN OFFICE BUILDING
ONLINE AUCTION: April 6 - April 28**

Property Address:
31 Woodlawn Ave., Saratoga Springs, NY 12866

Approx. 10,300 sq. ft. of useable space. 2 Parking Lots: (1) located on the North side, (1) located on the South side of the building. 3 floors: Basement, 1st, 2nd with total of (26) Offices, (1) Conference Room, (8) Bathrooms, (1) Kitchen



Online Sale starts Tuesday, April 6, 2021 at 12:00pm ET.
Auction begins to close Wednesday, April 28, 2021 at 10:00am ET.

****Specific Registration Requirements, Take action today!****

For complete sale details:
31Woodlawn.com
800-536-1401, Ext. 110



Have real estate you want sold? Contact us, we can help!
Online auctions closing daily | www.auctionsinternational.com

2x2 Capital Region Advertisement

**SARATOGA COUNTY
WOODLAWN OFFICE BUILDING
ONLINE AUCTION: April 6 - April 28**

Property Address: **31 Woodlawn Ave., Saratoga Springs, NY 12866**

Approx. 10,300 sq. ft. of useable space. 2 Parking Lots: (1) located on the North side, (1) located on the South side of the building. 3 floors: Basement, 1st, 2nd with total of (26) Offices, (1) Conference Room, (8) Bathrooms, (1) Kitchen

Auction begins to close Wednesday, April 28, 2021 at 10:00am ET.

****Specific Registration Requirements, Take action today!****

For complete sale details:
31Woodlawn.com
800-536-1401, Ext. 110



Have real estate you want sold? Contact us, we can help!
Online auctions closing daily | www.auctionsinternational.com

New York Press Service (NYPS)- continued



11.3.4 Advertising for the auction shall be at the discretion of the Auctioneer, with the one minimum requirement that the auction be advertised at least twice in the four (4) official newspapers of the County - The Daily Gazette, The Saratogian, The Post Star, and The Saratoga Today.

In addition to the (4) newspapers required to advertise in per the initial RFP (circled in red on the following page) this property was advertised in a total of 312 different newspapers across NYS, with a circulation rate of 2,385,078

New York Press Service

PRINT & DIGITAL NETWORK REGIONS

NEW YORK STATEWIDE

READERSHIP
5,938,844

CIRCULATION
2,385,078

**Local News
Devoted Readers**

New York Press Service

518-464-6483
nynewspapers.com

The New York Press Advertising Network provides cost-effective advertising solutions for less than a penny per reader. With one call, we can help place low-cost line ads, or a business card size, or a double business card size ad into one or all of the network's regions in New York State or any other state including Canada.

LINE ADS — 25 words or less, additional words priced as needed.
 BUSINESS CARD ADS — Ad unit is 2-columns (3.792") wide by 2" tall.
 DOUBLE BUSINESS CARD ADS — Ad unit is 2-columns (3.792") wide x 4" tall.

Frequency discounts and statewide rates are available upon request.

The Newspaper Advertising Network guarantees 90% placement of all ads in its participating newspapers.

CAPITAL REGION

ALBANY COUNTY
Altamont Enterprise
& Albany County Post
Colonie Spotlight
The Ravena News Herald
The Spot 518
The Spotlight (Delmar)

CLINTON COUNTY
Press Republican *
The Burgh Sun/
North Countryman Sun

ESSEX COUNTY
Lake Placid News
The Valley News Sun
Times of Ti Sun

FULTON COUNTY
Fulton County Express
Sacandaga Express

HAMILTON COUNTY
Adirondack Express
Hamilton County Express

MONTGOMERY COUNTY
Courier Standard Enterprise
The Recorder *

OTSEGO COUNTY
The Cooperstown Crier
The Daily Star *
The Weekly Star

RENSSELAER COUNTY
The Record *

SARATOGA COUNTY
Community News (Saratoga)
Saratoga Today
The Express
The Saratogian *

SCHENECTADY COUNTY
Daily Gazette *

SCHOHARIE COUNTY
Cobleskill Times-Journal

WARREN COUNTY
The Adirondack Journal/
News-Enterprise Sun
The Post-Star *

WASHINGTON COUNTY
Granville Sentinel
The Greenwich Journal
and Salem Free Press
Whitehall Times

WESTERN REGION

ALLEGANY COUNTY
Alfred Sun
Patriot and Free Press

ERIE COUNTY
Akron Bugle
Alden Advertiser
Amherst Bee
Cheektowaga Bee
Clarence Bee
Depew Bee
East Aurora Advertiser
East Aurora Bee
Elma Review
Grand Island Dispatch
Ken-Ton Bee
Lancaster Bee
Orchard Bee
The Springville Journal
West Seneca Bee

GENESEE COUNTY
Batavia Daily News *

LIVINGSTON COUNTY
Genesee County Express
Livingston County News

MONROE COUNTY
Brighton-Pittsford Post
City Newspaper
Fairport-East Rochester Post
Gates-Chili Post
Greece Post
Henrietta Post
Irondequoit Post
Mendon-Honeoye Falls
Lima Sentinel
Minority Reporter
Penfield Post
Webster Herald
Webster Post

NIAGARA COUNTY
Lewiston/Porter Sentinel
Union-Sun & Journal *
Niagara Gazette *
Niagara Wheatfield Tribune

ONTARIO COUNTY
Daily Messenger *
Victor Post

SCHUYLER COUNTY
The Watkins Review & Express

STEBEN COUNTY
The Leader *
The Spectator *
Steuben Courier & Advocate

WAYNE COUNTY
Lakeshore News
The Sun & Record
w/ Wayne County Mail
Wayne Post

WYOMING COUNTY
Arcade Herald
Warsaw's Country Courier

YATES COUNTY
The Chronicle-Express
The Observer

CENTRAL REGION

BROOME COUNTY
The Country Courier
Press & Sun-Bulletin *
The Vestal Town Crier
The Windsor Standard

CAYUGA COUNTY
The Citizen *
Moravia Republican Register

CHEMUNG COUNTY
Star Gazette *

HERKIMER COUNTY
Times Telegram *
West Winfield Star/
Brookfield Courier

JEFFERSON COUNTY
Watertown Daily *

LEWIS COUNTY
Journal & Republican

MADISON COUNTY
Cazenovia Republican

ONEIDA COUNTY
Boonville Herald
& Adirondack Tourist
Oneida Daily Dispatch *
Utica Observer Dispatch *
The Waterville Times

ONONDAGA COUNTY
Baldwinsville Messenger
CNY Vision
Eagle Bulletin
Eagle Observer
Eagle Star Review
Skaneateles Press

OSWEGO COUNTY
Citizen Outlet
Independent Mirror
Oswego Shopper
Phoenix Register
Salmon River News

SENECA COUNTY
Interlaken Review (North Zone)
Ovid Gazette (North Zone)

ST. LAWRENCE COUNTY
Courier Observer
Gouverneur Tribune Press
North Country This Week
Massena — Ogdensburg
Canton — Potsdam

TIOGA COUNTY
Candor Chronicle (South Zone)
Random Harvest Weekly (South Zone)

TOMPKINS COUNTY
Dryden Courier (East Zone)
Croton Independent (East Zone)
Ithaca Journal *
Ithaca Times
Lansing Ledger
Newfield News (South Zone)
Trumansburg Free Press (North Zone)

NEW YORK CITY REGION

BRONX COUNTY
Bronx Community News
Bronx Free Press
Bronx Times Reporter
and Bronx Times
The Riverdale Press

KINGS COUNTY
Bay News
Brooklyn Community News
Brooklyn Downtown Star
Brooklyn Eagle
Brooklyn Graphic
Brooklyn Spectator
Caribbean Life-Brooklyn Zone
Greenpoint Star and
News of the North Side
Main Basin Courier
Our Time Press
Park Slope Courier
The Jewish Press
The Tablet

NEW YORK COUNTY
Chelsea Clinton News
Chelsea News
Chelsea Now
Desi Talk
Downtown Express
Gay City News
Gujarat Times
Haiti Liberte
Harlem Community News
Impacto Latin News
Manhattan Times
New York Amsterdam News
CNY Vision
News India-Times
Our Town (NYC)
The Villager (NYC)
The Villager Express
The West Side Spirit
The Westsider

QUEENS COUNTY
Bayside Times
Brooklyn/Queens/Long Island
Jewish Week
Caribbean Life —
Queens/Bronx/Manhattan
Forest Hills/Rego Park Times
Glendale Register
Leader Observer
Long Island City/Astoria
Journal
Queens Chronicle —
Central Queens Edition
Queens Chronicle —
Eastern Queens Edition
Queens Chronicle —
Mid Queens Edition
Queens Chronicle —
Northeast Queens Edition
Queens Chronicle —
Northern Queens Edition
Queens Chronicle —
South Queens Edition
Queens Chronicle —
Southeast Queens Edition
Queens Chronicle —
Western Queens Edition
Queens Community News
Queens Courier
Queens Examiner
Queens Ledger
Queens Tribune
Rockaway Journal
The Courier Sun
The Flushing Times
The Wave
TimesLedger

HUDSON VALLEY REGION

COLUMBIA COUNTY
The Register Star *

DELAWARE COUNTY
Catskill Mountain News
The Walton Reporter

DUTCHESS COUNTY
Beacon Free Press
Poughkeepsie Journal *
Northern Dutchess News
Southern Dutchess News

GREENE COUNTY
The Daily Mail *
The Mountain Eagle
& Schoharie News

ORANGE COUNTY
Mid-Hudson Times
Orange County Post Sentinel
The Chronicle (Goshen)
The Photo News
Times Herald Record *
Walkkill Valley Times
Warwick Advertiser

PUTNAM COUNTY
Mahopac News
Putnam County Courier
Putnam County News &
Recorder
The Putnam Examiner

WESTCHESTER COUNTY
Eastchester Rising
Harrison Rising
Manhattan/Westchester
Jewish Week
Mount Vernon Rising
North Castle Rising
North Salem News
Rye Rising
Sound View Rising
The City Review New Rochelle
The Eastchester Review
The Examiner
The Harrison Review
The Mamaroneck Review
The North Westchester Examiner
The Rye City Review
The Somers Record
The White Plains Examiner
The Yorktown News
Westchester Rising
Westmore News
Yonkers Rising

SULLIVAN COUNTY
Sullivan County Democrat
The River Reporter

ULSTER COUNTY
Daily Freeman *
Southern Ulster Times

LONG ISLAND REGION

NASSAU COUNTY
Baldwin Herald
Bellmore Herald Life
Bethpage Newsgram
East Meadow Herald
Farmingdale Observer
Franklin Square Herald
Freeport Herald Leader
Garden City Life
Glen Cove Herald Gazette
Glen Cove Record Pilot
Great Neck News
Great Neck Record
Hicksville Illustrated News
Jericho News Journal
Levittown Tribune
Long Beach Herald
Lynbrook/East Rockaway Herald
Malverne/W Hempstead Herald
Manhasset Press
Manhasset Times
Massapequa Post

Massapequan Observer
Merrick Herald Life
Mid Island Times
Mineola American
Nassau Herald
New Hyde Park Herald Courier
New Hyde Park
Illustrated News
Oceanside/Island Park Herald
Oyster Bay Enterprise Pilot
Plainview-Old Bethpage Herald
Port Washington News
Port Washington Times
Rockville Centre Herald
Roslyn News
Roslyn Times
Sea Cliff/Glen Head
Herald Gazette
Seaford Herald Citizen
South Shore Record
Syosset Advance

Syosset-Jericho Tribune
The Garden City News
The Jewish Star
The Leader
Valley Stream Herald
Wantagh Herald Citizen
Westbury Times
Williston Times

SUFFOLK COUNTY
Amityville Record
Brookhaven Review
Commack News
Huntington News
Huntington Weekly
Islip Bulletin
Islip News
Long Island Advance
Port Times-Record
Ronkonkoma Review
Sag Harbor Express
Shelter Island Reporter

Smithtown Messenger
South Shore Press
Suffolk County News
The Babylon Beacon
The East Hampton Press
The Long Islander
The Mid Island News
The News-Review
The Northport Observer
The Smithtown News
The Southampton Press —
Eastern Edition
The Southampton Press —
Western Edition
The Suffolk Times
The Times of Huntington
The Times of Middle Country
The Times of Smithtown
Township
The Village Beacon-Record
The Village Times Herald

* Daily

Blank Slate Media (Long Island):

1/8 horizontal- week of 4/16/2021; \$200

Port Washington times, Manhasset Times, Roslyn Times, Great Neck News, New Hyde Park Herald Courier & Williston Times.

Eblast- 4/15 & 4/19 at 4pm: \$100

Surplus online Real Estate Auction

SARATOGA COUNTY / WOODLAWN OFFICE BUILDING
ONLINE-ONLY AUCTION

Location: 31 Woodlawn Ave, Saratoga Springs, Saratoga County, NY 12866

Bidding Ends:
Wednesday April 28, 2021 • 10:00am.

Register to Bid at www.31woodlawn.com.
Complete all required information areas by printing, signing legibly and returning to the office of Auctions International, Inc. by no later than 4pm on April 26, 2021. There will be NO EXCEPTIONS to this deadline!



AUCTIONS INTERNATIONAL
PROFESSIONAL AUCTIONEERS

1-800-536-1401 x110
www.AuctionsInternational.com
Proudly serving 1,500+ agencies. Public online auctions closing nightly.

From: Blank Slate Media <sblank@theislandnow.com>
Sent: Thursday, April 15, 2021 4:00 PM
To: Stacy Shaughnessy <SShaughnessy@theislandnow.com>
Subject: Surplus Online Real Estate Auction

Advertisement

Surplus online Real Estate Auction

SARATOGA COUNTY / WOODLAWN OFFICE BUILDING
ONLINE-ONLY AUCTION

Location: 31 Woodlawn Ave, Saratoga Springs, Saratoga County, NY 12866

Bidding Ends:
Wednesday April 28, 2021 • 10:00am.

Register to Bid at www.31woodlawn.com.
Complete all required information areas by printing, signing legibly and returning to the office of Auctions International, Inc. by no later than 4pm on April 26, 2021. There will be NO EXCEPTIONS to this deadline!



AUCTIONS INTERNATIONAL
PROFESSIONAL AUCTIONEERS

1-800-536-1401 x110
www.AuctionsInternational.com
Proudly serving 1,500+ agencies. Public online auctions closing nightly.

BlankSlate
MEDIA



Blank Slate Media (Long Island): Continued



CIRCULATION AND READERSHIP

BLANK SLATE MEDIA 2019		CIRCULATION	READERSHIP
GREAT NECK NEWS		4,018	12,054
MANHASSET TIMES	10,977	3,262	9,786
NEW HYDE PARK HERALD COURIER		4,294	12,882
ROSLYN TIMES		3,473	10,419
PORT WASHINGTON TIMES		3,659	10,977
WILLISTON TIMES		4,203	12,609
TOTAL CIRCULATION - BSM		22,909	68,727

DIGITAL ADVERTISING

THEISLANDNOW.COM / GCNEWS.COM



WEBSITE STATISTICS	EMAIL STATISTICS
MONTHLY PAGE VIEWS:338,398	EMAIL BLAST:
MONTHLY UNIQUE VISITORS ...125,098	16,450 EMAILS
IMPRESSIONS497,000	PER BLAST

Facebook campaign


(2) unique campaigns: 123,797 people reached | 9,022 Link Clicks

(1) April 8-April 15, \$250

(1) April 20-April 25, \$400

Auctions International
5d · 🌐

31 Woodlawn Ave., Saratoga Springs, NY



31WOODLAWN.COM
This office building could be yours!
31 Woodlawn Ave., Saratoga Springs, NY 12866 [Learn More](#)


👍👍 32 16 Comments 2 Shares

👍 Like 💬 Comment ➦ Share 🗨️

Most Relevant ▾

Auctions International
5d · 🌐

31 Woodlawn Ave., Saratoga Springs, NY




31WOODLAWN.COM
Limited time remaining, take action now!
31 Woodlawn Ave., Saratoga Springs, NY 12866 [Learn More](#)

👍👍👍 17 14 Comments 5 Shares

👍 Like 💬 Comment ➦ Share 🗨️

Auctions International
5d · 🌐

Downtown Saratoga Springs, NY office building available




31WOODLAWN.COM
This office building could be yours!
31 Woodlawn Ave., Saratoga Springs, NY 12866 [Learn More](#)

👍 4 1 Comment

👍 Like 💬 Comment ➦ Share 🗨️

Auctions International added a new photo.
April 6 · 🌐



1,698 People Reached 43 Engagements [Boost Post](#)

👍 1 1 Comment

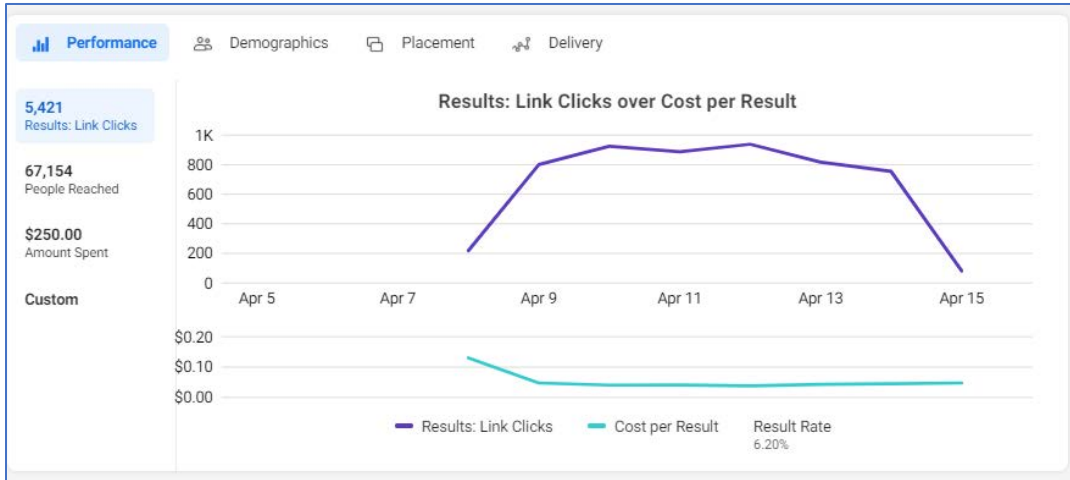
👍 Like 💬 Comment ➦ Share 🗨️

Most Relevant ▾

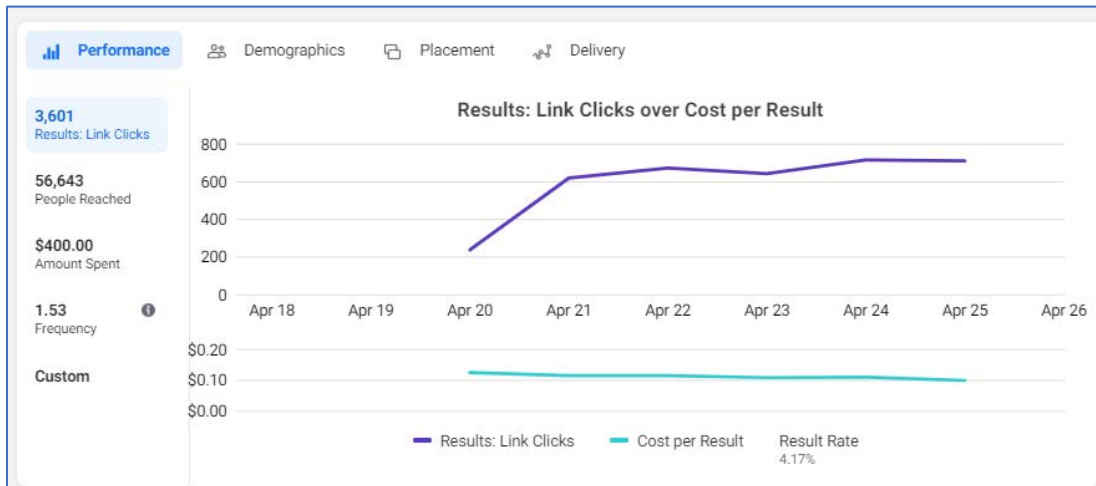
Comment as Auctions International 🗨️ 📷 📺 🗣️

LandHub.com This is a great opportunity!

Campaign #1 Results (NATION WIDE)



Campaign #2 Results (CT, MA, NH, NY, VT)




Detailed Targeting

People Who Match:

- Interests: Real estate investment trust, Investment banking, Commercial property, Money, Apartment, Property, Small and medium enterprises, Property finder, Luxury real estate, Creative real estate investing, Real estate economics, Real estate investment club, Investment management, Trulia, Investment strategy, Real estate development, Entrepreneurship, Investment, Business, Real estate investing, Real estate, Investor, Economics, Real property, Zillow, Real estate entrepreneur or Return on investment

Facebook Group Posts




US MultiFamily Real Estate Investing

Public group · 30.5K members

About Buy and Sell Discussion Topics Your Items Members More


Thanks for the add.
Unique opportunity.
Saratoga County (NY) owned office building is being sold via online only auction.
Address: 31 Woodlawn Ave., Saratoga Springs, NY
(high end apartment complexes recently constructed in the area)

<https://www.auctionsinternational.com/.../saratoga-county...>



About
US MultiFamily Real Estate Investing was created to bring buyers and sellers of apartment buildings together. To attract properties, equity part... See More

- Public**
Anyone can see who's in the group and what they post.
- Visible**
Anyone can find this group.
- United States**
- Buy and Sell Group**



Real Estate Investing Entrepreneurs


Public group · 23.2K members

About Buy and Sell Mentorship Discussion Announcements More

Create a public post...

Ask a Question Photo/Video Tag People


Unique real estate buying opportunity.
Saratoga County owned office building to be sold via online only auction.
Located at 31 Woodlawn Ave., Saratoga County, NY
See More



About
I create this group in Facebook. Because I manage a successful one in LinkedIn and I wanted to invite the people I am connected in FB to start p... See More

- Public**
Anyone can see who's in the group and what they post.
- Visible**
Anyone can find this group.
- Buy and Sell Group**

Recent media



See All

Facebook Group Posts

Upstate NY Real Estate Investors


Private group · 1.2K members

About Discussion Announcements Rooms Members Events Media

What's on your mind, RJ?

Photo/Video Tag People Feeling/Activity

Saratoga County owned office building to be sold via online only auction.
Address: 31 Woodlawn Ave., Saratoga Springs, NY
Complete sale details available at link below, Time sensitive, act soon!
<https://www.auctionsinternational.com/.../saratoga-county...>



About
Upstate NY Real Estate Investors is a group of like minded individuals located in Rochester, NY, and the surrounding areas, with an interest in ... See More


Private
Only members can see who's in the group and what they post.

Visible
Anyone can find this group.

Rochester, New York

General Group

Recent media



New York Real Estate Group


Public group · 23.3K members

About Buy and Sell Discussion Announcements Your Items More

Create a public post...

Ask a Question Photo/Video Tag People

Saratoga County, NY- County owned building to be sold via online only auction.
Located at: 31 Woodlawn Ave., Saratoga Springs, NY
This online only sale is open to the public. Specific registration requirements in place, time sensitive, act now!
<https://www.auctionsinternational.com/.../saratoga-county...>



About
New York Real Estate Group was created as a community for real estate professionals in NYC. New members are always welcome!


Public
Anyone can see who's in the group and what they post.

Visible
Anyone can find this group.

New York, New York

Buy and Sell Group

Recent media



See All

Facebook Group Posts

The image shows a screenshot of a Facebook group post. At the top is a colorful illustration of a person in a pink dress riding a bicycle, with another person in a brown suit carrying a briefcase. Below the illustration, the group name is 'New York Real Estate Investment Networking', created by 'Bajak & Associates'. It is a private group with 1.1K members. The post itself is titled 'Rare opportunity.' and describes a real estate auction in Saratoga County, NY, located at 31 Woodlawn Ave. The post includes a URL: <https://www.auctioninternational.com/.../saratoga-county...>. On the right side of the post, there is an 'About' section with details on group privacy (Private), visibility (Visible), location (New York), and group type (General Group).

Group by Bajak & Associates

New York Real Estate Investment Networking

Private group · 1.1K members

About Discussion Announcements Rooms Members Events Media Files

What's on your mind, RJ?

Photo/Video Tag People Feeling/Activity

Rare opportunity.

Saratoga County, NY owned real estate being sold via online only auction.

Address: 31 Woodlawn Ave., Saratoga Springs, NY

Specific registration requirements. Take a look today!

<https://www.auctioninternational.com/.../saratoga-county...>


About


This group will be geared to give you the latest information regarding New York Investment Real Estate.

It will also help Investor find propert... [See More](#)

- Private**
Only members can see who's in the group and what they post.
- Visible**
Anyone can find this group.
- New York**
- General Group**

GoToAuction.com (ranked #1 of 8993 in the Country as of 4.26.2021)



GoToAuction.com Company ID#:2064
 Linked to  Company ID 6862

Listing Views By Day

Mon	Tue	Wed	Thu	Fri	Sat	Sun
2055	0	0	0	0	0	0

Rank Based On Listing Views

National Rank: 1 of 8991 companies
 State Rank: 1

2021 Weekly Most Viewed Awards

National: 3
 New York: 14

Most Recent Awards

4/11 Most Viewed in NY
 4/4 Most Viewed in US
 4/4 Most Viewed in NY

[View All Awards](#)



FREE EMAIL NOTIFICATIONS
 auctions delivered to your inbox
[Sign Up Now!](#)

Home Hire an Auction Company Add Your Auction Company ID# Search Company ID# or Listing ID# GO

Find Auctions within 50 miles of zip code enter your zip code with keywords in category -- All Categories GO

Auctions by State

Alabama	Nebraska
Alaska	Nevada
Arizona	New Hampshire
Arkansas	New Jersey
California	New Mexico
Colorado	New York
Connecticut	North Carolina
Delaware	North Dakota
Florida	Ohio
Georgia	Oklahoma
Hawaii	Oregon
Idaho	Pennsylvania
Illinois	Rhode Island
Indiana	South Carolina
Iowa	South Dakota
Kansas	Tennessee
Kentucky	Texas
Louisiana	Utah
Maine	Vermont
Maryland	Virginia
Massachusetts	Washington
Michigan	West Virginia
Minnesota	Wisconsin
Mississippi	Wyoming
Missouri	Washington DC
Montana	

Auction Spotlight



ED BILLINGSLEY ESTATE AUCTION
 SATURDAY MAY 8, 10:00 AM
 69 E. YOUNGS CT. MIDLAND, MI 48640

This Week's Most Viewed Auctions

Turnin' It Your Way - Absolute Estate Auction
 Online Only - Bidding Ends May 2
 Aubrey, TX
 Join us for an Online Timed Absolute Estate Auction, via HBid, (www.HBid.com), March 21-May 2, 2020. Make sure to register to bid a couple of days PRIOR to the auction start date. All pictures are located on our website: hiefauctions.com There Kiefer Auctioneers [more info](#)

300+ QUALITY GUNS, AMMUNITION, SAFE, SCORES & MORE!
 Online Only - Bidding Ends April 26
 Evansville, IN
 LARGE ONLINE PUBLIC FIREARMS & ACCESSORIES AUCTION 300+ QUALITY GUNS, AMMUNITION, SAFE, SCORES & MORE! Outstanding Offerings for the Hunter, Shooter, Collector & Investor! Auction Ends: MONDAY APRIL 26th - With First Lot Scheduled to End at 5:30 P
 Sohn & Associates, Ltd. [more info](#)

7+ OR - ACRES OF BEAUTIFUL WATAUGA LAKE FRONT PROPERTY
 Online Only - Bidding Ends April 27

This Week's Most Viewed Auction Companies



Auctions International
 East Aurora, NY



Sohn & Associates, Ltd.
 Evansville, IN

Home Hire an Auction Company Add Your Auction Company ID# Search Company ID# or Listing ID# GO


My Sales List Edit Profile Manage Subscribers Listing Feed Links Logout

Saratoga County- Woodlawn Office Building


Listing ID#: 1287938

Auction Location
 31 Woodlawn Ave
 Saratoga Springs, NY 12866

Auction Dates and Times
 Bidding Starts: Tuesday Apr 6, 12:00 PM
 Bidding Ends: Wednesday Apr 28, 10:00 AM

Auction Type
 Online Auction

Company Information
Auctions International
 Contact: Jared Wypij
 Phone: 800-536-1401
 Website: www.auctionsinternational.com
 GoToAuction.com ID#: 2064
 View company information and listings



Other Sales by This Company

- Apr 26 Akron, NY
- Apr 26 Medina, NY
- Apr 26 Spencerport, NY
- Apr 26 Glenmont, NY
- Apr 26 Troy, NY


[View all listings](#)

Free Email Notifications
 Sign up for the GoToAuction.com [email notifications](#) and we will let you know about sales in your area! You may set up alerts by area (zip and radius), keywords, and by company. It is FREE and only takes a few seconds to sign up.

Listing Terms and Conditions
 Please visit www.31Woodlawn.com for more information about this Auction. ☺

Listing Information
<https://www.auctionsinternational.com/auction/saratoga-county-woodlawn-office-building-23732>
 Municipality: City of Saratoga Springs
 Tax ID: 165.59-1-17
 Address: 31 Woodlawn Ave., Saratoga Springs, NY 12866
 Google Earth-3D
 Google Earth-Street view, Woodlawn Ave.
 Google Earth- Street view, Railroad Pl.
 Google Earth- Aerial

Sponsored Links



Online Bidding Auctioneer Directory

Auction Information

Saratoga County- Woodlawn Office Building


📅 Wed Apr 28 - 10:00AM

📍 Woodlawn Ave, Saratoga Springs, NY

Auctions International

[Auctioneer's Other Listings](#) | [E-mail Auctioneer](#) | [Auctioneer's Web Site](#)

Auctioneer ID#: 4612
 Phone: 800-536-1401
 License: AUNR002626



Link to Auction

IN ORDERED TO "GET APPROVED TO BID" PLEASE FOLLOW THE STEPS LISTED BELOW

STEP #1

In order to be able to participate in this online sale you must print-off the **Online Bidder Registration Packet- Woodlawn Ave.** fill it out in its entirety and mail the originals to our office. We must have this packet in our office no later than April 26th at 4pm (EST), no exceptions. If we do not receive your paperwork, you will not be able to participate in this online sale. **You will not be able to bid until we receive your packet.**

Online Bidder Registration Packet- Woodlawn Ave


Hundreds of surplus lots sold weekly:
 Check out more auctions on our website:
<http://www.auctionsinternational.com>

This auction is for Online Bidding Only
 Dates/Times are Subject to Change

Sign that Drive Event

2021 Atlas Cross Sport S with A-MOTION

\$0 Down
\$0 Security Deposit
\$0 1st month's lease Payment
\$0 Due at Signing*



Visit our dealership in the Buffalo area.

*View by offer details.

Build yours



GLOBAL AUCTION GUIDE

BROWSE AUCTIONS BY Location Company Date

SUBSCRIBE TO OUR NEWSLETTER AUCTIONEERS Sign Me Up Login

SEARCH 2981 AUCTIONS

Home >> View All New York Auctions

Saratoga County- Woodlawn Office Building
Auction in 31 Woodlawn Ave., Saratoga Springs, New York, United States

28 April, 2021
Wednesday
Add to Calendar

Auctions International Inc. Auctions
800-536-XXXX (Click to reveal)
View Auctioneer Website
Email Auctioneer

BID ONLINE | DESCRIPTION | DISCLAIMER | MAP PRINT

Description
31 Woodlawn Ave., Saratoga Springs, NY 12866



STOP PLEASE READ BEFORE BIDDING

Saratoga County- Woodlawn Office Building
Wednesday April 28, 2021 | Auction
Auctions International Inc. | Saratoga Springs, NY, United States

Featured on
GLOBAL AUCTION GUIDE

Home Listings Saratoga County- Woodlawn Office Building

Saratoga County- Woodlawn Office Building
Auctions International Inc. | Auction
Wednesday April 28, 2021 10:01 am | 31 Woodlawn Ave. Saratoga Springs, NY, US, 12866

Photo Gallery Directions Notes Disclaimer URL

Lot#: 146315
STOP PLEASE READ BEFORE BIDDING
VIEW

Lot#: 146316
VIEW

Auction Guy Advertising

This sale brought to you by
Global Auction Guide

Nebraska Ranches For Sale
Lashley Land See More >

For you and Fido, too



SARATOGA COUNTY

AGENDA ITEM REQUEST FORM

TO: Steve Bulger, County Administrator
Mike Hartnett, County Attorney
Pam Wright, Clerk of the Board

CC: Jason Kemper, Planning Director
Therese Connolly, Deputy Clerk of the Board
Matt Rose, Management Analyst
Clare Giammusso, Confidential Secretary/County Attorney's Office

FROM: Roger J. Schiera & William Fruci - Commissioners of Elections

DATE: April 26, 2021

RE: Warehouse Lease Renewal

COMMITTEE: Buildings & Grpunds

1. Is a Resolution Required: **YES** or **NO**
(If YES, please complete #2- #10) (If NO, skip to #10 and provide reason for bringing the item)

2. Is a Budget Amendment needed:
(If yes, budget lines and impact must be provided)
No impact on 2021 budget.

3. Are there Amendments to the Compensation Schedule:
(If yes, provide details)
No.

4. Specific details on what the resolution will authorize:
Since 2010, the board of elections has leased space from WAM Commercial Associates, LLC for secure storage of voting machines and related materials. The current lease term will expire on 08/31/2021. The resolution will extend the lease for five years until 08/31/2026.

5. Does this item require hiring a Vendors/Contractors:
a. Were bids/proposals solicited: No
b. Is the vendor/contractor a sole source: Yes
c. Commencement date of contract term: 08/31/2010
d. Termination of contract date: 08/31/2021
e. Contract renewal and term: 08/31/2026
f. Contact information: WAM Commercial Associates, LLC, 27 Kent St., Ste. 101, Ballston Spa, NY 12020
g. Is the vendor/contractor an LLS, PLLC or partnership: LLC
h. State of vendor/contractor organization: NY
i. Is this a renewal agreement: **YES** or **NO**
j. Vendor/Contractor comment/remarks:

This space is 7,000sq/ft. with heat and A/C and alarm system located one mile from the board of elections office. All utilities are included on the rent.



SARATOGA COUNTY

AGENDA ITEM REQUEST FORM

6. Is this an annual housekeeping resolution:
(If yes, attach the last approved resolution)
 - a. What were the terms of the prior resolution
 - b. Are the terms changing:
 - c. What is the reason for the change in terms:

7. Is a new position being created:
 - a. Effective date
 - b. Salary and grade

8. Is a new employee being hired:
 - a. Effective date of employment
 - b. Salary and grade
 - c. Appointed position:
 - d. Term:

9. Is a grant being accepted:
 - a. Source of grant funding:
 - b. Amount of grant:
 - c. Purpose grant will be used for:
 - d. Equipment and/or services being purchased with the grant:
 - e. Time period grant covers:

10. Remarks/Reasoning (Supporting documentation must be attached to this form):

We have had ten years of consistently good experience with WAM. They have been very cooperative and responsive to our needs. The space is ideal for our use and there is no similar space of this size so close to our office. The proposal for lease renewal is very reasonable and calls for no increase in rent in year one, then 2% per year escalation in years two, three and four, then 3% in year five.

WAM Commercial Associates, LLC
27 Kent Street, Suite 101
Ballston Spa, NY 12020
(518) 429-8002 (John) / (518) 791-0545 (Jim)

March 13, 2021

Roger/Bill,

It was good to hear from you both recently. As you know, WAM's five-year lease extension with the Saratoga County Board of Elections (SCBOE) is expiring soon. We would be pleased to have the SCBOE team remain in our facility.

You have requested that we submit an extension proposal that would begin on September 1, 2021. The current lease term will expire on August 31st 2021. The current monthly rent through the end of the term is \$5843/month (all inclusive).

We have reviewed our monthly costs relative to your current space. The current lease pricing takes into account that WAM pays the monthly cost of the gas, electric, water, sewer, security system, property taxes, building insurance and exterior maintenance. The proposed rates below include all of the above cost items.

At this time we can offer the SCBOE/Saratoga County a lease extension option at the following rates:

Five (5) year term:

Monthly	Annually	Period
\$5,843	\$70,116	September 1, 2021-August 31, 2022
\$5,960	\$71,520	September 1, 2022-August 31, 2023
\$6,079	\$72,948	September 1, 2023-August 31, 2024
\$6,200	\$74,400	September 1, 2024-August 31, 2025
\$6,386	\$76,632	September 1, 2025-August 31, 2026

We've taken into account our actual costs over the previous five years and we've also taken into account the type and quality tenant that SCBOE has proven to be. We sincerely hope that SCBOE will join us for the foreseeable future.

Please let us know what we can do to help in procuring a new lease extension with the county.

Regards,

John Bowen
john@wamcomm.com



*gave original
to John Bowman
8/26/10*

SARATOGA COUNTY ATTORNEY

**Saratoga County Municipal Center
40 McMaster Street
Ballston Spa, NY 12020**

Assistants

MARK M. RIDER
County Attorney

STEPHEN M. DORSEY
First Assistant

Telephone: (518) 884-4770
Fax: (518) 884-4720

**RICHARD A. KUPFERMAN
HUGH G. BURKE
PAUL PELAGALLI
KAREN D'ANDREA
ROBERT D. WILCOX**

MEMORANDUM

DATE: August 25, 2010

TO: William Fruci, Roger Schiera/Commissioners
Board of Elections

FROM: Saratoga County Attorney's Office

SUBJECT: Vendor Name : **WAM Commercial Associates, LLC**
Vendor Address : 27 Kent Street, Suite 101, Ballston Spa, NY 12020
Vendor I.D.# : n/a
Contract Amount : See Agreement Per Res. 151-10
Contract Period : 9/1/10 – 8/31/13
Contract I.D.# : n/a
Purpose of agreement : Lease of WAM Building #4, Suite 403
30 Saratoga Avenue, Ballston Spa, NY 12020

Attached, please find one fully executed copy(s) of the above referenced contract, which has(ve) been executed by the Chairman of the Board of Supervisors on 8/25/10.

Please send this contract to the above named vendor.

Attachments: 1

cc: Clerk, Board of Supervisors, w/enclosure
County Auditor, w/enclosure
Contract Administrator, w/enclosure

Commercial Lease Agreement

WAM Commercial Associates, LLC, with an office for the transaction of business and address for notices under this agreement of 27 Kent Street, Suite 101, Ballston Spa, N.Y. 12020. Attention, voice and fax: (518)-885-3064, herein called "Landlord",

Leases to Saratoga County, with an office for the transaction of business and address for notices under this agreement of 50 West high St, Ballston Spa N.Y. 12020 (518)-885-5381, attention: Michael Pratt or William Frucci, herein called "Tenant", the following described premises:

WAM building #4, Suite 403, 7,000+/- sq ft located at: 30 Saratoga Ave, Ballston Spa, New York 12020

including the right of to use the Common Building Facilities in common with the landlord, in or around the premises designed and intended for use by the tenants of the Building in common with Landlord and each other, including but not limited to corridors, elevators, fire stairs, telephone and electric closets, telephone trunk lines and electric risers, aisles, walkways, truck docks, plazas, and Building Parking Area to the extent not reserved for exclusive use by Landlord or others, restrooms, service areas, lobbies, landscaped areas and all other common and service areas of the facility intended for such use on the date hereof.

For use as: Storage of Election Machines and on-site training

1. TERM AND RENT

(A) (1) LEASE TERM: 3 years (36 months)

The tenant and/or landlord shall have the right to terminate this lease after the first year, at any time, upon 60 days written notice to the other party without penalty. In the event of such termination, the tenant shall pay prorated rent to the date of termination, at the monthly rate in effect at the date of termination.

(B) (1) LEASE COMMENCEMENT: September 1st , 2010.

(B) (2) LEASE EXPIRATION DATE: August 31, 2013.

(C) (1) Rent:

Year	Monthly Instalment	Annual Instalment	Period
1 st Year	\$5,320.00	\$63,840	September 1, 2010-August 31, 2011
2 nd Year	\$5,480.00	\$65,760	September 1, 2011-August 31, 2012
3 rd Year	\$5,644.00	\$67,728	September 1, 2012-August 31, 2013

(C) (2) Utilities, Etc.:

Heat	Landlord responsibility
Electricity	Landlord responsibility
Water	Landlord responsibility
Gas	Landlord responsibility
Taxes	Landlord to pay all property taxes

(D) SECURITY DEPOSIT: There will be no security deposit required

(E) PLACE OF RENT PAYMENT: At the offices of the Landlord as set forth above or such other place as the Landlord may designate. Rent must be mailed to the address listed on the invoice and will be considered received upon the date of its actual receipt.

2. RENT: The premises are demised for the Total Rent for the Lease Term, payable at the time of the making of this lease and that the provisions contained for the payment of such rent in installments are for the convenience of the

Initials: *WAM*

Tenant only, and that upon default in payment of such rent in installments as permitted, together with such notice and right to cure as are specified herein, then the entire rent reserved for the whole of the periods and then remaining unpaid shall at once become due and payable upon demand. Commencing on the Lease Commencement Date and subject to the provisions of this Lease, Tenant shall pay the Total Rent in advance in equal monthly installments of Monthly Rent plus such Added rent as may be due, as set forth above, without any deduction or setoff whatsoever, (except as otherwise referenced in this paragraph), on the first day of each and every month during the term of this lease and for any holdover period. Payment of a rental payment of less than the amount stated in the lease shall be deemed to be nothing more than partial payment on that month's account and shall not constitute accord and satisfaction, nor a forfeit of the right to collect the balance due on the account, despite any endorsement, stipulation, or other statement on any check. The Landlord may accept any partial payment check with any conditional endorsement without prejudice to his/her right to recover the balance remaining due, or to pursue any other remedy available under this lease. Upon the termination of this lease, the full amount of Total Rent plus whatever Added Rent might have accrued, with deduction and setoff only for amounts actually paid, will be immediately due and payable and considered rent to be paid as set forth in this agreement.

3. TIME OF PAYMENT/LATE PAYMENT: All payments are due in advance on the first day of each month unless otherwise agreed to by both parties.

4. QUIET ENJOYMENT: The Landlord covenants that the Tenant, on paying the rent reserved, and performing all the covenants, agreements and conditions hereof, shall, during the demised term, peaceably and quietly have, hold and enjoy the demised premises; provided, however, that no eviction of the Tenant by reason of the foreclosure of any mortgage now or hereafter on the demised premises shall be construed as a breach of this covenant, nor shall any action for this reason be brought against the Landlord. It is provided further, that no eviction of the Tenant for any reason whatsoever, after the Landlord shall have conveyed the fee of the demised premises, shall be construed as a breach of this covenant and no action therefore shall be brought against the Landlord.

5. TENANT'S OBLIGATIONS: Tenant agrees as follows: (a) to pay rent and added rent as due and for any holdover period and to deliver possession of the premises to Landlord upon termination of this lease in the same condition as received, ordinary wear and tear excepted; (b) to use the premises in a quiet and orderly fashion without disturbance to other Tenants in the building and not to suffer or permit any violations of laws or ordinances therein; (c) not to assign or sublet without prior consent to Landlord, which Landlord agrees will not be unreasonably withheld (transfer by merger, consolidation or liquidation, or any change in ownership in non-publicly traded stock or power to vote of a majority of its outstanding voting stock shall all constitute an assignment); (d) not to suffer the filing of any lien or encumbrance against any part of the premises; (e) to occupy and use of the premises let.

6. LANDLORD'S REMEDIES: Landlord may terminate this lease and enter and take possession of the premises from Tenant, all without waiving any rights which it may have at law hereunder, without further notice or demand (all such notices and demands being hereby waived) following any of these events: (a) that Tenant should fail to pay rent due hereunder within 30 days following written notice of default therein or (b) that Tenant shall fail to cure any other violation of its covenants contained in this lease, within 30 days after written notice thereof. (c) upon the bulk sale of the Tenant's assets; the Tenant's insolvency; final preparation of a petition if there is a subsequent filing of a petition in bankruptcy; the adjudication of Tenant as a bankrupt; or the appointment of a receiver of its property -- then in any of those events, the lease shall be deemed to be terminated as of the occurrence of the first of the aforementioned events. Notwithstanding the foregoing, Landlord and Tenant agree that these rights are cumulative and in addition to the rights Landlord possesses at law and that Landlord may commence an action or proceeding to recover the premises and obtain a judgment for damages in whatever shorter period is authorized by law.

Following any required notice and opportunity to cure, or the termination of the lease, Landlord may, but shall not be obligated to, cure at any time, without notice, any failure of performance by Tenant under this Lease (including, without limitation, any failure to make any repair to the Premises or equipment therein as required by this Lease or the placement of any lien); and whenever Landlord so elects, all costs and expenses incurred by Landlord in curing a failure of performance including, without limitation, including reasonable attorneys' fees and paid by Tenant to Landlord on demand, and shall be recoverable as Additional Rent.

No consent or waiver, express or implied, by Landlord to or of any breach of any covenant, condition or duty of Tenant shall be construed as a consent or waiver to or of any other breach of the same or any other covenant, condition or duty unless in writing signed by Landlord.

7. UNTENANTABILITY: If the premises, or any building of which the premises is a part or any portion thereof, are made un-tenantable by fire, the elements or other casualty, rent for the entire premises or affected portion thereof shall abate from the date of such casualty to restoration of tenantability. Landlord shall restore the same with all reasonable speed, and if Landlord does not restore the premises or the affected portion to tenantability within sixty

days thereafter, Tenant may then terminate this lease, retroactive to the date of casualty. If the premises are more than fifty percent destroyed by such casualty either Landlord or Tenant may terminate this lease, retroactive to such date, by written notice delivered within thirty days thereafter; failing such notice, Landlord shall restore the premises to tenantability within ninety days of such casualty and rent shall abate from the date of casualty.

8. USE OF PREMISES: Tenant will use the premises only for the permitted use and lawful purpose stated above.

9. DELIVERY OF POSSESSION: If Landlord fails or is unable to deliver possession of the premises in Tenantable condition on the date of commencement of the term, and then the monthly rent shall abate until the completion of Tenantable conditions. If such Tenantable conditions are not completed within sixty days after the specified date of commencement of the term, Tenant shall have an option to cancel this lease.

10. INSPECTION: Landlord has the right upon reasonable notice to enter the premises for reasonable inspections, and to show the same to prospective Tenants during the last ninety days of the term.

11. LIABILITY/INSURANCE: Tenant waives all claims against Landlord for damages to the property of Tenant and, as may be merited by law, personal injury, in or about the premises. Tenant shall at its own expense maintain property, fire, all risk and peril, workers compensation and liability insurance on the leased premises in an amount equal to \$1MM naming Landlord as an additional insured and shall produce certificates of such insurance coverage at the commencement of the lease term. Tenant agrees to indemnify and hold Landlord harmless from any claims or actions brought by Tenant's invitee's unless caused by the negligence or failure to act of Landlord or its agents or employees. Tenant will not do, omit to do, or suffer to be done or keep or suffer to be kept anything in, upon or about the Demised Premises which will violate the provisions of Landlord's policies insuring against loss or damage by fire or other hazards (including but not limited to, public liability), adversely affect insurance premiums or prevent Landlord from procuring or renewing insurance policies in companies acceptable to Landlord.

12. MAINTENANCE, REPAIR and ALTERATION: Subject only to Tenant's liability to repair damage caused by the negligence of Tenant or the negligence of its agents, employees or occupants, Landlord shall at its expense maintain and keep in repair the exterior building and leased premises including the interior, plumbing, heating, water pipes, plastering and flooring therein, except only those installations, if any, provided by Tenant. Landlord shall be responsible, at its sole cost, for all common area maintenance expenses, including but not limited to cleaning of common areas, landscaping, and snow removal. Tenant shall be responsible for cleaning services to the Demised Premises and its own waste removal. Notwithstanding the foregoing, Tenant shall be responsible to repair any damage to walls, floors, ceilings and hardware caused by the negligence or misuse of equipment (such as, but not limited to forklift, pallet jack etc.) by tenant. At the termination of the tenancy, Tenant shall peaceably surrender the Demised Premises in the same condition of cleanliness, repair, and order as the Demised Premises were in upon the commencement of business under this Lease, reasonable wear and tear excepted, and tenant shall surrender all keys for the Demised Premises to Landlord at the place then fixed for the payment of rent and shall inform Landlord of all combinations on locks, safes, and vaults, if any, in the Demised Premises.

No alteration, addition, or improvement to the leased property shall be made by the Tenant without the written consent of the Landlord. Any alteration, addition, or improvement made, and any fixtures installed, by the Tenant after such consent is given, shall at the Landlord's option become the property of the Landlord upon the expiration or other sooner termination of this lease; provided, however, that the Landlord shall have the right to require the Tenant to remove such fixtures at the Tenant's cost upon termination of this lease.

13. SIGNS: Landlord will not unreasonably withhold consent to Tenant's erection of signs as are reasonably necessary to Tenant's business and are in keeping with the standards maintained in the building so long as said signage conforms to the Zoning Law of the Village of Ballston Spa. All signage must have Landlord's written approval before installation/erection.

14. HOLDING OVER: If Tenant shall remain in the demised premises after the expiration of this lease, or following its termination, without having executed an extension of this lease or a new written lease, then Landlord shall have the option to treat Tenant either (a) as one not lawfully entitled to possession of the premises and shall thereupon be entitled to take all lawful action for Tenant's immediate removal there from, or (b) as Tenant for the next ensuing calendar month and for each separate ensuing calendar month thereafter, in which case said tenancy may be terminated by either Landlord or Tenant as of the end of any calendar month upon thirty days prior written notice and Tenant shall pay monthly rent at the rate herein specified for each such month. No such holding over shall give rise, whether by operation of law or otherwise, to any other term or tenancy than that set forth in this paragraph. Rent and added rent shall be upon the same terms as were in effect immediately prior to the holdover, regardless of whether Tenant is treated as someone not lawfully in possession or a month-to-month Tenant. Notwithstanding the foregoing, Landlord may alter the terms of the Lease upon 30 days notice, commencing on the first day of a month,

15. CONDEMNATION: If any portion of the premises or any portion of the building of which the premises is a part or the access thereto is condemned and if, the remainder is inadequate, then Landlord or Tenant shall have the option (to be exercised within 90 days following written notice of the area to be condemned) to cancel this lease as of the effective date of condemnation. If any characteristics of the premises are made less desirable by condemnation and Tenant elects not to cancel, then there shall be an equitable adjustment of rent to reflect such fact for the balance of the term.

16. ATTORNEY FEES: Tenant will be required to pay all Landlord's reasonable attorney fees, actual costs and expenses incurred in the connection with the enforcement of any provisions of this lease or its defense related to this leasehold or Tenant's occupancy, actions or inaction, which, if the lease has not been terminated, shall be added to rent and due with the next succeeding rental installment, or if the lease is terminated, immediately due.

17. RENEWAL: Tenant shall have option to renew this lease for three additional years under the same terms as this agreement, payable in annual installments of the third years rent plus 5% and increasing by 3.5% for each subsequent renewal year. In order to exercise this option, Tenant shall provide written notice to Landlord no later than sixty (60) days prior to the expiration of the initial term.

18. SUBORDINATION: This lease shall be subject and subordinate to any and all mortgages and other instruments in the nature of a mortgage, now or at any time hereafter affecting all or any portion of the leased premises, and Tenant shall, when requested, promptly execute and deliver such written instruments as shall be necessary to show the subordination of this lease to said mortgages or other such instruments in the nature of a mortgage Agreement of even date herewith.

19. FACILITY SECURITY: Tenant will ensure that the building and all access doors are locked and secured at the end of each day. Security of the facility and the site is paramount and must not be compromised.

20. NOTICE AND DESIGNATION OF AGENT FOR SERVICE: Any notice to tenant must be served by certified or registered mail, postage prepaid, addressed to Tenant at the address first hereinabove given or at such address as Tenant may designate by written notice. Any notice to be provided hereunder shall be to the person and place set forth above, and Tenant hereby designates the person to whom its notice is to be directed as agent for service of process with the address as stated above. Notices under this lease may be served upon Tenant at the facsimile number set forth above and shall be deemed received for purposes of this lease at the time it is sent to that phone number by Landlord or its agent or five days after it is mailed. Any notice to Landlord must be served by Certified or Registered Mail, postage prepaid, addressed to Landlord at the address first hereinabove given or at such other address as Landlord may designate by written notice.

21. HAZARDOUS SUBSTANCES: Tenant shall not bring, keep, discharge or release or permit to be brought, kept, discharged or released, in or from the Premises or the Building any Hazardous Materials except in compliance with all applicable federal, state and local laws, regulations or ordinances. "Hazardous Materials" shall mean any toxic or hazardous substance, material or waste or any other contaminant or pollutant which is or becomes regulated by any federal, state or local law, ordinance, rule or regulation and shall include asbestos and petroleum products. Any Hazardous Materials shall be used, kept, stored and disposed of in accordance with all applicable federal, state and local law and regulation. Tenant shall comply with all federal, state and local reporting and disclosure requirements with respect to Hazardous Materials applicable in its business operations on the Premises. Upon the written request of Landlord, Tenant shall provide periodic written reports of the type and quantities of any and all Hazardous Materials, waste and contaminants (whether or not believed by Tenant to be Hazardous Materials) used, stored or being disposed of by Tenant in or from the Premises. Tenant agrees to defend or provide a defense, at Landlord's option, indemnify and hold harmless Landlord from any claims, costs, expenses, fines, penalties, or obligations made as a result of the presence of any hazardous substances as set forth above.

22. RULES AND REGULATIONS/SIGNAGE: Landlord agrees that in carrying out the rules and regulations applicable to all of Landlord's tenants in the building, Tenant shall not be discriminated against, and Tenant covenants and agrees that Tenant shall comply with reasonable rules and regulations set by Landlord from time to time for operation of the building, including the following: (a) no sign, advertisement, notice, or other lettering shall be exhibited, inscribed, painted or affixed to any part of the Demised Premises or the inside of the building of which they form a part; (b) all loading and unloading of goods shall be done only at such times, in the areas and through the entrances, designated for such purpose by Landlord; (c) Tenant shall dispose of refuse and garbage, at tenant's expense. Tenant shall comply with all recycling laws in effect during the term of this lease and any extensions or renewals thereof; (d) the common areas immediately adjoining the Demised Premises shall be kept clean by Landlord and Tenant shall not place or permit any obstructions or merchandise in such areas; (e) nothing is to be attached or placed on the roof or the exterior walls of the Demised Premises and Tenant's access to the roof shall be limited to inspection for damages only; (f) all signs erected on the outside of the Demised Premises shall be submitted to the

Landlord for prior approval and shall be consistent in design, quality, character, in the sole determination of the Landlord, and furthermore, shall comply with the following requirements. All signage shall be approved by the Landlord.

23. PARKING. Landlord shall provide parking at the Demised Premises for Tenant's use. Additionally, Tenant shall have the use of any available parking spaces for employee -use.

24. PAYMENT OF TAXES Landlord shall pay all of the real estate taxes, assessments, taxes and county taxes, which at any time prior to or during the term of this Lease may be assessed or imposed upon the Premises.

25. SEPERABILITY: If any term covenant or condition of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

26. BINDING UPON SUCCESSORS. All the terms, covenants and conditions herein contained shall bind and inure to the benefit of and be binding on the parties hereto, their heirs, executors, administrators, successors and assigns.

27. WAIVER OF TRIAL BY JURY/ COUNTERCLAIM. Landlord and Tenant hereby waive trial by jury in any action, proceeding or counterclaim brought by either of them against the other on any matters arising out of or in any way connected with this Lease, the relationship of Landlord and Tenant, Tenant's use or occupancy of the Premises, or any emergency statutory or any other statutory remedy, including, without limitation, any summary proceeding to recover possession of the Premises or any action based on nonpayment of Rent or any other payment required of Tenant hereunder. Tenant further agrees that it shall not interpose any counterclaim or counterclaims in any such summary proceeding or action (except a counterclaim which would be waived if not so brought) or seek to consolidate such summary proceeding with any other action or proceeding.

28. AUTHORITY: The persons executing this agreement represent that they have full authority to enter into this agreement and bind the party whom they represent.

29. ENTIRE AGREEMENT. This Lease Agreement contains the entire Agreement between the parties and shall not be modified in any manner except by an instrument in writing executed by the parties. If any term or provision of this Lease Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remaining terms and provisions shall remain in full force and effect. This Agreement shall be governed, enforced and interpreted under the laws of the State of New York, with venue in a court in Saratoga County.

30. DETAIL OF RESPONSIBILITIES: The Landlord and Tenant agree to the following details:

- Upon the signing of a lease with Saratoga County, WAM will install an air conditioning system sized to cool the 7000 sq-ft space to a level similar to that found in office spaces.
- Suite 403 currently contains nineteen (19) duplex receptacles, which ring the space. WAM, at their own expense will convert the 19 duplex receptacles to quad receptacles. In addition WAM will add five (5) quad outlets to the common wall separating suites 402 and 403. All outlets are 110V. This should be sufficient to provide for periodic battery charging.
- Included in the above rent will be the following:
 - o Heat
 - o Electricity
 - o All exterior site maintenance (snow removal, lawn care, exterior lighting)
 - o Water and Sewer
 - o Security alarm
 - o Taxes (Town, Village, County and School)

IN WITNESS WHEREOF, the parties have caused this lease to be executed on the date first above written, hereby binding their respective successors, assigns heirs, executors and administrators.

WAM Commercial Associates LLC

Initial *AB/WSH*

BY: *J. Brown*
John Brown

8/20/10
Date

Saratoga County

BY: *Willard H. Peck*
Willard H. Peck

8-25-10
Date

Initial *WHP*



SARATOGA COUNTY ATTORNEY

Saratoga County Municipal Center
40 McMaster Street
Ballston Spa, NY 12020

Assistants

STEPHEN M. DORSEY
County Attorney

Telephone: (518) 884-4770
Fax: (518) 884-4720

KAREN D'ANDREA
ROBERT D. WILCOX
MARY BETH HYNES
GEORGE P. CONWAY

HUGH G. BURKE
First Assistant

MEMORANDUM

DATE: August 14, 2013

TO: William Fruci, Roger Schiera/Commissioners
Board of Elections

FROM: Saratoga County Attorney's Office

SUBJECT: LEASE AMENDMENT

Vendor Name	:	WAM Commercial Associates, LLC
Vendor Address	:	27 Kent St., Suite 101, Ballston Spa, NY 12020
Vendor I.D.#	:	n/a
Contract Period	:	9/1/13 -- 8/31/16
Contract Amount	:	See Lease Per Res. 141-13
Contract I.D.#	:	N/A
Purpose of agreement	:	Renewal of Lease for 30 Saratoga Road, Ballston Spa

We have received two fully executed originals of the above referenced lease from WAM Commercial Associates. These originals will be forwarded to the following departments for further processing: Clerk, Board of Supervisors, County Auditor.

Enclosed is a photocopy for your files.

LEASE AMENDMENT FOR COUNTY OF SARATOGA

THIS AMENDMENT to the original Lease Agreement, commencing September 1, 2010 and expiring August 31, 2013 between **WAM Commercial Associates LLC** ("Landlord"), a Limited Liability Company organized and existing under the laws of the State of New York with its principal place of business at 27 Kent St. Suite 101, Ballston Spa, NY 12020; and **County of Saratoga, acting by and through its Saratoga County Board of Elections** ("Tenant"), with its principal place of business at 50 West High St., Ballston Spa, NY 12020 with respect to leased space at 30 Saratoga Ave., Ballston Spa, NY 10202 with the following terms and conditions:

Expiration Date of Lease: The expiration date of the original lease shall be extended to August 31, 2016 with the following changes;

Monthly Rent: The monthly rent shall be adjusted as follows:

Monthly	Annually	Period
\$4,975	\$59,700	September 1, 2013- August 31, 2014
\$5,124	\$61,488	September 1, 2014- August 31, 2015
\$5,278	\$63,336	September 1, 2015- August 31, 2016

All other terms and conditions of the original lease shall remain the same. (See attached)

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their duly authorized representatives effective as of the date set forth below.

Landlord: WAM Commercial Associates LLC

By: *JL Bowen*
Title: *Vice President*
Date: *8/6/13*

Tenant: County of Saratoga, acting by and through its Saratoga County Board of Elections

By: *Alan R. Grattidge*
Title: *Chairman, Saratoga County Board of Supervisors*
Date: *7/29/13*
Pursuant to Resolution 141-13

APPROVED AS TO FORM AND CONTENT:

Stephen M. Doney
Saratoga County Attorney

Commercial Lease Agreement

WAM Commercial Associates, LLC, with an office for the transaction of business and address for notices under this agreement of 27 Kent Street, Suite 101, Ballston Spa, N.Y. 12020. Attention, voice and fax: (518)-885-3064, herein called "Landlord",

Leases to Saratoga County, with an office for the transaction of business and address for notices under this agreement of 50 West high St, Ballston Spa N.Y. 12020 (518)-885-5381, attention: Michael Pratt or William Frucci, herein called "Tenant", the following described premises:

WAM building #4, Suite 403, 7,000+/- sq ft located at: 30 Saratoga Ave, Ballston Spa, New York 12020

including the right of to use the Common Building Facilities in common with the landlord, in or around the premises designed and intended for use by the tenants of the Building in common with Landlord and each other, including but not limited to corridors, elevators, fire stairs, telephone and electric closets, telephone trunk lines and electric risers, aisles, walkways, truck docks, plazas, and Building Parking Area to the extent not reserved for exclusive use by Landlord or others, restrooms, service areas, lobbies, landscaped areas and all other common and service areas of the facility intended for such use on the date hereof.

For use as: Storage of Election Machines and on-site training

1. TERM AND RENT

(A) (1) LEASE TERM: 3 years (36 months)

The tenant and/or landlord shall have the right to terminate this lease after the first year, at any time, upon 60 days written notice to the other party without penalty. In the event of such termination, the tenant shall pay prorated rent to the date of termination, at the monthly rate in effect at the date of termination.

(B) (1) LEASE COMMENCEMENT: September 1st, 2010.

(B) (2) LEASE EXPIRATION DATE: August 31, 2013.

(C) (1) Rent:

Year	Monthly Instalment	Annual Instalment	Period
1 st Year	\$5,320.00	\$63,840	September 1, 2010-August 31, 2011
2 nd Year	\$5,480.00	\$65,760	September 1, 2011-August 31, 2012
3 rd Year	\$5,644.00	\$67,728	September 1, 2012-August 31, 2013

(C) (2) Utilities, Etc.:

Heat	Landlord responsibility
Electricity	Landlord responsibility
Water	Landlord responsibility
Gas	Landlord responsibility
Taxes	Landlord to pay all property taxes

(D) SECURITY DEPOSIT: There will be no security deposit required

(E) PLACE OF RENT PAYMENT: At the offices of the Landlord as set forth above or such other place as the Landlord may designate. Rent must be mailed to the address listed on the invoice and will be considered received upon the date of its actual receipt.

2. RENT: The premises are demised for the Total Rent for the Lease Term, payable at the time of the making of this lease and that the provisions contained for the payment of such rent in installments are for the convenience of the

Initials / WAM
[Handwritten signature]

Tenant only, and that upon default in payment of such rent in installments as permitted, together with such notice and right to cure as are specified herein, then the entire rent reserved for the whole of the periods and then remaining unpaid shall at once become due and payable upon demand. Commencing on the Lease Commencement Date and subject to the provisions of this Lease, Tenant shall pay the Total Rent in advance in equal monthly installments of Monthly Rent plus such Added rent as may be due, as set forth above, without any deduction or setoff whatsoever, (except as otherwise referenced in this paragraph), on the first day of each and every month during the term of this lease and for any holdover period. Payment of a rental payment of less than the amount stated in the lease shall be deemed to be nothing more than partial payment on that month's account and shall not constitute accord and satisfaction, nor a forfeit of the right to collect the balance due on the account, despite any endorsement, stipulation, or other statement on any check. The Landlord may accept any partial payment check with any conditional endorsement without prejudice to his/her right to recover the balance remaining due, or to pursue any other remedy available under this lease. Upon the termination of this lease, the full amount of Total Rent plus whatever Added Rent might have accrued, with deduction and setoff only for amounts actually paid, will be immediately due and payable and considered rent to be paid as set forth in this agreement.

3. TIME OF PAYMENT/LATE PAYMENT: All payments are due in advance on the first day of each month unless otherwise agreed to by both parties.

4. QUIET ENJOYMENT: The Landlord covenants that the Tenant, on paying the rent reserved, and performing all the covenants, agreements and conditions hereof, shall, during the demised term, peaceably and quietly have, hold and enjoy the demised premises; provided, however, that no eviction of the Tenant by reason of the foreclosure of any mortgage now or hereafter on the demised premises shall be construed as a breach of this covenant, nor shall any action for this reason be brought against the Landlord. It is provided further, that no eviction of the Tenant for any reason whatsoever, after the Landlord shall have conveyed the fee of the demised premises, shall be construed as a breach of this covenant and no action therefore shall be brought against the Landlord.

5. TENANT'S OBLIGATIONS: Tenant agrees as follows: (a) to pay rent and added rent as due and for any holdover period and to deliver possession of the premises to Landlord upon termination of this lease in the same condition as received, ordinary wear and tear excepted; (b) to use the premises in a quiet and orderly fashion without disturbance to other Tenants in the building and not to suffer or permit any violations of laws or ordinances therein; (c) not to assign or sublet without prior consent to Landlord, which Landlord agrees will not be unreasonably withheld (transfer by merger, consolidation or liquidation, or any change in ownership in non-publicly traded stock or power to vote of a majority of its outstanding voting stock shall all constitute an assignment); (d) not to suffer the filing of any lien or encumbrance against any part of the premises; (e) to occupy and use of the premises let.

6. LANDLORD'S REMEDIES: Landlord may terminate this lease and enter and take possession of the premises from Tenant, all without waiving any rights which it may have at law hereunder, without further notice or demand (all such notices and demands being hereby waived) following any of these events: (a) that Tenant should fail to pay rent due hereunder within 30 days following written notice of default therein or (b) that Tenant shall fail to cure any other violation of its covenants contained in this lease, within 30 days after written notice thereof. (c) upon the bulk sale of the Tenant's assets; the Tenant's insolvency; final preparation of a petition if there is a subsequent filing of a petition in bankruptcy; the adjudication of Tenant as a bankrupt; or the appointment of a receiver of its property -- then in any of those events, the lease shall be deemed to be terminated as of the occurrence of the first of the aforementioned events. Notwithstanding the foregoing, Landlord and Tenant agree that these rights are cumulative and in addition to the rights Landlord possesses at law and that Landlord may commence an action or proceeding to recover the premises and obtain a judgment for damages in whatever shorter period is authorized by law.

Following any required notice and opportunity to cure, or the termination of the lease, Landlord may, but shall not be obligated to, cure at any time, without notice, any failure of performance by Tenant under this Lease (including, without limitation, any failure to make any repair to the Premises or equipment therein as required by this Lease or the placement of any lien); and whenever Landlord so elects, all costs and expenses incurred by Landlord in curing a failure of performance including, without limitation, including reasonable attorneys' fees and paid by Tenant to Landlord on demand, and shall be recoverable as Additional Rent.

No consent or waiver, express or implied, by Landlord to or of any breach of any covenant, condition or duty of Tenant shall be construed as a consent or waiver to or of any other breach of the same or any other covenant, condition or duty unless in writing signed by Landlord.

7. UNTENANTABILITY: If the premises, or any building of which the premises is a part or any portion thereof, are made un-tenantable by fire, the elements or other casualty, rent for the entire premises or affected portion thereof shall abate from the date of such casualty to restoration of tenantability. Landlord shall restore the same with all reasonable speed, and if Landlord does not restore the premises or the affected portion to tenantability within sixty

Initial *B/ASHP*

days thereafter, Tenant may then terminate this lease, retroactive to the date of casualty. If the premises are more than fifty percent destroyed by such casualty either Landlord or Tenant may terminate this lease, retroactive to such date, by written notice delivered within thirty days thereafter; failing such notice, Landlord shall restore the premises to tenability within ninety days of such casualty and rent shall abate from the date of casualty.

8. USE OF PREMISES: Tenant will use the premises only for the permitted use and lawful purpose stated above.

9. DELIVERY OF POSSESSION: If Landlord fails or is unable to deliver possession of the premises in Tenantable condition on the date of commencement of the term, and then the monthly rent shall abate until the completion of Tenantable conditions. If such Tenantable conditions are not completed within sixty days after the specified date of commencement of the term, Tenant shall have an option to cancel this lease.

10. INSPECTION: Landlord has the right upon reasonable notice to enter the premises for reasonable inspections, and to show the same to prospective Tenants during the last ninety days of the term.

11. LIABILITY/INSURANCE: Tenant waives all claims against Landlord for damages to the property of Tenant and, as may be merited by law, personal injury, in or about the premises. Tenant shall at its own expense maintain property, fire, all risk and peril, workers compensation and liability insurance on the leased premises in an amount equal to \$1MM naming Landlord as an additional insured and shall produce certificates of such insurance coverage at the commencement of the lease term. Tenant agrees to indemnify and hold Landlord harmless from any claims or actions brought by Tenant's invitee's unless caused by the negligence or failure to act of Landlord or its agents or employees. Tenant will not do, omit to do, or suffer to be done or keep or suffer to be kept anything in, upon or about the Demised Premises which will violate the provisions of Landlord's policies insuring against loss or damage by fire or other hazards (including but not limited to, public liability), adversely affect insurance premiums or prevent Landlord from procuring or renewing insurance policies in companies acceptable to Landlord.

12. MAINTENANCE, REPAIR and ALTERATION: Subject only to Tenant's liability to repair damage caused by the negligence of Tenant or the negligence of its agents, employees or occupants, Landlord shall at its expense maintain and keep in repair the exterior building and leased premises including the interior, plumbing, heating, water pipes, plastering and flooring therein, except only those installations, if any, provided by Tenant. Landlord shall be responsible, at its sole cost, for all common area maintenance expenses, including but not limited to cleaning of common areas, landscaping, and snow removal. Tenant shall be responsible for cleaning services to the Demised Premises and its own waste removal. Notwithstanding the foregoing, Tenant shall be responsible to repair any damage to walls, floors, ceilings and hardware caused by the negligence or misuse of equipment (such as, but not limited to forklift, pallet jack etc.) by tenant. At the termination of the tenancy, Tenant shall peaceably surrender the Demised Premises in the same condition of cleanliness, repair, and order as the Demised Premises were in upon the commencement of business under this Lease, reasonable wear and tear excepted, and tenant shall surrender all keys for the Demised Premises to Landlord at the place then fixed for the payment of rent and shall inform Landlord of all combinations on locks, safes, and vaults, if any, in the Demised Premises.

No alteration, addition, or improvement to the leased property shall be made by the Tenant without the written consent of the Landlord. Any alteration, addition, or improvement made, and any fixtures installed, by the Tenant after such consent is given, shall at the Landlord's option become the property of the Landlord upon the expiration or other sooner termination of this lease; provided, however, that the Landlord shall have the right to require the Tenant to remove such fixtures at the Tenant's cost upon termination of this lease.

13. SIGNS: Landlord will not unreasonably withhold consent to Tenant's erection of signs as are reasonably necessary to Tenant's business and are in keeping with the standards maintained in the building so long as said signage conforms to the Zoning Law of the Village of Ballston Spa. All signage must have Landlord's written approval before installation/erection.

14. HOLDING OVER: If Tenant shall remain in the demised premises after the expiration of this lease, or following its termination, without having executed an extension of this lease or a new written lease, then Landlord shall have the option to treat Tenant either (a) as one not lawfully entitled to possession of the premises and shall thereupon be entitled to take all lawful action for Tenant's immediate removal there from, or (b) as Tenant for the next ensuing calendar month and for each separate ensuing calendar month thereafter, in which case said tenancy may be terminated by either Landlord or Tenant as of the end of any calendar month upon thirty days prior written notice and Tenant shall pay monthly rent at the rate herein specified for each such month. No such holding over shall give rise, whether by operation of law or otherwise, to any other term or tenancy than that set forth in this paragraph. Rent and added rent shall be upon the same terms as were in effect immediately prior to the holdover, regardless of whether Tenant is treated as someone not lawfully in possession or a month-to-month Tenant. Notwithstanding the foregoing, Landlord may alter the terms of the Lease upon 30 days notice, commencing on the first day of a month,

15. CONDEMNATION: If any portion of the premises or any portion of the building of which the premises is a part or the access thereto is condemned and if, the remainder is inadequate, then Landlord or Tenant shall have the option (to be exercised within 90 days following written notice of the area to be condemned) to cancel this lease as of the effective date of condemnation. If any characteristics of the premises are made less desirable by condemnation and Tenant elects not to cancel, then there shall be an equitable adjustment of rent to reflect such fact for the balance of the term.

16. ATTORNEY FEES: Tenant will be required to pay all Landlord's reasonable attorney fees, actual costs and expenses incurred in the connection with the enforcement of any provisions of this lease or its defense related to this leasehold or Tenant's occupancy, actions or inaction, which, if the lease has not been terminated, shall be added to rent and due with the next succeeding rental installment, or if the lease is terminated, immediately due.

17. RENEWAL: Tenant shall have option to renew this lease for three additional years under the same terms as this agreement, payable in annual installments of the third years rent plus 5% and increasing by 3.5% for each subsequent renewal year. In order to exercise this option, Tenant shall provide written notice to Landlord no later than sixty (60) days prior to the expiration of the initial term.

18. SUBORDINATION: This lease shall be subject and subordinate to any and all mortgages and other instruments in the nature of a mortgage, now or at any time hereafter affecting all or any portion of the leased premises, and Tenant shall, when requested, promptly execute and deliver such written instruments as shall be necessary to show the subordination of this lease to said mortgages or other such instruments in the nature of a mortgage Agreement of even date herewith.

19. FACILITY SECURITY: Tenant will ensure that the building and all access doors are locked and secured at the end of each day. Security of the facility and the site is paramount and must not be compromised.

20. NOTICE AND DESIGNATION OF AGENT FOR SERVICE: Any notice to tenant must be served by certified or registered mail, postage prepaid, addressed to Tenant at the address first hereinabove given or at such address as Tenant may designate by written notice. Any notice to be provided hereunder shall be to the person and place set forth above, and Tenant hereby designates the person to whom its notice is to be directed as agent for service of process with the address as stated above. Notices under this lease may be served upon Tenant at the facsimile number set forth above and shall be deemed received for purposes of this lease at the time it is sent to that phone number by Landlord or its agent or five days after it is mailed. Any notice to Landlord must be served by Certified or Registered Mail, postage prepaid, addressed to Landlord at the address first hereinabove given or at such other address as Landlord may designate by written notice.

21. HAZARDOUS SUBSTANCES: Tenant shall not bring, keep, discharge or release or permit to be brought, kept, discharged or released, in or from the Premises or the Building any Hazardous Materials except in compliance with all applicable federal, state and local laws, regulations or ordinances. "Hazardous Materials" shall mean any toxic or hazardous substance, material or waste or any other contaminant or pollutant which is or becomes regulated by any federal, state or local law, ordinance, rule or regulation and shall include asbestos and petroleum products. Any Hazardous Materials shall be used, kept, stored and disposed of in accordance with all applicable federal, state and local law and regulation. Tenant shall comply with all federal, state and local reporting and disclosure requirements with respect to Hazardous Materials applicable in its business operations on the Premises. Upon the written request of Landlord, Tenant shall provide periodic written reports of the type and quantities of any and all Hazardous Materials, waste and contaminants (whether or not believed by Tenant to be Hazardous Materials) used, stored or being disposed of by Tenant in or from the Premises. Tenant agrees to defend or provide a defense, at Landlord's option, indemnify and hold harmless Landlord from any claims, costs, expenses, fines, penalties, or obligations made as a result of the presence of any hazardous substances as set forth above.

22. RULES AND REGULATIONS/SIGNAGE: Landlord agrees that in carrying out the rules and regulations applicable to all of Landlord's tenants in the building, Tenant shall not be discriminated against, and Tenant covenants and agrees that Tenant shall comply with reasonable rules and regulations set by Landlord from time to time for operation of the building, including the following: (a) no sign, advertisement, notice, or other lettering shall be exhibited, inscribed, painted or affixed to any part of the Demised Premises or the inside of the building of which they form a part; (b) all loading and unloading of goods shall be done only at such times, in the areas and through the entrances, designated for such purpose by Landlord; (c) Tenant shall dispose of refuse and garbage, at tenant's expense. Tenant shall comply with all recycling laws in effect during the term of this lease and any extensions or renewals thereof; (d) the common areas immediately adjoining the Demised Premises shall be kept clean by Landlord and Tenant shall not place or permit any obstructions or merchandise in such areas; (e) nothing is to be attached or placed on the roof or the exterior walls of the Demised Premises and Tenant's access to the roof shall be limited to inspection for damages only; (f) all signs erected on the outside of the Demised Premises shall be submitted to the

Landlord for prior approval and shall be consistent in design, quality, character, in the sole determination of the Landlord, and furthermore, shall comply with the following requirements. All signage shall be approved by the Landlord.

23. PARKING. Landlord shall provide parking at the Demised Premises for Tenant's use. Additionally, Tenant shall have the use of any available parking spaces for employee -use.

24. PAYMENT OF TAXES Landlord shall pay all of the real estate taxes, assessments, taxes and county taxes, which at any time prior to or during the term of this Lease may be assessed or imposed upon the Premises.

25. SEPERABILITY: If any term covenant or condition of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

26. BINDING UPON SUCCESSORS. All the terms, covenants and conditions herein contained shall bind and inure to the benefit of and be binding on the parties hereto, their heirs, executors, administrators, successors and assigns.

27. WAIVER OF TRIAL BY JURY/ COUNTERCLAIM. Landlord and Tenant hereby waive trial by jury in any action, proceeding or counterclaim brought by either of them against the other on any matters arising out of or in any way connected with this Lease, the relationship of Landlord and Tenant, Tenant's use or occupancy of the Premises, or any emergency statutory or any other statutory remedy, including, without limitation, any summary proceeding to recover possession of the Premises or any action based on nonpayment of Rent or any other payment required of Tenant hereunder. Tenant further agrees that it shall not interpose any counterclaim or counterclaims in any such summary proceeding or action (except a counterclaim which would be waived if not so brought) or seek to consolidate such summary proceeding with any other action or proceeding.

28. AUTHORITY: The persons executing this agreement represent that they have full authority to enter into this agreement and bind the party whom they represent.

29. ENTIRE AGREEMENT. This Lease Agreement contains the entire Agreement between the parties and shall not be modified in any manner except by an instrument in writing executed by the parties. If any term or provision of this Lease Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remaining terms and provisions shall remain in full force and effect. This Agreement shall be governed, enforced and interpreted under the laws of the State of New York, with venue in a court in Saratoga County.

30. DETAIL OF RESPONSIBILITIES: The Landlord and Tenant agree to the following details:

- Upon the signing of a lease with Saratoga County, WAM will install an air conditioning system sized to cool the 7000 sq-ft space to a level similar to that found in office spaces.
- Suite 403 currently contains nineteen (19) duplex receptacles, which ring the space. WAM, at their own expense will convert the 19 duplex receptacles to quad receptacles. In addition WAM will add five (5) quad outlets to the common wall separating suites 402 and 403. All outlets are 110V. This should be sufficient to provide for periodic battery charging.
- Included in the above rent will be the following:
 - o Heat
 - o Electricity
 - o All exterior site maintenance (snow removal, lawn care, exterior lighting)
 - o Water and Sewer
 - o Security alarm
 - o Taxes (Town, Village, County and School)

IN WITNESS WHEREOF, the parties have caused this lease to be executed on the date first above written, hereby binding their respective successors, assigns heirs, executors and administrators.

WAM Commercial Associates LLC

Initial *BS/WAM*

BY:

[Signature]
Don Baker

8/24/10
Date

Saratoga County

BY:

[Signature]
Willard H. Peck

8-25-10
Date

8/17/10

RESOLUTION 151 - 10

Introduced by Supervisors Thompson, Hargrave, Jenkins, M. Johnson, Raymond, Rowland and Wormuth

AUTHORIZING LEASE OF STORAGE SPACE FROM
WAM COMMERCIAL ASSOCIATES, LLC FOR BOARD OF
ELECTIONS' VOTING EQUIPMENT AND MATERIALS

WHEREAS, the Help America Vote Act (HAVA) requires the County to assume responsibilities formerly belonging to the Towns and Cities in relation to conducting elections, including the custody and care of voting machines and materials; and

WHEREAS, electronic voting machines and materials require specialized storage not available in county facilities; and

WHEREAS, a new location suitable to store these machines and materials is needed; and

WHEREAS, the facility owned by WAM Commercial Associates LLC is the most suitable storage facility available; now, therefore, be it

RESOLVED, that the Chair of the Board is authorized to execute a lease of space with WAM Commercial Associates LLC, of Ballston Spa, New York for the storage of electronic voting machines and materials for the period of September 1, 2010 to August 31, 2013, at a monthly cost of \$5,320 for the first year with an annual increase of 3%, with the condition that the County shall have the right to terminate the lease after the first year without penalty upon 60 days notice to the landlord, the form and substance of said lease subject to the approval of the County Attorney.

BUDGET IMPACT STATEMENT: None. The funding is available within the 2010 adopted budget.

7/16/13

RESOLUTION 141 – 13

Introduced by Supervisors Wright, Barrett, Hargrave, Jenkins, Lewza, Lucia and Raymond

AUTHORIZING RENEWAL OF LEASE OF STORAGE SPACE
FROM WAM COMMERCIAL ASSOCIATES, LLC FOR BOARD
OF ELECTIONS' VOTING EQUIPMENT AND MATERIALS

WHEREAS, the Help America Vote Act (HAVA) requires the County to assume responsibilities formerly belonging to the Towns and Cities in relation to conducting elections, including the custody and care of voting machines and materials; and

WHEREAS, electronic voting machines and materials require specialized storage not available in county facilities; and

WHEREAS, pursuant to Resolution 151-10, this Board authorized a three year lease of space from WAM Commercial Associates LLC for the storage of electronic voting machines and materials at 30 Saratoga Avenue, Ballston Spa, New York, which lease term is due to expire on August 31, 2013; and

WHEREAS, WAM Commercial Associates LLC has submitted a proposal to renew said lease for an additional term of three years at an 11% reduction from the current rental rate; and

WHEREAS, our Commissioners of Elections and Buildings and Grounds Committee have recommended that WAM's proposal be accepted; and

WHEREAS, the facility owned by WAM Commercial Associates LLC is the most suitable storage facility available; now, therefore, be it

RESOLVED, that the Chair of the Board is authorized to execute a renewal agreement with WAM Commercial Associates LLC of Ballston Spa, New York, for the lease of space for the storage of electronic voting machines and materials at 30 Saratoga Avenue, Ballston Spa, New York, for the period of September 1, 2013 to August 31, 2016, at a monthly cost of \$4,975 for the first year, with annual increases of 3% in each of the second and third years; and be it further

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

BUDGET IMPACT STATEMENT: The first year cost of this lease represents an 11% decrease from the rental fee under the expiring agreement.

RES07-07-13