

Physical Services Committee Meeting
Held in Room #318
Putnam County Office Building
Members: Chairman Albano & Legislators Castellano and Wright

Monday

April 13, 2015

The meeting was called to order at 7:22 p.m. by Chairman Albano who requested that Legislator Wright lead in the Pledge of Allegiance. Upon roll call, Chairman Albano and Legislators Castellano and Wright were present.

Item #3) Approval/ Physical Services Meeting Minutes/Feb. 17, 2015

Chair Albano stated the minutes were accepted as submitted.

Chair Albano made a motion to Waive the Rules and Accept the Additional; Seconded by Legislator Castellano. All in favor.

Chair Albano stated that agenda items #4, 5, 6, 7 & 8 are all related to the matter of the Butterfield Project. He stated that they will address and discuss them collectively.

Item #4) FYI/Village of Cold Spring/Butterfield Realty Resolution of Site Plan Approval

Item #5)FYI/Village of Cold Spring/Butterfield Realty Conditional Approval of Preliminary Plat

Item #6) Discussion/Butterfield Letter of Intent- in Connection with the Proposed Butterfield Lease

Item #7) Discussion/Butterfield- Cash Flow

Item #8) Discussion/Butterfield- Preliminary Cost Estimate & Conceptual Drawing

Commissioner of Highways & Facilities Pena stated that he was asked to take a look at the Butterfield site and put together a conceptual, preliminary engineering plan that would serve the Seniors. He stated that he had discussions with Director Sheehy and other members of the Office For Senior Resources (OSR). He stated that the preliminary concept includes a multi-purpose room, dining room, kitchen, service offices and restroom facilities. He stated these drawings are based on the space in building #2 that was provided to him by the architect for the development. He stated that he was also asked to provide a preliminary cost estimate to fit these plans out. He stated that he looked at three (3) different ways based on contractor pricing. He stated he looked at the work at the Mahopac Senior Center that was done several years ago. He stated that an escalation of approximately 5% per year was calculated. He stated that the items that were actual dollars at that time were taken out of the cost estimate. He stated that the result was about \$600,000 of work. He stated he also evaluated

based on a contractors square foot price for this type of spacing. He stated it is a very ball park estimate, \$125.00 per square foot. He stated that he also used fixed dollar amounts for Kitchen and Furnishings & Equipment (F&E); he added \$250,000 to cover those items. He stated a rough independent cost estimate was done for materials and did a multiplier for labor and overhead and profit for contractor price, which was pretty high, \$1.3million. He stated that he believes an adjusted contractors cost estimate for this work is about \$850,000.

Chair Albano stated that he believes that Commissioner Pena would say that the \$850,000 is a high estimate to play it safe.

Commissioner Pena stated that he feels comfortable with that number based on the information. He stated of course the details will need to be flushed out with the developer as to where the electric will come in, the mechanical systems, the HVAC. He stated all of those details are unknown at this point. He stated approval to move forward will need to come first before those details are to be addressed.

Deputy County Executive Walker stated based on the information that Commissioner Pena put together he created a cash flow spread sheet which is part of the backup. He stated the cash flow spread sheet effectively pulls in all of the components included in the letter of intent. He stated most notably is the Rent \$1,295.00 per square foot "*" 6,000 (square foot)= \$77,700.00. He stated that his spread sheet depicts a 2% escalation over the 15 years, bringing the projection time period to 2029, which is articulated in the letter of intent. He stated next is the Common Area Maintenance (CAMS) charges beginning at \$50,000.00 with a 3.5% escalation over the 15 years. He stated he incorporated Commissioner Pena's \$850,000.00 +/-25% for Build Out costs, due to the fact that it was conceptual engineering. He stated that they subtracted out the \$500,000 donation from the Ailes Family. He stated the County would amortize the debt over the 15 years. He stated it comes out to \$37,500.00. He stated that Operating Costs with Utilities is calculated with a 3% escalation over the 15 year period. He stated that cost would be \$30,000.00. The total estimated cost for 2015 equals **\$195,200.00**. He stated that on the spreadsheet he provided it displays, on an annual basis, the cost for this project ranging from in 2015 \$195,200.00; over the 15 year period. He stated the total projected cost over a 15 year time period to the County would be a total of **\$3,428,950.00**. He stated that on the same spreadsheet there is a "Gross Tax Revenue" section. He clarified that amount is based on the entire Butterfield Project, not just the Senior Center portion. He stated in 2015 the amount would be \$66,908.00 with an escalation of 2% increase over the 15 years bringing the Gross Tax Revenue to \$88,284.00 in 2029. He stated the Gross anticipated revenue from increased County tax over the 15 years equals \$1,157,068.00. He stated that the total Net Cost assuming the gross revenue would be **\$2,271,882.00** (\$3,428,950.00 - \$1,157,068.00 = \$2,271,882.00). He stated the concept of ownership was reviewed, which he worked on

with Commissioner of Finance Carlin. He stated the Koehler Senior Center and the Putnam Valley Senior Center are owned by the County. He stated on the spreadsheet there is a depiction of the costs included over the same 15 year time period. He stated over the 15 year period the total projected cost to the County for the Koehler Senior Center would be \$5,186,440.00. He stated over the 15 year period the Putnam Valley Senior Center total projected cost to the County would be \$5,929,913.00. He stated that the capital improvements to address aged assets are not included. He stated that the purpose of this spreadsheet was to provide what the annual financial impact would be of the Butterfield Project. He stated these amounts are all incorporated in the Letter of Intent for discussion. He stated the Letter of Intent from the March meeting, which this Committee discussed, has since been amended. He stated he worked with the County Law Department to prepare the amended version of the Letter of Intent which is on tonight's agenda.

Legislator Gross stated that he appreciates the financial information provided this evening. He stated that he believes the Legislature is on board with the need for a Senior Center. He stated that the spreadsheet clarifies and provides a distinction.

Legislator Nacerino stated that she also would to thank Deputy County Executive Walker for providing and speaking to the financial information pertaining to the Butterfield Senior Center matter this evening. She stated that there was some doubt and speculation about what method, buying or leasing, would be more advantageous to the County financially. She stated that looking at these numbers she believes the County is moving in the right direction by leasing rather than going into a full blown property for the Senior Center.

Legislator Scuccimarra stated she believes it is all about taking advantage of an opportunity that has come to the County. She stated that there is no other space in Cold Spring where a Center could be place; no lots, no buildings and the County does not have millions of dollars to build from scratch. She stated she does not want the County to miss out on this opportunity. She stated that she also appreciates the information brought forward this evening by Deputy County Executive Walker.

Chairman Albano stated that he agrees that the cost to build a new Center is prohibitive to the County. He stated he agrees that this opportunity is here and agrees the County should take advantage of it and move forward. He questioned if anyone had any more questions pertaining to the Letter of Intent that is before the Committee for consideration.

Legislator Wright questioned if the interior walls are moveable. He stated that his thought is that the space could then be easily reconfigured.

Commissioner Pena stated what he brought this evening is a concept based on the meetings he had with OSR. He stated he would still need to meet with the developer's architect and engineer to discuss the Kitchen, placement of plumbing, electrical, how much HVAC is coming in, fire protection etc. He stated all of those items would need to be flushed out as the County moves forward.

Legislator Nacerino questioned if there is a feeling on the part of the Commissioner and Administration as to whether there are any unanticipated expenses that could be incurred as the County would move forward.

Commissioner Pena replied that he is comfortable with the estimate that he and the Administration have brought forward.

Chair Albano stated that in the Letter of Intent he who would like verbiage added such as "based on material and usable space excluding common areas". He stated that he would like for that to be amended in time for the May 5th Full Legislature Meeting.

Deputy County Executive Walker stated that there has been some discussion of that. He stated that the County can discuss this with the Developer and see how it gets accounted for in the lease.

Chair Albano made a motion to approve the Butterfield Letter of Intent; Seconded by Legislator Castellano. All in favor.

Chair Albano stated that he wanted to thank the Seniors who came to the Committee Meeting from Cold Spring showing their support for the Senior Center.

Legislator Scuccimarra also thanked the Seniors for attending tonight's Committee Meeting to show their support. She requested that Chair Albano and the members of the Physical Services Committee please allow the Seniors to take a few moments to address the Committee regarding this matter.

Marie Zarcone, President of the Putnam Valley Senior Center stated that she is very appreciated that the Butterfield Center will be used. She stated that many Seniors from Cold Spring come to the Putnam Valley Senior Center because their current Senior Center is so substandard. She stated that she is very happy that the Legislature has taken this step forward and believes the Seniors in Cold Spring deserve this.

Dottie Anderson, Senior Resident of Cold Spring, stated she has been fighting for, what feels like forever to get a fitting Senior Center in Cold Spring. She stated that she is thrilled.

Director of Office For Senior Resources Sheehy stated she would like to make a few comments on behalf of the Seniors. She stated that they have been through a long process. She stated that there are people who a no longer with us today, that approached her in 2012 when she first came into the position as Director of Office For Senior Resources. She stated and they were tirelessly advocating working to get a Senior Center in Cold Spring that would meet their needs. She stated it is wonderful that this is moving forward. She stated that the numbers that Deputy County Executive Walker put together are very telling. She stated that just a couple of years ago the Legislature spent a million dollars on floor plans for a Senior Center and ended up with nothing. She stated that 15 years from now the Legislature will have spent double that amount and have an operating center. She stated in her opinion that is a wonderful! She stated in closing, from all of those who are here tonight and those who are looking down on us, thank you.

Ed Cook, Mahopac Resident representing about 5,000 working families throughout Putnam County who work in the various building working trades. He stated his wife's Uncle and Aunt live in Cold Spring. He stated that they asked them to attend tonight's meeting. He stated that their answer was "it is too far". He stated that he too thank the Seniors who came, but also would like to thank the ones who the ride was too far for. He stated that he believes leasing, in his opinion, will be good for the costs. He stated that the comment made by Legislator Wright was so true regarding the interior walls being movable; because they will not be load bearing so the space could be utilized in the future if need be. He stated that construction costs go up, not down.

Katherine Fadde, Village of Cold Spring Trustee stated that she was elected last year. She stated that she has been working in favor of this project. She stated that she is hoping that this is a step towards getting the Senior Center and other County services on the Western side of the County.

Legislator Wright stated that he wanted to recognize Legislator Scuccimarra and the hard work that she has put into this and for working to get it off the Legislative Desk and move this project forward.

Item #9) Approval/Proposed Resolution/Approving Certain County Properties to be Listed on MLS Pursuant to Chapter 31 of the Putnam County Code

First Deputy County Attorney Negro stated the proposed resolution contains a list of the next batch of properties selected to be included in the MLS process. He stated that the Commissioner of Finance Carlin and Director of Real Property Johnson have identified these properties as ones that would benefit the County to sell through the Chapter 31 process rather than going through the auction or offer them to an adjoining property owners. He stated these are improved properties. He stated improved properties with a single or two family house or they are buildable commercial or vacant property.

Chair Albano requested a list of the properties that have not been sold and closed on from the past batch of properties.

Legislator LoBue also requested a list of the running inventory. She stated that she would also like a list of the properties that will be auctioned. She questioned if there is a scheduled auction date.

First Deputy County Attorney Negro stated they are working on a list of properties, with the Director of Real Property Johnson, that have been selected as being beneficial to sell to the adjoining owners. He stated then there will be a list of properties believed beneficial to sell through on-line auction, or something of that nature. He stated the list of properties that will be offered to the adjoining property owners will be presented to this Physical Services Committee at the May 2015 meeting.

Legislator Wright questioned if the properties are tracked on a spreadsheet, making it easily accessible to provide the information that is being requested tonight.

First Deputy County Attorney Negro stated the Commissioner of Finance has all of the data.

Legislator Wright stated then a written request for the information requested should be sent to Commission Carlin.

First Deputy County Attorney Negro stated that is correct and he will notify him of tonight's discussion and that the Legislature will be sending a written request for information pertaining to the current inventory of the MLS properties.

Legislator Nacerino stated, for confirmation, that the properties that are offered to the adjoining property owners are substandard lots.

First Deputy County Attorney Negro stated that is correct.

Legislator Addonizio questioned how are the prices set for the homes listed through the MLS process.

First Deputy County Attorney Negro stated that under the Chapter 31 MLS process, this is the first step in the process. The properties identified are being presented to the Legislature for approval. He stated then the properties are assigned to the individual brokers, that are under contract with the County. He stated then a comparative market analysis (CMA) is done. He stated that the properties and suggested listing price is brought back to the Legislature for approval via a resolution.

Legislator Addonizio questioned what the commission is on the sale of a house to the realtor.

First Deputy County Attorney Negro stated it is five percent (5%).

Legislator Nacerino stated that the reason that the County went to the MLS process is because the County can recoup more money than via the Auction process that was previously used.

Legislator Wright stated as long as the County does not hold onto the properties that are not sold and are on the list of properties to be sold through the MLS process.

Legislator Castellano made a motion to approve Certain County Properties to be Listed on MLS Pursuant to Chapter 31 of the Putnam County Code; Seconded by Legislator Albano. All in favor.

Item #10) Discussion/Correspondence Fr: Joseph A. Becker Post Commander, VFW #9257 To: Legislator Dist. 4-Deputy Chair Putnam County Legislature Ginny Nacerino D: April 3, 2015 Re: Re-pave/Re-surface VFW Post #9257 Parking Lot

Legislator Nacerino stated this correspondence is requesting if the County can assist in paving the Parking Lot at the VFW located in Putnam Lake. She stated that this parking lot is utilized by more than just the VFW. She stated it is a multi-use parking lot, as stated in the correspondence. She stated in the correspondence from Post Commander Becker it is stated that in 2004 the lot was last paved and all the costs for the paving and surfacing was assumed by the County and State. She stated that she checked with the County Auditor, Commissioner of Finance and the County Law Department there is no record.

Chair Albano stated that he would like to request that Commissioner Pena provide a cost estimate for the job.

Legislator LoBue questioned if this is property that the County owns.

Chair Albano stated it is not.

Legislator LoBue suggested that the Legislature attempt to contact Senator Murphy and request if the State can provide financial assistance.

Legislator Nacerino stated that she has already sent a correspondence to Senator Murphy regarding this matter.

Legislator Gross stated that he would like to support Legislator Nacerino regarding this matter. He stated that he frequents that VFW. He stated that they provide great support to both their community and outside communities.

Legislator Nacerino stated that she will see what the response is from Senator Murphy and the cost estimate of the project and take it from there. She thanked her colleagues for their consideration.

Legislator Gouldman stated that he would be concerned that this could set a precedent. He stated that there are several other groups he can think of who need their driveways done.

Legislator Nacerino stated that the distinction in this request is that the parking lot is used by different agencies within the County. She stated that she understands that the County can only do what they can do.

Item #11) FYI/Increase of 2015-2016 CHIPS Funding (Consolidation Local Street and Highway Improvement Program)/County Executive Odell's Press Release D: April 3, 2015

Legislator Gouldman questioned if the CHIPS funding can only be used for roads. He stated Putnam Valley is in need of water in their down town area.

Deputy County Executive Walker stated CHIPS is a formula funded grant mechanism that the County receives yearly. He stated that there are restrictions pertaining to what the money can be spent on. He stated in regards to the water issue in Putnam Valley. He stated he has met with representatives from the Town of Cortland there is a specific plan in place. He stated that the process is well under way.

Item #12) Other Business

a) Discussion/Approval/Proposed Toll Booths on Connecticut Roads Projected Negative Impact on Putnam County Local Roads

Legislator Gross stated that he would like the Legislature to send a letter to our federal elected officials stating that Putnam County is opposed to the proposal of the Toll Booths on Connecticut Roads.

Chair Albano facilitated further discussion on this matter. It was agreed that if the Toll Booths were put in on the Connecticut Roads, especially on Interstate Highway 84, as cited in the attached correspondence, it would have a negative impact on the infrastructure of the Putnam County Roadways that would be used as a by-pass to paying the tolls. Also stated was increase in traffic that would result.

b) Approval/Budgetary Amendment (15A026)/2015 CHIPS County Capital Project Budget to equal the adopted NYS Budget/Commissioner Carlin

Legislator Wright made a motion to approve the Budgetary Amendment (15A026)/2015 CHIPS County Capital Project Budget to equal the adopted NYS Budget; Seconded by Legislator Castellano. All in favor.

c) County Services on the Western Side of the County

Liz Armstrong, Reporter for Philipstown.Info stated a few years back and again recently, the County Executive and others spoke about bringing a range of services to the Western side of the County and utilize the space in the Butterfield. She stated the focus seems now to be totally on the Senior Center. She questioned the status of bringing the other services to the Butterfield site.

Chair Albano stated that the opportunity is here for the Senior Center. He stated that is the main focus. He stated that there is nothing on the table at this time regarding other services. He stated that they do want to have a multipurpose room. He stated that would provide feasibility if bringing services in the future is decided.

Item #13) Adjournment

There being no further business, at 8:10P.M., Chair Albano made a motion to adjourn;
Seconded by Legislator Castellano. All in favor.

Respectfully submitted by Diane Trabulsy, Deputy Clerk of the Legislature.