

**PHYSICAL SERVICES COMMITTEE
HELD IN ROOM 318
PUTNAM COUNTY OFFICE BUILDING
CARMEL, NEW YORK 10512
(Chairman Albano, Legislators Castellano & Scuccimarra)**

Tuesday

April 19, 2016

The meeting was called to order at 6:30p.m. by Chairman Albano. Chair Albano requested that Legislator Scuccimarra lead in the Pledge of Allegiance. Upon roll call, Chairman Albano and Legislators Castellano and Scuccimarra were present.

Item #3 - Approval/Physical Services Meeting Minutes March 15, 2016

The minutes were approved as submitted.

Item #4 – Presentation/Deputy County Executive Walker/Tilly Foster Education

Institute/Reg: Additional \$1.1 million Funding Request (copy of Dep. Cnty Exec. Walker Pres. w/minutes)

Deputy County Executive Walker stated this presentation is regarding the Tilly Foster Educational Institute. He stated this is a County project that has been ongoing for several years. He stated that the “Mission Statement...*Tilly Foster Farm is a Putnam County owned property and facility that fosters financial, environmental, social and historical stewardship through a variety of program offerings by means of public-private partnerships.*” was created by County Employees and members of the Public. He stated the property consists of 199 acres. It was purchased by the County in 2002 with funds from the Department of Environmental Protection (DEP). He stated that the County entered into a lease agreement in 2009 and then regained the property on January 1, 2014. He stated that is when the vision was laid out. He stated that Sheriff Smith has requested to address the Legislature regarding this matter. He explained that Sheriff Smith, in 2002, was the Deputy County Executive. He stated Sheriff Smith led the team in 2002 that put forward many recommendations. He stated those recommendations were revitalized and reestablished in 2014 when the team of people were pulled together to lay out the vision for the property.

Sheriff Smith stated during the preparation for the 2016 State of the County Address, which he was a member of the team, primarily to assist with public safety issues. He stated that during those discussions he shared the history and background regarding the acquisition of Tilly Foster Farm (Farm). He stated it was at that time that both the County Executive and Deputy County Executive stated that they believed it would be useful for him to share his insights with this Legislature. He stated that is why he is here tonight. He stated that he served in the Department of Defense in 1991-1993. He stated that he has been asked to share some of the history related to this matter as well. He stated that he wanted to begin with two (2) quotes: historical quote, “Those who cannot remember the past are condemned to repeat it” ad a biblical quote, “Where there is no vision the people shall perish”. He stated he was going to share some quotes from State of the County Addresses 1999, 2000, 2001, but in light of the large agenda this evening, he will provide a copy for the record. He stated in 1999 there was a Committee formed by the

County Executive and the Legislature called "Vision 2010". He stated with the help of the Legislative Staff members he compiled written records from the Vision 2010 Committee (Committee). He stated the County has done well with carrying out some of the recommendations that came from the Vision Committee. He stated the guiding principles that the Vision 2010 committee focused on were: Balance, Respect and Partnership. He stated that there is a photo on page 2 of the Vision 2010 packet. It is a photo of the Farm overlaid with the businesses signs that are located at the Highlands. He stated that the Committee saw that as the symbiotic relationship that must exist between environmentalist, conservationist, preservationist and the business community. He stated you cannot have one without the other. He stated conservation, preservation and the environment cannot be preserved without funding. He stated that there needs to be smart growth and balanced growth. He stated in 1999, Putnam County was the fastest growing County in New York State. He stated he believes this information will be very educational to the current Legislators. He stated that there were six (6) sub-committees: Government, Infrastructure, which included waste water and storm water systems, and water quality, the Economy, the Environment, with emphasis on water quality, especially the drinking water and reservoir systems, Education and of course the Wellbeing of the residents. Factoring the time frame of Vision 2010 the County Government and County Leadership was focused on protecting water quality, preserving open space, protecting the environment, by having a balance of commercial growth and limiting residential growth. He stated it was recognized that the County was in dire need of commercial growth, in order to keep Putnam affordable for its residents and families. He stated that this past Sunday, April 17th, was the Putnam County Chamber's Annual Elected Officials Forum. He stated that there are concerns of whether Putnam County can attract commercial growth to support the environmental programs and make Putnam County affordable. He stated the main point is that commercial development and protecting the environment cannot be enemies. There must be a symbiotic relationship. He stated the focus of the Committee was the I-84 corridor, exit 17, 18 and 19. He stated the vision of County Executive Robert Bondi for the East of Hudson Funds from the Watershed Agreement, was primarily focused on a term known as "Diversion", which he provided an explanation of. He concluded his explanation with the statement that Diversion never gained any governmental or public support. He stated therefore the decision was made by then County Executive Bondi and the Legislature to no longer earmark any funds for diversion. He stated at that point three (3) projects were selected to be funded by the East of Hudson (EOH) funds under the Watershed Agreement to support water quality:

- Tilly Foster Farm – purchased 2002 for \$3.8 million
- Putnam County Golf Course – purchased 2003 for \$11.35 million*
(* County paid, through bonding, \$5 million of the total. Net use of \$6.35million EOH Funds)
- Camp Wilbur Herrlich – purchased 2006 for \$1.5million*
(\$515,000 was used towards the purchase price)

He stated the bottom line is that these properties were purchased by the County to prevent over residential development to protect the environment with emphasis on water quality for this

generation and future generations. He stated in speaking specifically to the Tilly Foster Farm property, the County received a tremendous concession from New York City DEP. He stated the DEP agreed to continue to pay taxes on the Farm property. He stated the County has the Farm which is protecting the property from future development and the land is on the tax rolls. He stated the Bondi Administration believed the combination of the commercial development off the I-84 exit 19 and the Farm approximately 1 mile down the road sent a powerful message; business, preservation and conservation go hand-in-hand in the place we call home, beautiful pristine Putnam County. He stated that he hopes the background will assist this Legislature with the decisions they need to make regarding future funding of these projects. He stated that he stands by the decisions that were made, while he served as Putnam County Deputy County Executive, to preserve these properties. He stated the main mission was accomplished to prevent over residential development in Putnam County. He stated that he has been asked to give a brief overview of the "Morale, Welfare and Recreation" program. He stated that the Military implements the "Morale, Welfare and Recreation" program with principles. He stated the use of user fees and tax dollars are done on principles. He stated he shared this information with County Executive Odell and Deputy County Executive Walker, and they asked that he share this information with the Legislature. He stated basically there are three (3) categories with the "Morale, Welfare and Recreation" programs of the Military. Category A= Total Tax Payer Responsibility: Parks, Bikepaths, places that residents use. Category B= Subsidized by Tax Payer funds and User Fees: Swimming Pools, Gyms, Athletic Facilities (if used by Soldiers getting ready to go to war, the cost is totally subsidized for those individuals), Pavilions available to rent for private parties. Category C= Totally paid for by User Fees: Golf Courses. He stated his purpose for addressing the Physical Services Committee and Legislators was not to influence the County Executive or Legislature in how they should proceed. He stated that there are tough decisions to be made, while representing the constituents. He stated in closing he asked that all the Elected Officials work together to keep Putnam County a great and safe place to live, work and raise a family.

Chairman Albano stated he was grateful to Sheriff Smith for providing this information. He stated that he appreciated hearing the background from a person who was actually there.

Deputy County Executive Walker thanked the Sheriff for his insight into the past and the strategy that was present in the acquisition of the Farm. He stated in 2014 the principles of the Vision 2010 were used when the public and the representatives from the County worked together to create a vision specific to Tilly Foster. He stated that environmental stewardship and water quality stand out in the plans and work done at the Farm. He stated that also the focus of creating an environment that would be safe for public access. He stated that there was code compliance and certificate of occupancy were obtained. He stated the infrastructure for the entire Farm campus was looked at. He stated the purpose of this presentation is to bring an update on the progress at the Farm and to report that in order to complete the project an additional \$1.1 million in bond is needed. He stated that key components of the infrastructure

were lacking. He stated the Water Supply System was defunct. He stated the Water System has been replaced and is complete. He provided brief overview of the Water Supply. He stated the Power Supply System was insufficient for any real utilization of the property. He stated a Power Supply system was brought in and developed a system that is underground. He stated it is a three (3) phase system, which was necessary to support the Septic System that was installed at the Farm. He stated the Septic System was the biggest undertaking of the infrastructure. He stated there were multiple failed cesspools and field systems from the old Septic System. He stated the system was nowhere near being code compliant at all. He stated, ironically enough, the County's Septic Repair System program, was housed at the Farm at one point. He stated that they reviewed Septic Systems throughout the County, but never looked at the Farm's. He stated that the County did most of the work for the new Septic System, resulting in a cost savings. He stated the now campus wide Septic System at the Farm is a pump up system with a backup generator onsite. He stated the County worked closely with the regulatory agencies. He stated the location of the Septic System, which was required to be put on the back field, is the reason for the vastly different type of Septic System from originally planned. He concluded his presentation with the Financial Summary Overview which depicted where the variances exist, resulting in the request that is being brought forward, an approval for a \$1.1million bond. He stated to remind everyone a technique called "Design Build" was used. He stated that technique prevented the County from having to pay a few million dollars on Engineering Plans for the work needed. He stated there was an exception. He stated that there was work with steel that required the County to go outside to have engineering done. He spoke to the different costs of the project thus far. The Utilities Cost plus the work to tie all of the utilities to the entire campus, Total Costs: \$728k . He stated under the category of "General Construction" the original estimate was \$600k. He stated the update estimate based upon receipt of outstanding RFPs is \$1.25million, resulting in the need for an additional \$670k. He stated that there are a number of items that are code compliant related contributing to this portion of the work. The "Site Work" original estimate was \$30k. He stated the updated estimate is \$240k, variance of \$210k. He stated a relevant fact here is that there was a significant amount of Site Work that became necessary do to the infrastructure that was needed associated with the Lodge. He stated major foundation work needed to be done to ensure its safe utilization. The "Steel and Concrete" original estimate was \$90k. He stated the updated estimate is \$175k, variance of \$85k. He stated again a lot of this was driven by the foundation work that was necessary. The "Kitchen Equipment and Fire Protection" original estimate was \$75k. He stated the updated estimate is \$200k, variance of \$125k. He stated that there were big issues related to code compliance. He stated particularly with ventilation for fire protection. He stated the total of the Variances:\$670k, \$210k, \$85k, \$125K is \$1.1million. He provided the figures and background relating to the Code Compliance Costs : Fire Protection \$220k, ADA Federal Standards \$70k, NYS Energy Code \$100k, DOH Sanitary Code \$105k, NYC DEP \$110k Totaling: \$605k. He stated the in summary the infrastructure is complete and in place, so if the decision is to stop work, that is in place. He stated the investment in the Lodge will result in a benefit for use to

the entire community. He stated there are still discussions taking place with BOCES to utilize it to provide education opportunities for the children of the community. He stated there is an anticipation to utilize the Lodge similarly to the banquet facility type work that is done at the Putnam Golf County location. He stated that he will be happy to address any questions.

Legislator Gouldman questioned if the request for the \$1.1million bond will be the last request for funding. He questioned if the project can be completed with that.

Deputy County Executive Walker stated that there was a thorough review conducted, line by line. He stated the Administration believes this is going to be enough funding to complete the project.

Legislator Nacerino stated that the variances are significant. She questioned if the reason for that is due to the "Design Build" method that was used in addition to the unanticipated matters that arose as the project progressed.

Deputy County Executive Walker stated the fact that a detailed analysis of the building was not done definitely is a factor. He stated had that been done, based on his experience and Commissioner Pena's past experience of doing this work in the private sector, approximately \$5 - \$750k would have been spent to do just the engineering. He stated that level of money would have been spent before a nail was put in a wall. He stated that estimation is only in reference to the building. He stated the Infrastructure Water, Septic and Power Supply would have cost approximately \$150 - \$200k. He stated that they were well aware that the choice was to not pay to do those analyses. He clarified that a conscious decision was to implement the "Design Build". He stated in the long run, money is saved by using the "Design Build" method.

Legislator Nacerino stated for clarification, that Deputy County Executive Walker is stating that the way that the County has done this project at the Farm is the most cost efficient.

Deputy County Executive Walker stated if he were to do this project again, he would use the "Design Build" method again. He stated that a lot has been learned throughout this job. He stated so the next time he would be aware of the code compliance issues, the fire protection issues and the ADA compliance issues.

Legislator Nacerino stated she believes that it is important for the Legislature and everyone to know that regardless of the large variances, this still is the most cost effective way to approach this project.

Deputy County Executive Walker stated that he would approach that statement by saying, "what has been invested on that property is there. The steel the concrete, the power supply, the septic

system and the water. He stated there is a component that is labor, but most of it is hard assets.” He stated those costs would not have changed regardless if an engineering study was done or not.

Legislator Nacerino stated that she and Legislator Castellano did go to the Farm and came away in awe of the work that has been done. She stated that she encourages each Legislator to go and see the current status of this County project and the work that has been accomplished.

Chairman Albano stated the County spent \$100s of thousands of dollars on plans for the Kent Senior Center, a few years back. He stated that initially when the buildings were viewed at the Farm, they looked good from the surface. He stated once the work began it became very clear that the appearance of the building was very misleading. He stated it would have been a lot easier to take the building down and build from the ground up. He stated that he has recently been up to the Farm. He stated the work has been done properly and the structure is beautiful.

Legislator Gouldman stated that he is glad to hear that Deputy County Executive Walker has stated this request for the \$1.1million bond will be enough funding to finish the project. He stated that the Farm project has been discussed in many different conversation in Putnam Valley and throughout the County. He stated as the Sheriff mentioed the Farm was purchased in 2002. He stated that no one on the Legislature today had an opportunity to participate in that Vote. He stated he understands the reasoning behind the purchase. He stated the purchase prevented another housing development from being built. He stated that he pulled some figures together that he would like to present.

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

Legislator Gouldman stated since 2002 the County spent close to \$8million of tax payer money for this project. He stated that he sees that he is in a position to vote on a matter and fix the problem that other people created. He stated the original agreement included a clause stating that if the County no longer wants the property, the County must offer the property purchased with EOH funds back to the DEP for the price of \$1.00. He stated the County would waste \$8million dollars if that is what is decided. He decided if the decision is to stop work and turn the property into a park, money would still need to be spent to maintain the property. He stated with all of that said, he will support the request for the \$1.1million to finish the job.

Legislator LoBue stated she believes that the history about the original purchase of the Farm and where the County is now with the project is a diversion. She stated the County did not have to do this project. She stated it was the Administration that came forward and received support from the majority of the Legislature. She stated in her opinion a \$1.1million mistake is a big mistake. She stated that recently she did go to the Farm and received a tour from Deputy

Commissioner Tully. She questioned when was it decided to put seven (7) bathrooms in the Lodge.

Deputy County Executive Walker stated part of the issue with the bathrooms was related to ADA compliance. He stated that he would like to address a statement made that was inaccurate. He stated that the \$1.1million was not a mistake. He stated the cost of things were underestimated; that is not a mistake.

Legislator LoBue stated in the public sector that is called an error. She stated her opinion is that the outside of the building should be finished and then wrapped up until there is a concrete business plan. She stated in other situations when funding is being requested from the County, a business plan is requested. She questioned how the County will make back \$2.4million that has been spent. She stated the bonding resolution is written up as a ten (10) year bond. She stated that will put the County in a very precarious spot, especially with some of the looming million dollar litigation matters the County is facing. She stated also, the Golf Course was cited as an example by Deputy County Executive Walker during his presentation. She stated that the County is taking business away from other venues throughout the County. She stated that County agencies that use to give business by hosting events at different venues throughout the County, are now holding their events at the Putnam Golf Course. She stated, now the same thing is being projected to be done at the Farm. She questioned what is the business plan for the County to make this financial investment back. She stated the footprint of the building has been expanded. She stated the character of the building no longer exists. She stated it looks like a modern facility. She stated that Deputy County Executive Walker sounds confident that the money will be made back. She stated she does not understand then why the Legislature does not have a business plan to explain how the investment will be made back. She stated also, in 2015 there was a sense of urgency from the Administration stating the work at the Farm had to be rushed because BOCES was going to occupy space on the Farm property on March 1, 2016. That never happened nor was any update presented to the Legislature in writing. She stated the Legislature hears verbally that negotiations are still going on with BOCES. She stated in her opinion hearsay is not enough for her to support this additional investment. She stated that this request will most likely get passed by the Legislature, because it will receive support from the usual five (5) Legislators. She stated she would like to support this project, however she cannot without a clear plan to support the funding. She stated the Water and the Septic, have always been an issue.

Legislator Addonizio stated she would like an update on where the discussions are with BOCES.

Deputy County Executive Walker stated there is not an executed contract with BOCES, as of right now. He stated that BOCES is committed to taking space at the Farm. He stated that there is a meeting scheduled with them next week to bring them through the site. He stated that is only

one (1) component of the business plan for the Farm. He stated that he agrees that the County has a responsibility to have a business plan, because money needs to be spent in a fiscally sound way. He stated that there were a number of statements made by Legislator LoBue that were half true, which he will address. He stated firstly, the statement that the original building could have been renovated, is inaccurate. He stated the building was not structurally sound. He stated the fact that the building looks different now, has to do with the structural integrity of many of the parts that were in the building, but not fundamentally retainable. He stated as the evaluation was being done and the building was being disassembled, which is how "Design Build" engineering is done. He stated the project is "designed and engineered" as the project progresses. He stated that there will be variances in costs, that is a component of what happens with the method of "Design Build". He stated the variances are o.k. because they would need to be paid for anyway, but the additional financial burden of paying for an engineer is not in the equation. He stated that Putnam County is very fortunate to have the resource of engineers it has in-house, to avoid the need to spend money, as was done in the case of the proposed Kent Senior Center. He stated in the case of the Kent Senior Center a million dollars was spent for a piece of paper. He stated in the case of the Tilly Foster Farm project, a million dollars was spent in hard core infrastructure: Septic System, Water System, Electric System and Concrete that is all in the ground. He stated the facility is now structurally sound. He stated in regards to the Business Plan. He stated the Administration believes the deal with BOCES will go through and the cash flow, the carrying costs associated the property is what will be targeted to attempt to generate more. He stated there are partnerships that are currently be worked and developed. He stated that RFPs are currently going out to solicit people who would run it as a restaurant, as a food and beverage type of facility, similar to what is done at the Putnam Golf Course. He stated there are a few other components being reviewed: 1) Early Intervention Pre-School Program, which is the second largest line item in the County's Budget. He stated the County pays \$1.5million to cover transportation costs for the Early Intervention Pre-School Programs. He stated the vision is to have programs that these children could attend right here in Putnam County to meet their needs. He stated it would create Teaching Positions, and offset a portion of the \$7million that is paid annually to teach and transport these Children.

Legislator LoBoue stated that she does not understand why none of the information, reported by Deputy County Executive Walker just now, is not in writing from the Administration to the Legislature.

Deputy County Executive Walker stated it is in writing.

Legislator Nacerino stated that she recalls discussing this before.

Legislator LoBue stated that she would like to clarify that her statements about the changes made were specific to the configuration of the interior of the building not the timbers. She stated that

on September 16, 2015 Deputy County Executive Walker addressed this Committee and stated that the Administration would be meeting with the Watershed Agricultural Council (WAC) to address the change in use for the Farm from a Horse Farm. She stated that she never heard an update from that meeting.

Deputy County Executive Walker stated the utilization of the property is not confined to a Horse Farm. He stated the meeting with WAC was to discuss using the area where the parking lot is. He stated WAC had to change the agreement so that the County could modify and fall under the existing code. He stated he has a map that delineates the different areas of the 199 acres of the property and the utilizations for that specific area. He stated where the parking lot is had to be modified.

Legislator LoBue questioned where are the modifications of the easement, from the September 2015 meeting with WAC.

Deputy County Executive Walker stated that they are not complete yet. He stated Deputy Commissioner Tully approximately two (2) weeks ago met with WAC. He stated that it is an easement to the property; the WAC Agreement controls the utilization of the property.

Town of Southeast Councilwoman Lynne Eckardt stated she was present in the beginning. She stated in her opinion the whole thing has pretty much been a debacle. She stated that she believes it would be helpful to have a concrete Business Plan and have it presented, like tonight's presentation.

Chairman Albano stated in Westchester County approximately \$1million a week is spent on Parks and Recreation. He stated that at the Farm from 2003 to 2013 there was \$2.5million dollars spent to put a band aid on the facility to keep it going. He stated that is about what will be spent currently at the Farm. He stated when that money is spent today the result will be a working facility right off of I-84. He stated that he sees the potential for this property as being tremendous. He stated he is confused by Legislator LoBue's comments against having a restaurant at the Farm. He stated that she brought the idea of having a restaurant there a few years ago.

Legislator LoBue stated that was approximately four (4) years ago. She stated that she had an interested private business owner who wanted to occupy the facility "as is".

Chairman Albano stated the facility could not have been used as it was.

Deputy Commissioner Tully stated that he was inspired by the presentation that was given by former Deputy County Executive Smith. He stated he has sat in on many meetings over the

years both involving the public and internal County employees. He stated this project, Tilly Foster Farm, has been supported by three (3) different Administrations: Bondi, Eldridge & and current County Executive Odell. He stated one of the hardest things for an Administration to do is take a project out of the bucket, coined by former Deputy County Executive Smith, the “too hard to handle” bucket. He stated that since the day the Tilly Foster Farm was purchased it has been a “too hard to handle” issue. He stated it was purchased for the right reason. He stated the vision for Tilly Foster Farm was never crafted. He stated both County Executive Odell and Deputy County Executive Walker had meetings with the public, where multiple meetings were held and outlined for this Legislature. He stated today the Vision for the Farm came from those meetings. He stated the funding needed will help to fulfill the Vision supported by the public at large for the Farm. He stated as a resident of the County, as a Former Deputy County Executive, and as a County Employee who is an integral part of the Farm Project in the Highway & Facilities Department, working to keep the Farm project moving in the right direction, along with the hundreds of other projects both planned for this year and years to come, he urges this Legislature to support Tilly Foster Farm. Get it out of the “too hard to handle” bucket and move forward in unison and get the Farm on the map and make the Vision a reality.

Legislator Scuccimarra stated that she agrees with Deputy Commissioner Tully. She stated now that there is a facility that is in compliance the possibilities are endless. She stated she believes it is going to be a great facility.

Chairman Albano stated before proceeding to the other agenda items, he would like to make sure that the Legislators have seen the email from a resident, that was part of the “Additional” who expressed their lack of support for some of the direction that the Farm project is taking.

Item #5 - Approval/Amending Bond Resolution for Improvements To Tilly Foster Farm
Legislator LoBue questioned why are the conditions, included in the paper work for the bond, staggered: \$115,000 for 40 years, \$70,000 for 30 years and \$1,915,000 for 10 years.

Commissioner Carlin stated that the local finance law defines every aspect of a renovation that is done. He stated that Sewer and Water are longer time frames than building renovation. He stated in addition building renovations are separated into class A, B or C. He stated that the Tilly Foster Farm Building, he believes falls into a class A.

Legislator LoBue questioned then the 10 years is the maximum amount of time.

Commissioner Carlin stated that is correct. He stated that is the “life” under the local Finance Law. He continued to provide a brief explanation of the bond process.

Legislator LoBue stated that she is very concerned with the amount of money that needs to be paid back by the County due to all of the bonding that has been approved.

Legislator Gouldman stated that there was a settlement for the County in the amount of \$1.5million related to the Deskovic Litigation on August 4, 2015. He stated at that time Commissioner Carlin requested a Budgetary Amendment to utilize the funds to cover costs of renovations to County Facilities. He questioned if that money has been earmarked for specific use.

Commissioner Carlin stated that it has not.

Legislator Gouldman stated then that money could be used to cover the additional costs to finish the work at the Farm.

Commissioner Carlin stated if that is the wish of the Legislature that is correct.

Chairman Albano stated at this time there are the best bond rates. He stated that there is a tremendous amount of work to do on the County Facilities. He stated there is always the option to pay off a bond early. He stated he supports approving the request for the additional \$1.1million through the bond process.

Legislator Scuccimarra stated the County has an excellent bond rating.

Commissioner Carlin concurred.

Legislator Scuccimarra questioned if taking on additional bonds will have any influence on the County's bond rating.

Commissioner Carlin stated no, not these bonds. He stated there is less outstanding debt now in 2016 than there was in 2007. He stated it was his recommendation not to borrow in 2015 because the County was not far ahead on the projects. He stated he is working to balance the County's debt.

Legislator LoBue questioned why the County wouldn't utilize the \$1.5million from the litigation.

Commissioner Carlin stated that is a decision to be made by the Legislature.

Legislator Addonizio questioned if Putnam County still has a "AA" rating.

Commissioner Carlin stated Putnam County has a "AA2" rating.

Legislator Addonizio questioned if the Legislature approves the bonding, and then decides to use the \$1.5million from the litigation, then the bond can be paid off, is that correct.

Commissioner Carlin stated that is not correct. He stated the bonds are not callable for ten (10) years. He stated the Legislature could approve the bond resolution and change that decision and use the \$1.5million. He stated that he will not be doing the actual borrowing until June, he could put that off by a month. He stated he needs the resolution to be approved to be able to continue to spend money on the project.

Chairman Albano made a motion to approve Amending Bond Resolution for Improvements To Tilly Foster Farm; Seconded by Legislator Scuccimarra. All in favor.

Item #6 - Discussion/Auction Process To Sell County Properties/Legislator Addonizio

Legislator Addonizio stated that she has invited Randy Passonno of the Collar City Auctions Realty & Management Inc. to provide factual information on how their Auction process works. She stated this is a matter that has been discussed in the past few meetings of this committee. She stated that she believed it would be useful to hear from a professional in this field.

Chairman Albano made a motion to waive the rules and accept the additional; Seconded by Legislator Castellano. All in favor.

Randy Passonno stated that he started the Collar City Auctions Realty & Management Company thirty (30) years ago. He stated that they are full-time licensed and bonded Auctioneers, Relators and Real Estate Brokers. He stated that they do provide Real Property and Surplus Auction Services for many municipalities throughout New York, Massachusetts, etc. He stated the benefits to selling at live auction with his company is effective marketing is done for each property, through photos, online posting , google ads, youtube videos, which are targeted through zip codes. He stated full color brochures are compiled, which he did include in the packets that he presented to the Committee tonight. He stated the actual on-site live auction is conducted by his staff. He stated they do the work from start to finish. He stated that relieves County Staff or anyone else from the task of handling any of the day to day work responsibilities that are involved. He provided an overview of all of the tasks that they take care of. He stated that when the paperwork is handed over to the County, post auction, everything is ready to go. He stated the benefits are that there is no commission to the County, the properties are not mixed in with thousands of other properties throughout the multiple listing service. He stated the auction of all of the properties would be the center of attraction for the period of the auction. He stated the properties are sold as is with no contingencies, to a cash buyer. He stated the properties are put back on the tax roll expeditiously. He stated that the best part for the County is all of these services come at no cost to the County. He stated that they are paid via the buyers' premium, which is added onto the purchase price. He stated that is a brief overview of his company. He stated that the auctions are videotaped from start to finish so there is a record of everything that transpires.

Commissioner Carlin stated that the last auction in Putnam was conducted in 2010 and it was a two (2) day process and held at the Sheet Metal Workers Union space. He stated that it was hosted by an auction company, Haroff Auction & Realty, Inc.

Legislator Castellano questioned the statement made by Mr. Passonno regarding the cash bid. Does the buyer need to be pre-approved for a mortgage.

Mr. Passonno stated the person may be pre-approved but it is not contingent on them getting a mortgage. He stated that they have qualified cash buyers who have the money to pay for the property within the 30days after the auction.

Legislator Castellano asked what is the percentage of the winning bid actually getting the property.

Mr. Passonno the percentage is 100%.

Legislator LoBue stated there have been situations through the use of the MLS process that properties have sat for two (2) years listed on line. She questioned how quickly does this process move.

Mr. Passonno stated from the time that his company receives the property list, it takes approximately 8 weeks for the entire process to be completed.

Legislator LoBue questioned how often does a property come back to the process.

Mr. Passonno stated it is rare. He stated maybe 2-3 properties out of 100 may end up to be a default out of the auction process.

Legislator Addonizio stated she believes Putnam County is the only County that utilizes the MLS process. She questioned why was the change made from the use of the Auction process to the MLS.

Chairman Albano thanked Mr. Passonno for the information that he presented. He stated that with the question that Legislator Addonizio just posed, the Committee will move to the next agenda item (#7).

Item #7 - Discussion/Response-MLS Sales vs. Auction Sales – County Properties/Commissioner Carlin

Commissioner Carlin stated the last Auction conducted by Putnam County was in 2010. He stated there was no problem getting interested buyers. The problem arose in terms of having the people keep the property. He stated in 2010 79 lots were sold through the auction process. He stated 63% of the 79 will be reacquired by the County. He stated 34 of the 79 lots purchased never paid a single cent of property taxes. He stated as Mr. Passonno stated the auctions companies do a great job. However, once the deeds are cut the auction company is done. He stated then it is the County left to go through the entire process again. He stated that he is not against the auction process nor is he saying the MLS process is the only way to go. He stated

that it is his opinion if the goal is to maximize the value of the properties being sold, MLS and broker is the way to go. He stated that there is a property on this agenda later that he would only want to see by sold via the MLS process. He stated look at it as you would if you were selling your own house. He stated that you would want to get the best price and maximize the value of your sale. He stated that the MLS process does not work for every property.

Legislator Addonizio stated she would like to suggest that if a property is listed on the MLS listing for a year and has not been sold then that property is put on the list of properties to be sold via the Auction process.

Commissioner Carlin stated that would be fine if there are Auctioneers who are willing to take those properties.

Mr. Passonno stated that he would be willing to consider that. He stated he would like to sit and review the properties Putnam County has. He stated, unlike some of his competitors, Collar City Auctions Realty & Mgmt., Inc. works with all different level of properties.

Commissioner Carlin stated that would be great, and they will look through the properties.

Legislator LoBue questioned why is Putnam County the only County using the MLS process.

Commissioner Carlin stated it is because the other Counties have so much volume, they could not utilize the MLS process. He stated if Mr. Passonno is interested in looking at the straggler properties, a list will be prepared for his review. He stated the auction process is a tool that the County does use for the automobiles as well. He stated he would like to urge the Legislature not to fixate on the amount of back taxes, he stated it does not equate to market value.

Chairman Albano stated that he will be going out of order addressing agenda items #20 and #21. He requested that First Deputy County Attorney Negro come forward to speak to these items.

Item #20 - Approval/Sale of County Property Pursuant to Chapter 31 of the Putnam County Code / Patterson TM # 25.41-1-19 (failed at Spec Full 3/22/16)

First Deputy County Attorney Negro stated this is a reconsideration of a sale of property that failed at the March 22nd Special Full Meeting. He stated that there is a contract, title is in and there is a down payment. He stated the contract sale price is higher than the listing price.

Legislator LoBue questioned how many acres is this property.

First Deputy County Attorney Negro stated less than a quarter of an acre.

Legislator Castellano questioned if this is the same buyer.

First Deputy County Attorney Negro stated yes.

Legislator LoBue questioned the status of the property that is located in Patterson. She stated it is approximately 40 acres. She stated that Deputy County Executive Walker stated last month that he wanted to walk the property.

Deputy County Executive Walker stated the property is 22 acres. He stated the County is holding the property for potential alienation of other property in the County.

First Deputy County Attorney Negro stated that property is actually 22.5 acres and it was listed at a price of \$60,000. He stated as far as the alienation for the swap that is concerned, it will serve the County better.

Legislator Nacerino stated that she hopes this sale is supported this evening. She stated the offer is more than the asking price. She stated that she would like to make a statement in terms of the earlier discussion of the Auction process vs the MLS process. She believes that a property sold through the MLS process, especially when a property is purchased at the listed price or even higher, benefits the neighborhood.

First Deputy County Attorney Negro stated many of the County properties sold through MLS to date have been sold to local contractors, which is supporting local business. Also, the renovations to the properties help restore value, not only to the specific property, but also to the market value of the neighborhood.

Legislator Castellano stated he would like to recommend that a photo record be kept. He stated a photo of the property at the time of sale and approximately six (6) months later take another picture for the purpose of comparison.

Legislator Scuccimarra made a motion to Approve Sale of County Property Pursuant to Chapter 31 of the Putnam County Code / Patterson TM # 25.41-1-19; Seconded by Legislator Castellano. All in favor.

Item #21 - Approval/Sale of County Property Pursuant to Chapter 31 of the Putnam County Code/Town of Kent TM # 10.20-1-69

First Deputy County Attorney Negro stated this property is a little over 1 acre. It is a vacant parcel in the Town of Kent.

Chairman Albano made a motion to Approve Sale of County Property Pursuant to Chapter 31 of the Putnam County Code/Town of Kent TM # 10.20-1-69; Seconded by Legislator Castellano. All in favor.

Item #8 - Discussion/Response-Revised MLS County Property Spreadsheet/Commissioner Carlin- This item was not addressed.

Item #9 - Proposed Butterfield Senior Center

9a) Approval/Amend Resolution #240 of 2015 / Execution of Charitable Donation Agreement (received 4/12/16)

9(a)(1) Approval/Exhibit "A"/Charitable Donation Agreement between ACI Senior Development Corp & County (received 4/13/16)
9(a)(2) Approval/Exhibit "B"/ Butterfield Realty LLC Lease Agreement (received 4/12/16)

9b) Approval/Local Law/ Authorizing the Lease of Property Located at 1756 Route 9D, Cold Spring, New York, for a Term of Fifteen Years (received 4/12/16)

9c) Approval/Amend Policy of Naming County Facilities (received 4/12/16)

First Deputy County Attorney Negro recommended that any discussion involving the Lease Agreement, the Charitable Donation Agreement and the legalities behind it be held in Executive Session. (Items #9 & 10)

Item #10 - REVISIONS to Proposed Butterfield Senior Center

10a) Approval/Exhibit "A"/Charitable Donation Agreement between ACI Senior Development Corp & County (received 4/14/16)

10b) Approval/Exhibit "B"/ Butterfield Realty LLC Lease Agreement (received 4/14/16)

8:20p.m.

Chairman Albano made a motion to go into Executive Session to discuss contract Negotiations with County Attorney Regarding Philipstown/Cold Spring Senior Center; Seconded by Legislator Castellano. All in favor.

8:50p.m.

Chair Albano made a motion to come out of Executive Session; Seconded by Legislator Castellano. All in favor.

Chair Albano stated that no action was taken in Executive Session.

9c) Approval/Amend Policy of Naming County Facilities (received 4/12/16)

Chair Albano made a motion to approve Amend Policy of Naming County Facilities; Seconded by Legislator Scuccimarra. All in favor.

Item #9 - Proposed Butterfield Senior Center

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10b) Approval/Exhibit "B"/ Butterfield Realty LLC Lease Agreement (received 4/14/16)

Chair Albano made a motion to approve Butterfield Senior Center/Amend Resolution #240 of 2015 / Execution of Charitable Donation Agreement and Revised Exhibits: "A" Charitable Donation Agreement between ACI Senior Development Corp & County and "B" Butterfield Realty LLC Lease Agreement; Seconded by Legislator Castellano. All in Favor.

(Agenda Item#s: 9a, 10a, & 10b)

9b) Approval/Local Law/ Authorizing the Lease of Property Located at 1756 Route 9D, Cold Spring, New York, for a Term of Fifteen Years (received 4/12/16)

Chair Albano made a motion to approve Butterfield Senior Center/ Local Law/ Authorizing the Lease of Property Located at 1756 Route 9D, Cold Spring, New York, for a Term of Fifteen Years; Seconded by Legislator Scuccimarra. All in favor.

Item #11 - Approval/Bond Resolution / Annual Funding 2016 County Roads \$1,000,000

Item #12- Approval/Bond Resolution / Annual Funding For Bridges & Culverts \$500,000

Item #13 - Approval/Bond Resolution / Annual Funding For Highway Equipment \$500,000

Commissioner Pena stated yearly inspections are being conducted on the County roads. He stated that the Highway and Facilities Department is given a guide from the Cornell Program (Program) on how the actual inspections should be conducted. He stated there are some limitations being realized with the Program related to specific treatments that should be applied. He stated a lot of engineering is done after the data is received. He stated Peekskill Hollow, Fair Street and Oscawana Lake Roads have areas designated in "Red", being the worst rating. He stated that Peekskill Hollow Road areas will primarily be addressed through a Federally Funded Program in 2017. He stated Fair Street will also be a Federal Project that will be discussed in the future. He stated that leaves the County with the responsibility to address the Red and Orange sections of County roads: Oscawana Lake Road, West Lake Boulevard, North Lake Boulevard and Fairfield Drive up to the Connecticut border. He stated that also work needs to be done on Baldwin Place Road and North Brewster Road. He stated there is a determination still being done to decide between Baldwin Place Road and North Brewster Road.

(Item #11)

Commissioner Pena stated also Bridges, Culverts and Highway Equipment need to be addressed. He stated the County needs to put a focus on the Bridges and Culverts. He stated that there are three (3) that are in semi-collapse mode: Turk Hill Road, West Shore Drive and Church Road. He stated they are the three priorities that will be addressed. He stated other locations are

planned to be addressed. He stated there is an area on Snake Hill Road near the Putnam County Golf Course that needs to be addressed.

Legislator Gouldman questioned when the work will begin on Oscawana Lake Road.

Commissioner Pena stated if the approval is granted at the May 3, 2016 Full Legislature Meeting, work will begin immediately.

Deputy Commissioner Tully stated ideally they would like to wait until the school year has ended, however they will work around it.

Commissioner Pena stated that he would like to schedule the project to begin right after the Full Legislature Meeting.

Chairman Albano made a motion to approve Bond Resolution / Annual Funding 2016 County Roads \$1,000,000/ Bond Resolution / Annual Funding For Bridges & Culverts \$500,000/ Bond Resolution / Annual Funding For Highway Equipment \$500,000; Seconded by Legislator Castellano. All in favor. (Items #11, 12 & 13)

Item #14 - Update/Monthly Report –Capital Projects (1st Report of 2016)

Chairman Albano stated that this is a beginning point with this report. He stated that Commissioner Pena and Deputy Commissioner Tully will work to prioritize the Capital Projects on this list.

Deputy Commissioner Tully stated the Capital Projects Committee has been working together to formulate the form and substance of the report. He stated that every stake holder has a different purpose in how they use the information on this report. He stated for example the Legislative Body needs the information to evaluate appropriations, as Project Managers within the Highway and Facilities Department they need to use the information to compile the priority projects to bring forward to the Administration, Deputy County Executive Walker and Commissioner Carlin need the Bond capacity facts. He stated in summary a report is being worked on that will provide all of the above parties with enough information to meet their needs.

Commissioner Pena stated that it will be a useful tool. He stated that when they began the process of compiling the list of projects the vision became clear as to its potential usefulness. He stated it will also help to organize the County's five (5) year Capital Projects Plan.

Chairman Albano stated each month an effort will be put forward to improve the report in terms of the information it provides. He stated he believes it would be useful at the end of the year to have a list of the projects completed during that year.

Chairman Albano made a motion to waive the rules and accept the additional; Seconded by Legislator Castellano. All in favor. (Additional was a revised copy of the report without the shading, shading copy could not be read when copied)

Item #15 - Approval/Budgetary Amendment (16A018)/Fair St. Stormwater Improvement Project/Highways & Facilities

Deputy Commissioner Tully stated this Budgetary Amendment is to set up the budget line for this project. He stated the project first surfaced, he believed in 2008. He stated the funding is not in place.

Chairman Albano made a motion to approve to the Audit and Administration Meeting Budgetary Amendment (16A018)/Fair St. Stormwater Improvement Project/Highways & Facilities; Seconded by Legislator Castellano.

Item #16 - Approval/Budgetary Amendment (16T066)/Generator At Veterans Home/Deputy Commissioner Gilbert

Deputy Director Veterans Affairs Arthur Hanley stated at the Veterans Home, one (1) of the generators has stop working and cannot be repaired. This request is to replace the generator.

Legislative Counsel VanRoss stated that the funding will be coming from the Contingency budget line, therefore there is a fiscal impact.

Chairman Albano made a motion to approve to the Audit and Administration Meeting Budgetary Amendment (16T066)/Generator At Veterans Home; Seconded by Legislator Castellano. All in favor. (note: a corrected Version of B.A. 16T066 reflecting the 2016 Fiscal Impact was reflected)

Item #17 - Approval/Budgetary Amendment (16A021)/2016 CHIPS (Consolidated Local Street & Highway Improvement Program) /Commissioner Carlin

Commissioner Carlin stated that the County had budgeted \$1million for the 2016 CHIPS. He stated that the County received a total of \$1,169,056. He stated this budgetary is to adjust the line to reflect the actual funding that was received.

Legislator Castellano made a motion to approve to the Audit and Administration Meeting Budgetary Amendment (16A021)/2016 CHIPS; Seconded by Chairman Albano. All in favor.

Item #18 - Approval/Grant Funding \$550,000/Dormitory Authority State of New York (DASNY)/Office of Senior Resources

Director Senior Resources Sheehy stated that this is related to a grant that was secured for the County by Senator Murphy. She stated the next step is to apply to DASNY. She stated the funds will be used to renovate the Senior Center Facility at the Donald B. Smith Campus.

Chairman Albano made a motion to approve Grant Funding \$550,000/DASNY; Seconded by Legislator Castellano. All in favor.

Item #19 - Approval/Amend Reso#167/2012/Reallocate Remaining Project Funds- County Office Building Renovations

Commissioner Carlin stated in the County Office Building (40 Gleneida Ave.) there are security concerns, restroom concerns etc. He stated the bond resolution wording says the "County Office Building" the Budgetary Amendment wording stated "First Floor". He stated this request would expand the scope of the budgetary amendment to match that of the bonding resolution.

Legislator Scuccimarra made a motion to approve Amend Reso #167/2012/Reallocate Remaining Project Funds – County Office Building Renovations; Seconded by Legislator Castellano. All in favor.

Item #22 - FYI/Camp Herrlich/Chair Albano

a)Correspondence Email Dated: April 04, 2016 Fr: Bob Gentile/FYI

b)Correspondence Memo Dated: April 12, 2016 Fr: T. O . Patterson
Sup.Williams/FYI

Chairman Albano stated that he has made a request of the County Law Department to review this matter. They have not yet provided a response. He stated that this matter will be on the May Physical Services Meeting.

Item #23 - FYI/Pudding Street Overpass-Taconic State Parkway- Duly Noted

Item #24 – Other Business- None

Item #25 – Adjournment

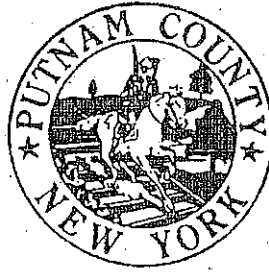
There being no further business, at 9:15 pm, Chair Albano made a motion to adjourn; Seconded by Legislator Scuccimarra. All in favor.

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

THE PUTNAM COUNTY LEGISLATURE

40 Gleneida Avenue
Carmel, New York 10512
(845) 808-1020 Fax (845) 808-1933

Ginny Nacerino *Chairwoman*
Joseph Castellano *Deputy Chairman*
Diane Schonfeld *Clerk*
Clement Van Ross *Counsel*



Barbara Scuccimarra	Dist. 1
William Gouldman	Dist. 2
Toni E. Addonizio	Dist. 3
Ginny Nacerino	Dist. 4
Carl L. Albano	Dist. 5
Roger S. Gross	Dist. 6
Joseph Castellano	Dist. 7
Dini LoBue	Dist. 8
Kevin Wright	Dist. 9

AGENDA

PHYSICAL SERVICES COMMITTEE

TO BE HELD IN ROOM 318

PUTNAM COUNTY OFFICE BUILDING

CARMEL, NEW YORK 10512

(Chairman Albano, Legislators Castellano & Scuccimarra)

Tuesday

6:30p.m.

April 19, 2016

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Approval/Physical Services Meeting Minutes March 15, 2016**
4. **Presentation/Deputy County Executive Walker/Tilly Foster Education Institute/Reg: Additional \$1.1 million Funding Request**
5. **Approval/Amending Bond Resolution for Improvements To Tilly Foster Farm**
6. **Discussion/Auction Process To Sell County Properties/Legislator Addonizio**
7. **Discussion/Response-MLS Sales vs. Auction Sales – County Properties/Commissioner Carlin**
8. **Discussion/Response-Revised MLS County Property Spreadsheet/Commissioner Carlin**
9. **Proposed Butterfield Senior Center**
 - 9a) **Approval/Amend Resolution #240 of 2015 / Execution of Charitable Donation Agreement (received 4/12/16)**
 - 9(a)(1) **Approval/Exhibit "A"/Charitable Donation Agreement between ACI Senior Development Corp & County (received 4/13/16)**
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12. Approval/Bond Resolution / Annual Funding For Bridges & Culverts \$500,000

13. Approval/Bond Resolution / Annual Funding For Highway Equipment \$500,000

14. Update/Monthly Report –Capital Projects (1st Report of 2016)

15. Approval/Budgetary Amendment (16A018)/Fair St. Stormwater Improvement Project/Highways & Facilities

16. Approval/Budgetary Amendment (16T066)/Generator At Veterans Home/Deputy Commissioner Gilbert

17. Approval/Budgetary Amendment (16A021)/2016 CHIPS (Consolidated Local Street & Highway Improvement Program) /Commissioner Carlin

18. Approval/Grant Funding \$550,000/Dormitory Authority State of New York (DASNY)/Office of Senior Resources

19. Approval/Amend Reso#167/2012/Reallocate Remaining Project Funds- County Office Building Renovations

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22. FYI/Camp Herrlich/Chair Albano

a)Correspondence Email Dated: April 04, 2016 Fr: Bob Gentile/FYI

b)Correspondence Memo Dated: April 12, 2016 Fr: T. O . Patterson Sup.Williams/FYI

23. FYI/Pudding Street Overpass-Taconic State Parkway

24. Other Business

25. Adjournment

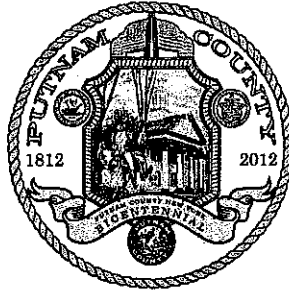
PUTNAM COUNTY EXECUTIVE

40 Gleneida Avenue
Carmel, New York 10512
(845) 808-1001 Fax (845) 808-1901
www.putnamcountyny.gov

MaryEllen Odell
County Executive

Bruce J. Walker
Deputy County Executive

CC: all physical 4.19.16
Presentation #4
Patricia Simone
Chief of Staff
Nicholas DePerno Jr.
Director of Constituent Services



LEGISLATURE
PUTNAM COUNTY
CARMEL, NY
2016 APR 12 PM 3:03

MEMORANDUM

TO: Carl Albano, Chair
Physical Services Committee

FROM: Bruce J. Walker, Deputy County Executive

RE: Tilly Foster Education Institute

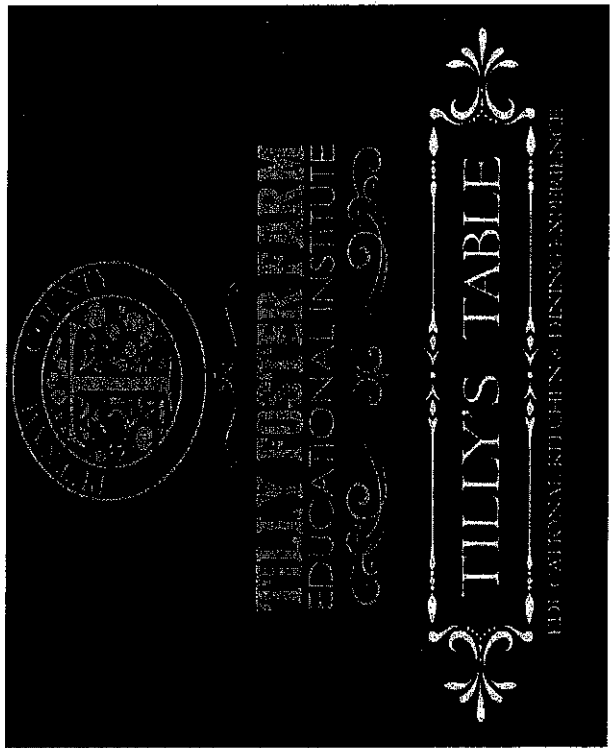
DATE: April 12, 2016

I respectfully request to place Tilly Foster Educational Institute on the April 19th, 2016, Physical Services Committee meeting. Please find enclosed a presentation and summary worksheet that seeks an additional \$1.1million to complete the Tilly Foster Educational Institute.

Thank you.

Attachment I

Tilly Foster Farm Educational Institute



Legislative Update
April 19th , 2016

Mission Statement



Tilly Foster Farm is a Putnam County owned property and facility that fosters financial, environmental, social and historical stewardship through a variety of program offerings by means of public-private partnerships.

Information from Original Presentation at Public Meeting on 5/8/14

Brief History



- œ Approximately 199 Acres
- œ Utilized as a dairy farm and then for horse breeding
- œ Putnam County purchased in 2002 with monies from East of Hudson (EOH) Water Quality Funds which required the County to execute a conservation easement with the Watershed Agricultural Council (WAC)
- œ In 2009, the County entered into a lease agreement with a non-profit entity to operate the farm as a museum with educational activities.
- œ **On January 31, 2014 Putnam County reclaimed responsibility for the Farm**

Information from Original Presentation at Public Meeting on 5/8/14

Purpose of Tilly Foster Purchase

& Donald B. Smith, Sheriff

Project: Guiding Principles



- œ Environmental Stewardship
- œ Maintain Water Quality
- œ Ensure Public Access and Safety
- œ Achieve Code Compliance
- œ Provide Quality Construction
- œ Obtain Certificate of Occupancy for all renovated buildings
- œ Improve and Rehabilitate campus wide infrastructure
- œ Select Cost Effective alternatives
- œ Maintain Safe and Secure Job Site

Infrastructure Overview



∞ Key components necessary for
the entire facility

∞ Water Supply

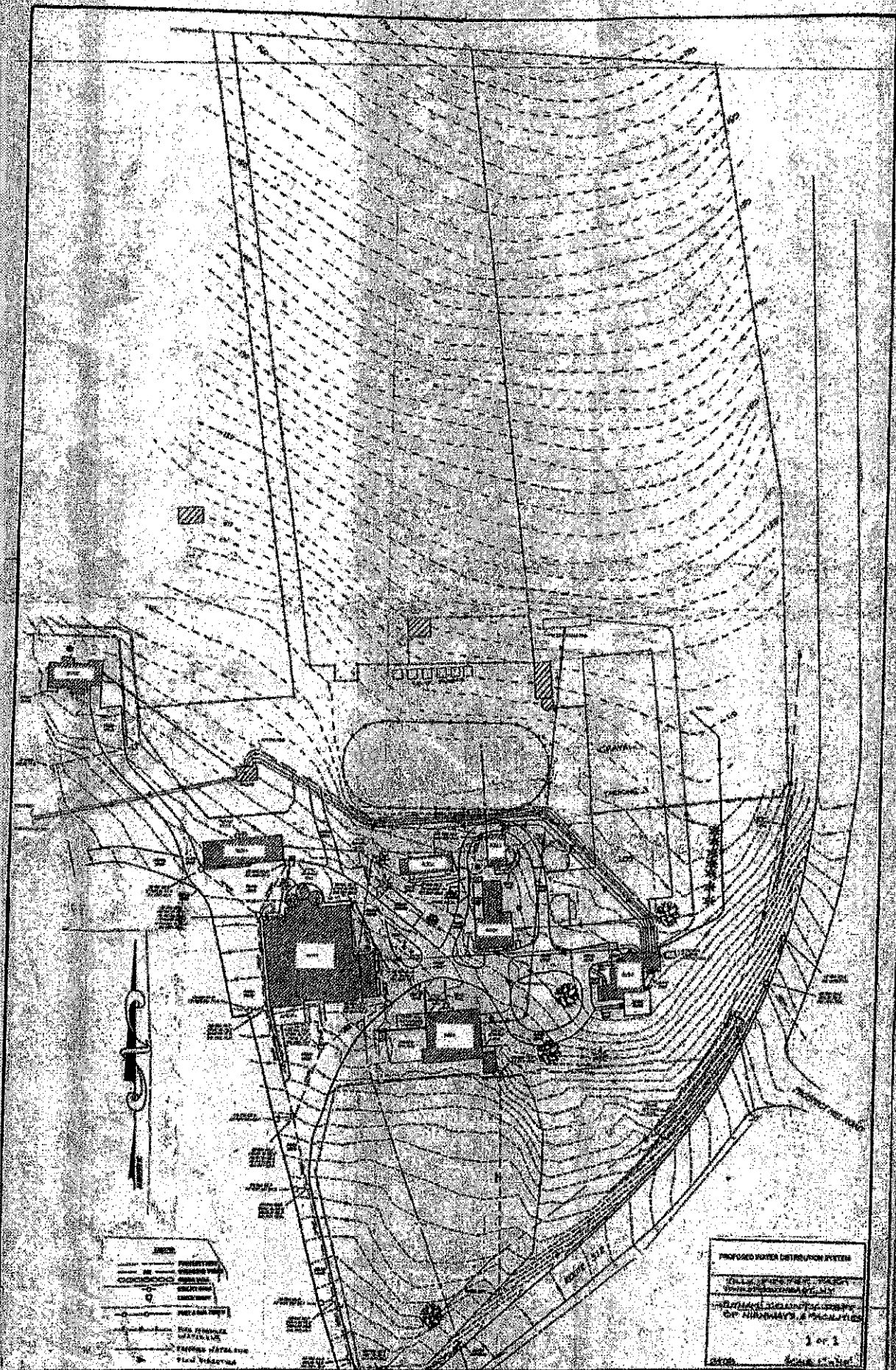
∞ Power Supply

∞ Septic System

Water Supply



Pre Project Condition	Post Project Condition
œ Unreliable	œ Reliable
œ Corroded	œ Redundant wells
œ Single well	œ Connects three wells supplying individual water supply to every building. Shut off valves and backflow preventers included.
œ No loop or shut off valves	œ Modern durable code compliant water piping
œ Not Department of Health Approved	œ Full Department of Health Approved for public water supply.
œ Did not conform to Sanitary code	
œ Not DOH for public consumption	

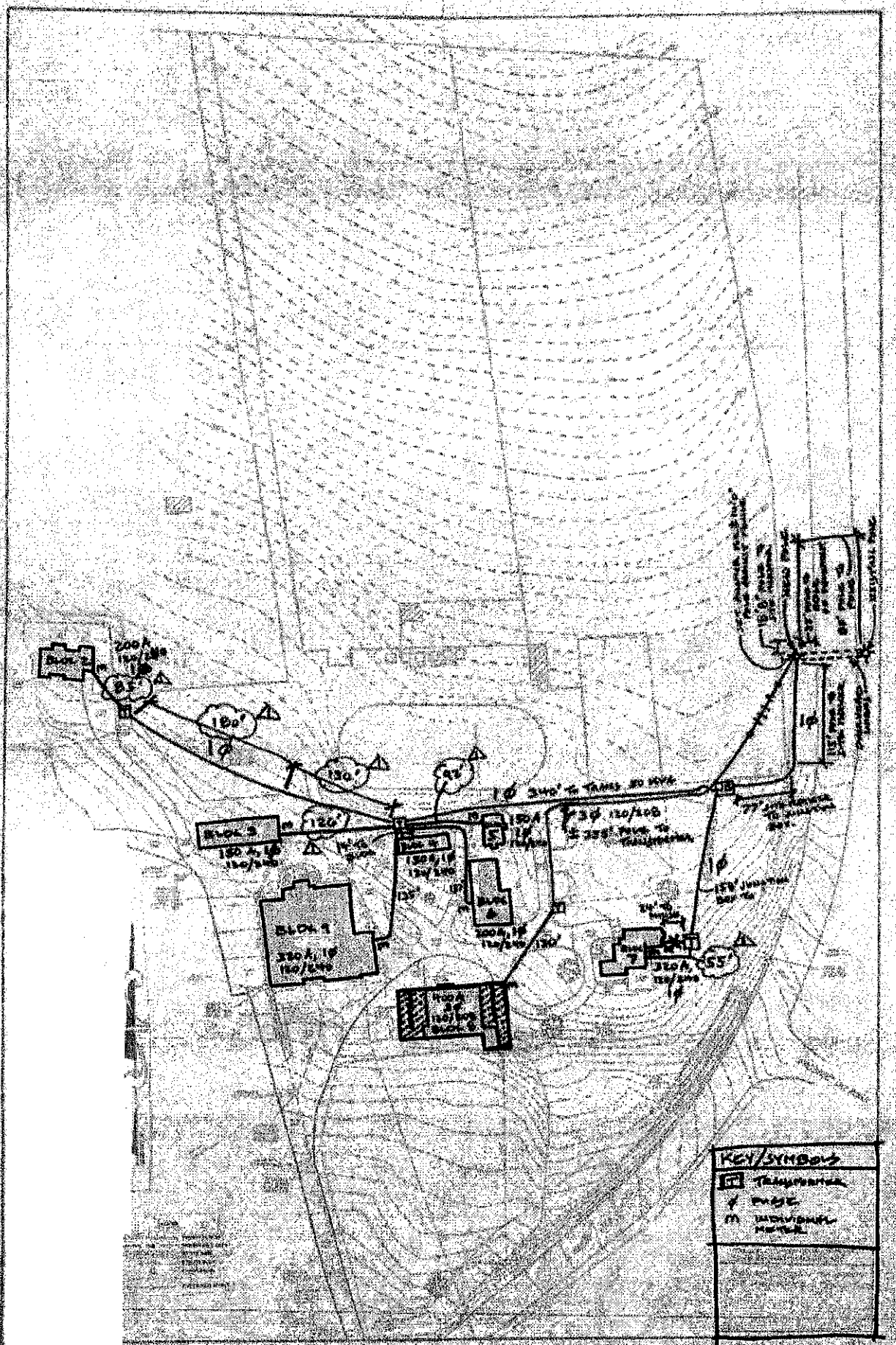


Site Water Supply

Power Supply



Pre Project Condition	Post Project Condition
∞ Vulnerable above ground wires	∞ New underground service
∞ Insufficient Power Supply	∞ Three phase and increased amperage power supply
∞ Single campus panel	∞ Multiple campus transformers for dedicated distribution
∞ Single campus meter	∞ All buildings metered
∞ Limited power distribution	∞ Additional conduits and pull boxes for campus wide IT/Telecom/Security



Site Power Supply

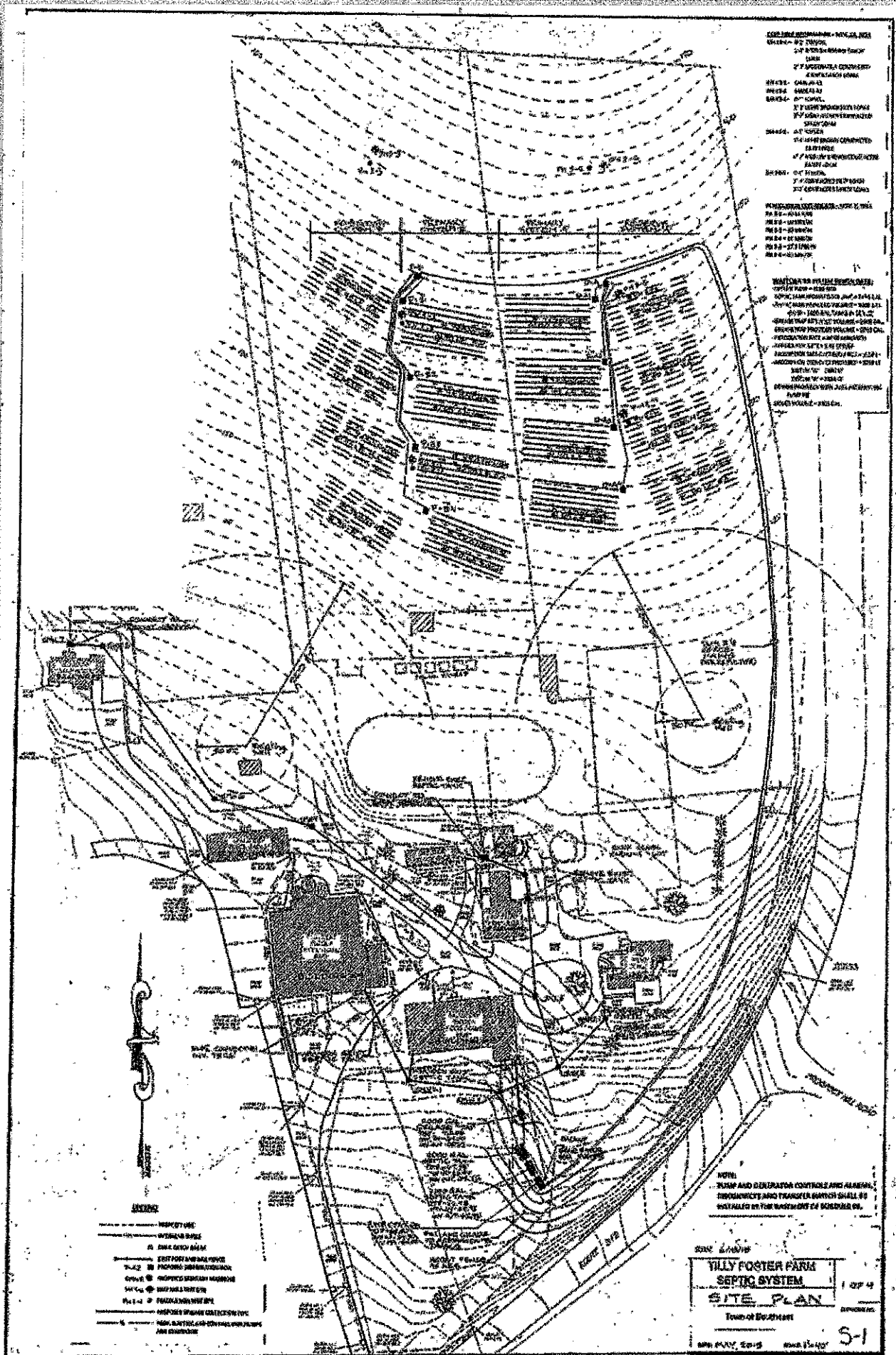
KEY/SYMBOLS	
[Symbol]	TRANSFORMER
[Symbol]	PAVE
[Symbol]	INDIVIDUAL HOUSE

Septic System



Pre Project Condition	Post Project Condition
<ul style="list-style-type: none">œ Multiple failed cesspools and field systemsœ Leaking septic systemsœ Not code compliant<ul style="list-style-type: none">œ No grease trapsœ Insufficient sizing for existing useœ Insufficient percolationœ No available replacement area	<ul style="list-style-type: none">œ New campus wide and code compliant systemœ Backup generation for septic pumps

14 of 30



EXISTING DIMENSIONS - METERS
10000 = 32' 7 1/8"
10000 = 32' 7 1/8"
10000 = 32' 7 1/8"

EXISTING DIMENSIONS - FEET
10000 = 32' 7 1/8"
10000 = 32' 7 1/8"
10000 = 32' 7 1/8"

PROPOSED DIMENSIONS - METERS
10000 = 32' 7 1/8"
10000 = 32' 7 1/8"
10000 = 32' 7 1/8"

PROPOSED DIMENSIONS - FEET
10000 = 32' 7 1/8"
10000 = 32' 7 1/8"
10000 = 32' 7 1/8"

NOTES TO THE READER:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

- LEGEND**
- PROPERTY LINE
 - OUTLINE OF BUILDING
 - 4" DIA. SEWER MAIN
 - - - - - 8" DIA. SEWER MAIN
 - - - - - 12" DIA. SEWER MAIN
 - 4" DIA. WATER MAIN
 - 6" DIA. GAS MAIN
 - 8" DIA. NATURAL GAS MAIN
 - 10" DIA. NATURAL GAS MAIN
 - 12" DIA. NATURAL GAS MAIN
 - 14" DIA. NATURAL GAS MAIN
 - 16" DIA. NATURAL GAS MAIN
 - 18" DIA. NATURAL GAS MAIN
 - 20" DIA. NATURAL GAS MAIN
 - 24" DIA. NATURAL GAS MAIN
 - 30" DIA. NATURAL GAS MAIN
 - 36" DIA. NATURAL GAS MAIN
 - 42" DIA. NATURAL GAS MAIN
 - 48" DIA. NATURAL GAS MAIN
 - 54" DIA. NATURAL GAS MAIN
 - 60" DIA. NATURAL GAS MAIN
 - 66" DIA. NATURAL GAS MAIN
 - 72" DIA. NATURAL GAS MAIN
 - 78" DIA. NATURAL GAS MAIN
 - 84" DIA. NATURAL GAS MAIN
 - 90" DIA. NATURAL GAS MAIN
 - 96" DIA. NATURAL GAS MAIN
 - 102" DIA. NATURAL GAS MAIN
 - 108" DIA. NATURAL GAS MAIN
 - 114" DIA. NATURAL GAS MAIN
 - 120" DIA. NATURAL GAS MAIN

NOTE:
PUMP AND GENERATOR CONTROLS AND ALARMS, TROUBLESHOOTING AND TRANSFER SWITCH SHALL BE INSTALLED BY THE CONTRACTOR OF RECORD.

TILLY FOSTER FARM
SEPTIC SYSTEM

SITE PLAN

Sheet No. **5-1**

DATE: MAY, 2015



Financial Summary and Overview

Financial Summary

Bond Resolution #152 dated 6/3/14	300,000
Bond Resolution #179 dated 6/3/15	1,000,000
Proposed to complete project	1,100,000
	2,400,000
Bond # 1	
Funds Borrowed	300,000
Funds spent as of 4/15/16	300,000
Funds encumbered & remaining	0
Bond # 2 (not presently bonded)	
Funds Allocated	1,000,000
Funds spent as of 4/15/16	568,000
Funds encumbered & remaining	432,000

Major Areas of Expenditure

- œ Critical Infrastructure - Utilities
 - œ Water Supply
 - œ Power Supply
 - œ Septic System
- œ General Construction
- œ Site work
- œ Steel and Concrete
- œ Kitchen Equipment & Fire Protection



Total cost to County for the establishment of these three system is \$290k

1. Septic System - WQIP Funds. Originally estimated at \$350k for gravity system, now has grown to \$475k for pump system. County portion **\$106k**
2. Water Supply - Originally thought WQIP eligible is NOT WQIP eligible. Original schematic design by Hahn Engineering (\$12k) and estimated at \$437k. Actual improved collaborative design-build effort with review and input from DOH is estimated at **\$115k**
3. Power Supply - Upgrades and hardening estimated at **\$70k**

Utilities



The additional costs associated with connecting the other buildings on the farm to accept the new utilities

œ Septic Connection	\$ 70k
œ Power Supply Connection	\$ 60k
œ Labor	\$ 62k
œ Water Supply	\$ 79k
œ Site work	<u>\$167k</u>
Total additional work	\$ 438k

Total utility costs **\$290k+\$438k = \$728k**

General Construction



Our original estimate for this portion of the work was \$600k.

Our updated estimate based upon receipt of outstanding RFPs is \$1.25m

Therefore an additional \$670k is necessary to meet the requirements necessary for General Construction

General Construction - Detail

General Construction	Current estimate		1.3 million estimate		Variance
	Actual		Estimate		
Siding	\$	49,087	\$	20,000	\$ 29,087
Prof. Services	\$	23,680	\$	10,000	\$ 13,680
Electric	\$	28,994			\$ 28,994
Security Access Control	\$	15,000	\$	30,000	\$ (15,000)
GC other see allocation	\$	101,697			\$ 101,697
Framing	\$	83,437	\$	75,000	\$ 8,437
Doors	\$	97,417	\$	40,000	\$ 57,417
HVAC	\$	63,329	\$	50,000	\$ 13,329
Roofing	\$	20,218	\$	7,500	\$ 12,718
Plumbing	\$	48,188	\$	25,000	\$ 23,188
Bathrooms	\$	96,000	\$	50,000	\$ 46,000
Finish Work	\$	85,000	\$	25,000	\$ 60,000
Light Fixtures/Fans	\$	45,000	\$	25,000	\$ 20,000

General Construction - Detail

General Construction	Current estimate		1.3 million estimate		Variance
	Actual		Estimate		
Flooring	\$	40,000	\$	30,000	\$ 10,000
FFE	\$	26,000	\$	-	\$ 26,000
IT Telecom	\$	25,000	\$	-	\$ 25,000
Folding Partition	\$	25,000	\$	-	\$ 25,000
Dumb Waiter	\$	20,000	\$	-	\$ 20,000
Propane Tanks	\$	14,495	\$	-	\$ 14,495
Gas Fire Place	\$	2,000	\$	-	\$ 2,000
Wood Stairs	\$	2,750	\$	-	\$ 2,750
Insulation	\$	50,000	\$	25,000	\$ 25,000
Pull Down Stairs	\$	10,500	\$	-	\$ 10,500
Fire Curtain	\$	17,800	\$	-	\$ 17,800
Fire Doors	\$	16,000	\$	-	\$ 16,000
ADA Lift	\$	45,000	\$	35,000	\$ 10,000
Fire Smoke Pull boxes	\$	15,000	\$	15,000	\$ -
Loft Stairs	\$	8,000	\$	-	\$ 8,000
Sheetrock	\$	180,000	\$	125,000	\$ 55,000
Sub total General Const	\$	1,254,593	\$	587,500	667,000

Site Work



Original estimate was \$30k

- œ Retaining and Walls
- œ Exterior pole lights
- œ Paving
- œ Storm water management drainage

Updated estimate is \$240k; variance of \$210k

Steel and Concrete



Original estimate \$90k

- ∞ There were significant structural items that needed to be addressed with the building to ensure the safety of the public
- ∞ Fire protection stairs were also necessary for code compliance
- ∞ Kitchen required poured concrete floor and steel support

Update estimate \$175k, variance \$85k

Kitchen Equipment and Fire Protection

Original estimate was \$75k

- œ New equipment was purchased when originally anticipated buying used - code compliance issues
- œ Additional ventilation and fire protection was necessary but not anticipated to extent necessary to meet today's code

Update estimate \$200k, variance of \$125k

Summary of Variances



œ General Construction	\$670k
œ Site work	\$210k
œ Steel and Concrete	\$85k
œ Kitchen Equipment & Fire Protection	<u>\$125k</u>

Total **\$1.1m**

Total cost for project is \$2.4m which is derived from \$0.3m + \$1m + \$1.1m

Overview of Code Compliance Costs

∞ Fire Protection	\$220k
∞ ADA Federal Standards	\$70k
∞ NYS Energy Code	\$100k
∞ DOH Sanitary Code	\$105k
∞ NYC DEP	<u>\$110k</u>
Total	\$605k

Summary



- ∞ The infrastructure investments have created an opportunity to effectively utilize the entire farm
- ∞ The investments in the Lodge will provide value to our entire community and will be instrumental in providing education opportunities
- ∞ With these investments made, together, the Legislature and the Administration have opportunities to determine additional uses of Tilly Foster to meet the needs of our community

Attachment 2

Total Cost by Category for Tilly Foster Educational Institute

<u>Funding Categories</u>	<u>Total Estimated Cost By Category</u>
Septic	106,111
Water Supply	113,292
Labor (carpenters)	150,000
Labor (Overtime)	90,000
Framing	83,437
Concrete (foundation etc.)	83,785
Electric (including power supply)	98,994
Steel	90,319
Doors	97,417
HVAC	63,329
Roofing	20,218
Professional Services	23,681
Plumbing	48,188
General Construction Material	342,447
Site Work	239,867
Kitchen Equipment	197,329
Code Compliance	104,300
Bathrooms	96,000
Finish Work	85,000
Light Fixtures/Fans	45,000
Flooring	40,000
FFE (Furniture, Furnishings, Equip)	26,000
I.T. Telecom	25,000
Folding Partition	25,000
Dumb Waiter	20,000
Security/Access control	15,000
Propane Tanks	14,495
Gas Fireplace and Glass	2,000
Contingency (aprx. 15%)	-
	<u>2,395,297</u>
	2,400,000