

THE PUTNAM COUNTY LEGISLATURE

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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

March 15, 2016

(Immediately Following the Personnel Meeting beginning at 6:30p.m.)

1. Pledge of Allegiance
2. Roll Call
3. Approval/Physical Services Meeting Minutes February 16, 2016
4. Presentation/Camp Herrlich/Proposal to Construct 4,000 sq ft Commercial Building on Property/Bob Gentile, Executive Director
 - a. PCSB Bank Proposal-Construction to Permanent Commercial Mortgage to Construct a 4,000 SF Single-Story Commercial Building
5. Approval/Amended SEQRA Form/Resolution-Putnam County Legislature To Act as Lead Agency Under SEQRA in Permit Modification and Fuel Dispensing System Relocation
(Tabled at March Full Mtg.)
 - a. E-Mail Fr: Legislator Wright D: March 03, 2016 Subject: SEQRA
6. Discussion/MLS Process & Record of Sold and For Sale County Property Form
 - a. E-Mail Fr: Legislator Wright D: March 03, 2016 Subject: Land Sales (MLS Process)
 - b. Corres. Fr: Legislator Castellano D: March 8, 2016 Subject: March 15, 2016/Physical Services Committee Meeting
7. Approval/Law Department Correspondence dated 03/01/2016/ to Approve Sale of Chapter 31 Property -Town of Putnam Valley TM #84.-1-10.21

8. Approval/Law Department Correspondence dated 03/01/2016/ to Approve Sale of Chapter 31 Property -Town of Kent TM #33.24-1-79 & 80
9. Approval/Authorizing the Execution of Agreement with NYS Department of Transportation/Project in Village of Brewster
10. Update/Nelsonville Fire House/Corres. Fr: Chair of Physical Svcs. Committee
D: 12/17/2015
11. Update/Monthly Report -Capital Projects
 - a. Corres. Fr: Commissioner Pena D: 03/08/16
12. Update/Butterfield-Senior Center Facility:
 - Status of Contract Pertaining to Donation
 - Status of Project
 - Copy of Interior Plans
13. FYI/ Correspondence Re: Pudding Street/Taconic State Parkway Intersection
14. Other Business
15. Adjournment

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

Tuesday

March 15, 2016

(Immediately Following the Personnel Meeting beginning at 6:30p.m.)

The meeting was called to order at 7:05 p.m. by Chairman Albano 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 February 16, 2016

The minutes were approved as submitted.

Item #4 – Presentation/ Camp Herrlich/Proposal to Construct 4,000 sq ft Commercial Building on Property/Bob Gentile, Executive Director *(Copy of Presentation Attached to minutes)*

a. PCSB Bank Proposal-Construction to Permanent Commercial Mortgage to Construct a 4,000 SF Single-Story Commercial Building

Camp Herrlich Executive Director Bob Gentile stated he appreciates the Legislature allowing him to speak tonight. He stated Camp Herrlich (“Camp”) was created in 1922 and it started as an inner-city children’s camp. He stated from 1922 to 2006 the property was owned by a foster care agency. He stated in 2006 Putnam County helped purchase the property by utilizing New York City Watershed Funds; with using such funds many restrictions were put in place on what can be done to the property. He stated Camp Herrlich maintains the property and has done leasehold improvements, which totals to \$765,000 thus far. He stated one (1) of the restrictions is if the County wants to sell the property, they would have to offer it to the Department of Environmental Protection (“DEP”) for \$1. He stated a building envelope was designed in order to construct new buildings; however there are restrictions in having a building envelope. He continued the presentation by showing a map of the property *(slide 6 of the presentation, attached)* and the limited area of where a new building could be developed. He stated Camp Herrlich not only has programs for foster children, there are programs that service Putnam County.

Camp Herrlich Senior Program Director Jessica Vanacoro stated Camp Herrlich has a summer day program and it serves 252 children in the Putnam County area. She stated the Camp also employs approximately 60 older children in the summer. She stated the Summer Sleep Away Camp Program is still continued. She stated there are school age programs; for instance next week there are approximately 180 children a day attending. She stated they serve children in the Carmel Central School District and in the Pawling Central School District. She stated the Camp is a New York State Certified BOCES Outdoor Education Center. She stated they have Leadership & Alternative School-Age Programs, Carmel Central School District Extended School Year Programs, Counseling in Training Program, and they host retreats. She stated she would like to extend the amount of retreats. She stated she recently spoke with Janeen Cunningham in the Youth Bureau and Camp Herrlich will be hosting their summer camp.

Legislator Gouldman questioned if Camp Herrlich serves anyone from the Western part of the County.

Senior Program Director Vanacoro stated yes. She stated the Camp will be hosting workshops for the Putnam Youth Bureau's Youth Day, which represents all school districts within Putnam County.

Legislator Addonizio questioned if Senior Program Director Vanacoro can elaborate on the scholarship programs that are offered for disadvantaged children.

Senior Program Director Vanacoro stated Camp Herrlich provides scholarships up to 40% of the cost for all of the offered programs.

Executive Director Gentile stated Camp Herrlich scholarship over 80% of children who are in their programs. He stated they make it affordable for parents. He stated they employ 100 seasonal staff and over 65 local high school and college students annually. In addition, there are over 35 employees from or near Putnam County in the Camp's School-Age Childcare Program. He restated if the County wants to sell the Camp Herrlich Property, they have to offer it to DEP for \$1. He stated he would predict the DEP would accept the offer and have it become a public park, which would be a big expense to the County. He stated the Camp needs a new building to continue the growth of their programs. He stated they have the funding to construct the building; however the lease needs to be restructured.

Senior Program Director Vanacoro stated the more space that is on the property the more programs and partnerships will be built.

Executive Director Gentile stated the new building is proposed to be a 4,000 sq. ft. facility with classrooms, programs, dormitory, and bathroom space. He stated when this building is constructed the title will be given to the County. He stated an \$800,000 asset will be put on the property. He stated they have raised \$400,000 but, they need to borrow \$500,000. He stated as provided in the backup information, Putnam County Savings Bank ("Bank") approved a loan up to \$500,000. He stated to receive the loan, the Bank requested for certain requirements. He stated currently there is a five (5) year automatic renewal lease with Putnam County. He stated he has requested a 40 year lease because Camp Herrlich is borrowing money that would take 20 years to pay back; to have a 40 year lease is a requirement to receive the loan. He stated Camp Herrlich is also looking to have a tier layer lease. He stated the Bank is requiring a subordination and non-disturbance agreement to outline the rights of the landlord and the tenant. He stated Camp Herrlich's business is used as collateral.

Legislator Gouldman questioned how many years are left on the current lease agreement.

Executive Director Gentile stated he believes they are two (2) years into their currently lease agreement.

Legislator Gouldman questioned if Camp Herrlich currently pays \$38,000 in rent annually.

Executive Director Gentile stated yes.

Legislator Wright stated at last month's Committee meeting Deputy County Executive stated the request is in violation of the County Charter and there would be a net loss of approximately \$.5 million. He stated unless these two (2) factors have changed, he cannot support the proposal.

Legislator LoBue questioned how many additional children can be serviced with the additional building.

Executive Director Gentile stated there will be a 20% growth and there will be an increase in employment as well. He requested for a tier layer lease. He stated there is a difference of money received within the 20 year period, however in lieu of that the County will have \$800,000 asset on the property. He stated Camp Herrlich needs the addition of the building to grow as a business.

Legislator Wright questioned if a compromised solution would allow a 10% growth and prevent a financial burden on the County.

Executive Director Gentile stated 12 years ago it was known that new buildings were needed. He restated there is a need for a new building.

Legislator Wright recommended constructing a smaller building for a lower cost.

Executive Director Gentile stated he has already reduced the size of the building to lower the cost.

Senior Program Director Vanacoro stated building half the size of the proposed only would be big enough for an indoor recreation room. She stated a two (2) story \$800,000 space is big enough to expand upon programs.

Legislator Wright stated the proposal is aspirational and not existential.

Executive Director Gentile stated it is existential for the time being. He stated the buildings on the property were supposed to be for summer use only and now there is a need for indoor classroom space.

Legislator Nacerino stated there has been a decrease in population within the schools; therefore she would like clarification for how Executive Director Gentile predicts a 20% increase in job growth.

Executive Director Gentile stated with the new building two (2) groups can be serviced at the same time.

Senior Program Director Vanacoro stated Camp Herrlich benefits the County in terms of tourism. She stated children, chaperons, and parents are exposed to the beauty of Putnam County.

Chairman Albano requested clarification on the set up of the mortgage.

Executive Director Gentile stated the Uniform Commercial Code (“UCC”) Filing is on Camp Herrlich’s business and business assets. He stated the subordination and non-disturbance agreement would need to be signed by the County.

Chairman Albano questioned if the engineering has been done on the septic system.

Executive Director Gentile stated upgrades have been conducted on the septic system. He stated wetland delineation has been done.

Legislator Gouldman questioned how many children from the Pawling area are served.

Executive Director Gentile stated approximately 30 children a day receive services.

Executive Director Gentile stated the Day Camp is an average of 275 children a day and 100 individuals are employed for that program. He stated of the 100 employees, 60 of them are young adults from Putnam County.

Legislator Gouldman questioned where the employment opportunities are posted.

Senior Program Director Vanacoro stated they are usually sent through the email distribution list, individual schools, word of mouth, and the penny saver.

Legislator Wright questioned with the \$400,000 available, if capital improvements can assist in maintaining the status quo of the Camp.

Executive Director Gentile stated that notion has already been looked into. He stated the Camp is already putting in \$85,000 per year solely for program space that has already been constructed over the years. He stated extensions to a building versus creating a new building would not get “the best out of our dollar.”

Senior Program Director Vanacoro stated their dining hall building, is the only building that could be expanded. She stated doing such extension would be a waste because the dining hall building is an old building that was only meant to be used for summer use.

Legislator Wright stated he was recommending using the \$400,000 for upkeep of the buildings currently on the property.

Senior Program Director Vanacoro stated status quo is great; however she believes continued growth will benefit in serving more and different populations; such as the special needs population.

Executive Director Gentile stated he has a responsibility to the donors to show Camp Herrlich has continued growth. He stated the Camp is in the financial position where they can expand their operations. He requested for a tier layer lease and for the length of the lease be for 40 years. He stated the lease agreement can have language to state that when the loan is paid the lease payments will continue to the present amount of \$38,000 annually.

Legislator Castellano questioned if a 20 year mortgage is the best offer Camp Herrlich has received from a bank.

Executive Director Gentile stated yes.

Legislator Nacerino questioned if the Pawling Program is a satellite program.

Senior Program Director Vanacoro stated Pawling has children that participate in the School-Age Program.

Legislator Nacerino requested for a true rendering of the proposed property.

Executive Director Gentile stated he will provided that to the Legislature as soon as this proposal is supported by the Legislature because to have renderings drafted costs a lot of money.

Chairman Albano stated the Legislature will continue to review this matter and look at the County Charter to see if it is plausible to move forward with this matter.

Item #5 - Approval/Amended SEQRA Form/Resolution-Putnam County Legislature To Act as Lead Agency Under SEQRA in Permit Modification and Fuel Dispensing System Relocation (Tabled at March Full Mtg.)

a. E-Mail Fr: Legislator Wright D: March 03, 2016 Subject: SEQRA

Chairman Albano stated he and Legislator Nacerino met with Highways & Facilities Commissioner Pena to discuss this matter further. He stated SEQRA's purpose is to identify if a project has any significant environmental impacts. He stated even though the County is on the SEQRA designation, New York City Department of Environmental Protection ("NYC DEP") and New York City Department of Environmental Conservation ("NYC DEC") can contest Putnam County serving as lead agency. He stated Legislator Wright suggested that the Legislature has documentation that follows along with the SEQRA designations.

Legislator Wright stated in reading some of the information provided, he believed that the Legislature is a better fit for being labeled as an involved agency. He stated the Legislature has not examined anything; therefore he does not understand why they cannot take the lesser role. He stated the duties and responsibilities of a lead agency are significant. He stated the Legislature nor does the Chair of the Legislature disseminate documents to interested agencies.

He stated for the Legislature to become lead agency seems to take on unnecessary responsibilities.

Deputy County Executive Bruce Walker stated the Legislature acts on the County's behalf. He stated through the County Charter the responsibility lies with Commissioner of Planning.

Legislator Wright stated as lead agency wasn't the Legislature required at one point in time to make a positive declaration.

Deputy County Executive Walker stated it depends on the project. He stated for this project, the County needs to determine if there would be an environmental impact.

Chairman Albano stated a negative declaration to state a project has no adverse environmental impact.

Deputy County Executive Walker stated the declaration would come from the Planning Department.

Legislator Wright questioned if it was the responsibility of the lead agency to make a declaration.

Highway & Facilities Deputy Commissioner John Tully stated Certified Planner Barbara Barosa has gone through the short Environmental Assessment Form ("EAF") and determined it is a negative declaration.

Chairman Albano stated he would like to move forward with the Legislature being the lead agency.

Deputy County Executive Walker stated once the lead agency status has been established, the County declares the negative declaration and then the NYC DEP and NYC DEC become involved parties. He stated if the NYC DEP and/or NYC DEC has an issue with the declaration or the project; they have the opportunity to intercede.

First Deputy County Attorney Andrew Negro stated the resolution on the floor tonight is for the intent to declare lead agency, which will be distributed to other interested agencies. He stated under the SEQRA Regulations there is a period of time to contest the intent of the lead agency. He stated if the other interested agencies do not contest the Legislature's intent, then the Legislature will be declared lead agency and the EAF will be subsequently reviewed. He stated the EAF will be prepared by the Planning Department.

Chairman Albano made a motion to approve the Resolution to amend the SEQRA Form for the Legislature to Act as Lead Agency Under the SEQRA in Permit Modification and Fuel Dispensing System Relocation; Seconded by Legislator Castellano. All in favor.

Item #6 - Discussion/MLS Process & Record of Sold and For Sale County Property Form

- a. E-Mail Fr: Legislator Wright D: March 03, 2016 Subject: Land Sales (MLS Process)**
- b. Corres. Fr: Legislator Castellano D: March 8, 2016 Subject: March 15, 2016/Physical Services Committee Meeting**

Legislator Wright stated Legislator Addonizio brought forward a letter from a constituent who expressed they were facing challenges in receiving a response to inquiries made on a specific Chapter 31 Property. He stated at the broker's recommendation the property was listed for \$75,000 and it was untouched until an individual put an offer of \$15,000. He stated it is his understanding a tactic to receive interest on a property is to periodically adjust the listing price if there are no offers on a property. He stated the absence of response to Legislator Addonizio's constituent led to his request of reviewing the process of selling the Chapter 31 Property. He stated at one point in time there was a bid website used to sell County property without subject to broker fees.

Chairman Albano questioned if an auction is done to sell the property, if it is sold to the highest bidder.

First Deputy County Attorney Negro stated there have been different types of auctions; some have been sealed bids handled through the Finance Department. He stated the County has also done live auctions and it would be sold to the highest bidder.

Chairman Albano questioned in utilizing the auction process, were the properties sold close to the market value.

First Deputy County Attorney Negro stated in his experience, some properties that are listed through the Chapter 31 are more prudent properties through brokers. He believed these properties do call for a higher negotiated sale price. He stated vacant parcels that are unbuildable are disposed through the joint property sale. He believed the properties selected for the Chapter 31 Properties are appropriate to go on the MLS, and those sold thus far have sold much higher than if they were sold through an auction.

Legislator Addonizio stated at the Fall 2016 NYSAC Conference she was introduced to Collar City Auctions Realty ("Collar City"). She stated in speaking with them she learned they conduct a live auction that is not a sealed bid. This company also will hold an open house for the

properties. She believed selling the properties through an auction would create a level playing field, more transparency and create a cost savings to the County. She stated Dutchess County and Orange County sell their properties through auction.

First Deputy County Attorney Negro stated the last auction company the County utilized was called Haroff Auctions & Realty Inc. (Haroff Auctions), which is similar to Collar City. He stated Haroff Auction sold properties through a live auction and would have a buyer's premium versus a broker's commission. He stated people would bid less because of the buyer's premium.

Legislator Addonizio stated the Kent Property (Kent TM #43.-2-69) was sold for \$15,000 but, the County owes \$36,000; therefore the County took a financial hit.

Chairman Albano stated he looked at the property that Legislator Addonizio is referencing and there were some issues that caused buyers to have little interest.

Legislator Scuccimarra believed that the County began to implement selling the properties through MLS because the County was losing money from selling these properties through an auction process.

Legislator Addonizio stated she would like to see a list of properties sold and how much it has cost the County.

Legislator LoBue stated she is in favor of selling properties through the auction process because she believed the process would be more efficient. She stated many Legislators were concerned with the Kent Property because the property received no offers for two (2) years being listed at \$75,000, and now the County is accepting an offer on the property at the price of \$15,000, yet there is a \$36,000 lean on the property. She suggested the processes of selling County property be looked into. She stated she would like to see a comparison between the process of selling properties through an auction and selling properties through the MLS process.

Chairman Albano agreed with Legislator Wright's statement that reducing the price after not receiving an offer is a good way to potentially generate more interest from buyers.

Legislator Wright stated he is not advocating for utilizing an auction to sell County properties. He stated as he indicated in his email correspondences, due to the apparent dysfunctionality, it created a good opportunity for the Legislature to conduct an analytical review, not an anecdotal review.

Legislator Nacerino agreed with Legislator Wright's statement of the need to have a review. However she believes selling properties through the MLS process is more fruitful than the

previous process. She stated other than the Kent Property, the other County properties sold higher than the listed price.

Deputy County Executive Walker believed it is always beneficial to review our process. He stated the Patterson Property (TM #23.9-1-1.2) was taken off the listing for a potential alienation preceding. He stated the Kent Property has significant environmental issues that need to be addressed by virtue of its proximity to the reservoir. He stated the County in the end never receives the total value of what was paid out on a property that was foreclosed on because of the taxes. He stated the MLS process is more transparent because it is more open and allows more time for a buyer to do due diligence.

Legislator Addonizio stated she is not advocating for utilizing an auction process but believed it was an option that should be reviewed.

Legislator Castellano stated he requested for a list of Putnam County owned properties. He stated seven (7) out of the nine (9) properties sold per Chapter 31 have been sold for more than the asking price. He believed it would be beneficial for the Legislature to receive this type of list every six (6) months to see what County Properties are on the market and if they are stagnant. He believed it would be helpful to know the lean amount and annual cost of the properties that have not been sold.

Deputy County Executive Walker stated in addition to paying taxes on the properties, the County has to deal with “squatters”, environmental issues, liability issues, and contempt orders.

Legislator Castellano stated after a storm, a County employee has to check on the property as well.

Legislator Wright stated in the end the Legislature signs the approval to sell the properties. He stated the Legislature needs to have confidence in the process of selling the properties.

Deputy County Executive Walker stated there is a lot of work done behind the scenes by virtue of the Law Department in terms of properties and projects.

Legislator Wright stated he is concerned when there is a big disparity with properties because it appears due diligence was not done.

Chairman Albano requested for a financial comparison of County owned properties sold through the auction process and the MLS process.

Legislator LoBue concurred with Chairman Albano's request. She stated it is important for the broker to be aware of issues with the properties when determining a listing price for the properties to be sold.

Mr. Bobby Palazzo stated he put a cash offer on the Patterson Property on January 6, 2016 and he has yet to hear a response from the County.

Deputy County Executive Walker stated no response has been given because at this point in time the property was taken off the market.

Chairman Albano stated the County did not accept the offer.

First Deputy County Attorney Negro stated he will clarify this matter in the morning with the listing agent.

Item #7 - Approval/Law Department Correspondence dated 03/01/2016/ to Approve Sale of Chapter 31 Property -Town of Putnam Valley TM #84.-1-10.21

Legislator Scuccimarra made a motion to approve the Sale of Chapter 31 Property-Town of Putnam Valley TM #84.-1-10.21; Seconded by Chairman Albano. All in favor.

Item #8 - Approval/Law Department Correspondence dated 03/01/2016/ to Approve Sale of Chapter 31 Property -Town of Kent TM #33.24-1-79 & 80

Chairman Albano made a motion to approve Sale of Chapter 31 Property-Town of Kent TM #33.24-1-79&80. All in favor.

Item #9 - Approval/Authorizing the Execution of Agreement with NYS Department of Transportation/Project in Village of Brewster

Chairman Albano made a motion to authorize the Execution of Agreement with NYS Department of Transportation for the Project in the Village of Brewster; Seconded by Legislator Scuccimarra. All in favor.

Item #10 - Update/Nelsonville Fire House/Corres. Fr: Chair of Physical Svcs. Committee D: 12/17/2015

Deputy County Executive Walker stated the Administration received a letter from the landlord's attorney and forwarded the correspondence to the Law Department.

Item #11 - Update/Monthly Report -Capital Projects

a. Corres. Fr: Commissioner Pena D: 03/08/16

Chairman Albano stated he and Legislator Nacerino met with Commissioner Pena regarding the Capital Projects. He stated it was requested to have a spreadsheet be made for the projects and have them detailed in terms of the progress of the projects and the financials of the projects. He stated this will begin to be implemented at the next Committee meeting.

Item #12 - Update/Butterfield-Senior Center Facility:

- **Status of Contract Pertaining to Donation**
- **Status of Project**
- **Copy of Interior Plans**

Deputy County Executive Walker stated in collaborating with the Office for Senior Resource (“OSR”) a basic floor plan has been created by the Highway & Facilities Department. He stated the Administration is waiting for the donation agreement to be completed in order to sign the lease agreement.

**Item #13 - Update/ Monthly Report-Capital Projects/by Chair of the Capital FYI/
Correspondence Re: Pudding Street/Taconic State Parkway Intersection**

Chairman Albano stated several years ago there was a substantial amount of grant money that has “disappeared.” He stated in speaking with the New York State Department of Transportation (“DOT”) there is grant money available for a preliminary design; however the grant money is not enough to conduct a preliminary design. He stated it is anticipated the Pudding Street Project would be completed in approximately 10 years. He stated he has written correspondences to Senator Serino and the Putnam Valley School District. He stated Legislative Counsel Clem Van Ross recommended a letter be sent to DOT that this is a very dangerous intersection that needs to be addressed.

Legislator Scuccimarra stated she met with a representative from the DOT they spoke to this issue. She stated she received a video clip from Putnam Valley School District Superintendent Wills that illustrates the dangers of a school bus crossing the intersection. She stated the DOT assured her preliminary plans have been drafted and a public hearing would be scheduled in the late summer. She stated the DOT indicated they would need funding from the State for this project.

Chairman Albano stated the DOT assured him progress has been made regarding this matter. However he believed realistically this is not close to being resolved. He restated this is intersection is a major concern.

Legislator Gouldman questioned Legislator Scuccimarra after her conversation with the DOT, if she believed there is movement to resolve this issue.

Legislator Scuccimarra stated DOT indicated they are waiting for funds by the State and they believed the dangerous intersection would be remedied by 2018.

Legislator Gouldman questioned if Senator Schumer received a letter.

Legislative Deputy Clerk Diane Trabulsky stated Sheriff Smith sent a letter to Senator Schumer.

Legislator LoBue requested for Senator Schumer to attend a Committee meeting to speak to this matter more.

Chairman Albano made a motion to accept the additional information; Seconded by Legislator Scuccimarra. All in favor.

Item #14 – Other Business- None

Item #15 – 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 Administrative Assistant, Lisa Sommers.

2016 MAR -7 AM 10:09

cc: aww/Don
Phys - 3/15/2016
Camp Herrlich

#4
3/3/16

Camp Herrlich
and
County of Putnam

Lease of Property at
101 Deacon Smith Hill Road
Patterson, New York
December 1, 2015

Presenters

Bob Gentile
Executive Director
&
Jessica Vanacoro
Senior Program Director

Camp Herrlich History

- Established 1922 / Donation from the Herrlich Family.
- Started as an inner-city summer resident camp for at-risk families only.
- 1922- 2006 Property was owned by Lutheran Social Services (LSS) of NY.
- 1980, Mt Tremper Outdoor Ministries, Inc. (MTOM) took over operations at Camp Herrlich (CH).
- 2006, Putnam County Purchases Camp Herrlich from LSS and goes into a Long Term Lease with MTOM.

Camp Herrlich History Continued.....

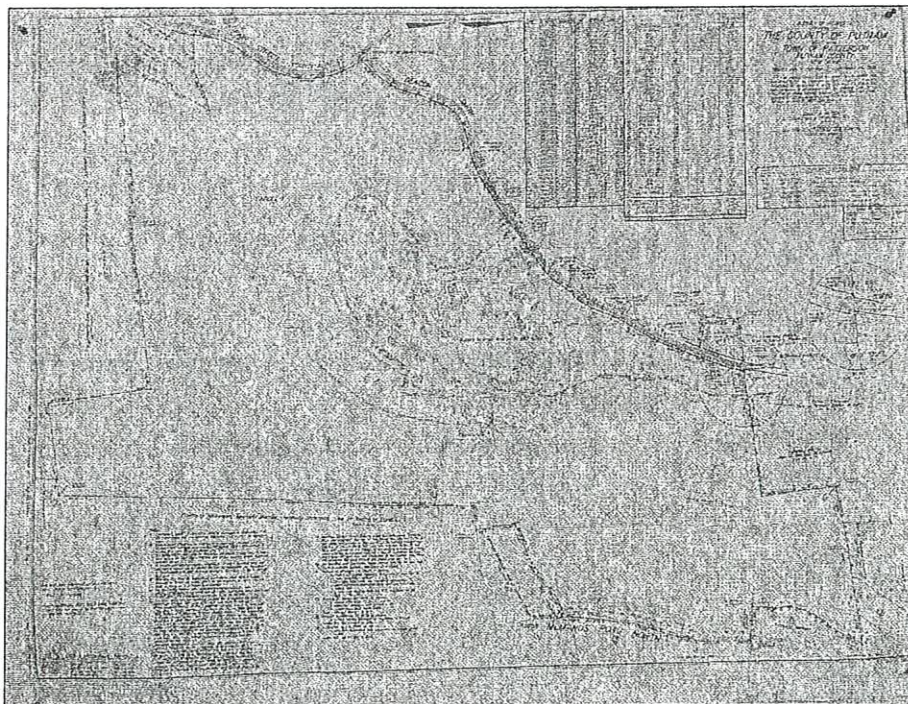
- 2006 to Present: Camp Herrlich and Putnam County sign a Triple-Net Lease with Automatic Five (5) Year Extensions. Rent \$36,000 annually, now \$38,000.
- Camp Herrlich maintains property and buildings with annual maintenance expense of \$85,000.
- 2006 to Present: Camp Herrlich has expensed over \$765,000 in Maintenance, Repairs and Lease Improvements.

Camp Herrlich History Continued.....

- “Future Development of Buildings” was understood by the County and DEP as critical to maintaining and growing Camp Herrlich Programs.
- This was an intricate part of our negotiations with the DEP and the Language in the Lease with Putnam County.

A. DEP / Restrictions

1. DEP option to Title of Property for \$1.00
2. Building Envelope & Restraints
3. Impervious surface growth of 15% or 7,757 SQ FT.



Program Overview

- Summer Day Camp
- Summer Sleep Away Camp
- School-Year Vacation Camps
- School-Age Programs
 - Kent Elementary School, Matthew Paterson Elementary School, Pawling Elementary School.
- Camp After School Program
 - George Fischer Middle School
- NYS BOCES Certified Outdoor Education Center
- Leadership & Alternative School-Age Programs
- Carmel Central School District, (CCSD) Extended School Year Program (ESY)
- Retreats and Conference Center

Camp Herrlich Serving The Putnam County Community

- Day Camp Program has served over 275 children from Putnam County per day for over 20 years.
- 15 year partnership with the Carmel Central School District to run Before and After School Programs for over 200 children every day during the school year.
- NYS BOCES Certified Outdoor Ed Center hosting over 20 schools every year.
- 80 % of all Students and Campers receive Financial Aid.
- Employ over 100 Seasonal Staff annually.
- Employ over 65 local high school and college students annually.
- There are over 35 employees from in and around Putnam County in our School-Age Childcare Programs.

THE NEED

- **TO MEET PUTNAM COUNTY'S GROWING NEED TO PROVIDE & SUSTAIN RECREATIONAL AND EDUCATIONAL PROGRAMS.**
- **TO GROW AND FOSTER PARTNERSHIPS, AND AID AND PROVIDE SERVICES TO PUTNAM COUNTY AGENCIES AND FAMILIES IN OUR COMMUNITY.**
- **TO MAINTAIN AND GROW OUR PROGRAMS.**

THE VISION

- **CONSTRUCT A 4000 SQ FT FACILITY WITH CLASSROOMS, PROGRAM, DORMATORY AND BATHROOM SPACE.**
- **THIS FACILITY WILL BLEND WITH THE NATURAL SURROUNDINGS, BE ACCOMODATING, VIBRANT AND INVITING.**

Indoor Classroom/Program/Meeting Space

We have a need to provide dedicated classroom space which can be utilized by Putnam County Agencies for program and meeting space. It can also be used for After School, Retreats, Environmental Education and Summer Programs such as the Extended School Year. The proposed space can accommodate 50 people.

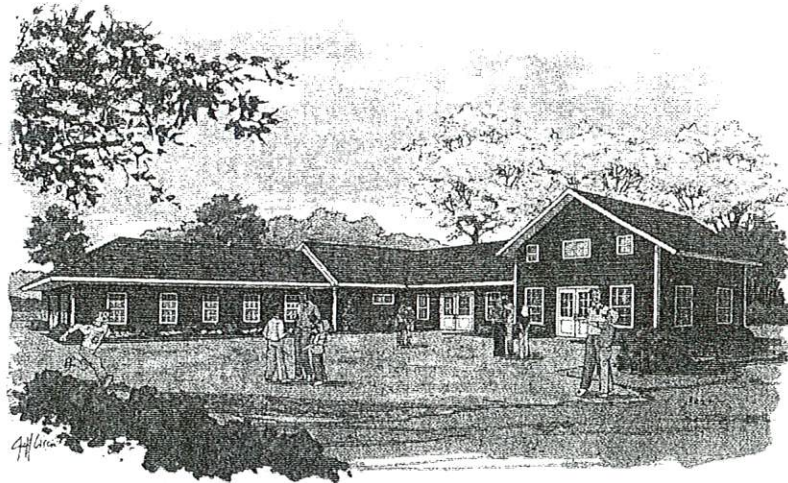
Bathroom Facilities

Without question the main lodge facilities are antiquated, to say the least. We need a more suitable bathroom facility for some of our adult clientele as well as covering the shortfall of changing areas and toilets for our summer program. The infrastructure is already in place.

Sleeping Quarters

Our winterized sleeping quarters are limited to 68 people and we are constantly finding that we need between 10 and 30 beds to satisfy the needs of our church and school Groups. We also are in need of those beds to work with and grow our Summer and User Groups. Our proposal allows for an additional 40 beds to take our winter capacity up to 100.

New Multi-Purpose Building Rendering



RETREAT AND EDUCATION CENTER
— CAMP HERRLICH —

Cost of Construction

- Building:
Two-Story approximately 4000 sq ft at \$200 sq ft
- Approval and Construction Budget:

Site Work and Construction:	\$700,000
<u>Soft Costs:</u>	<u>100,000</u>
Total	\$800,000
- Title to improvements immediately vest to Putnam County

Allocation of Funds to Construct Camp Herrlich Retreat & Education Building

Total Cost to Construct Building	\$800,000
Camp Herrlich Funds Raised	400,000
PCSB Construction to Permanent Mortgage	<u>500,000</u>
TOTAL	\$800,000

Required Terms from Putnam County Savings Bank to acquire Commercial Mortgage

- New 40 year Lease with Putnam County with maximum annual lease payments of:

Years 1-5	\$5000
Years 6-10	\$7500
Years 11-15	\$10,000
Years 16-20	\$12,500
Years 21-40	\$38,000 (present amount)
- A subordination and non-disturbance agreement (SDNA) between Camp Herrlich and Putnam County. (Rights of the Tenant and Landlord as it pertains to PCSB)

CONCLUSION

- 12 years ago, I was in this building doing a similar presentation.
- The need for new buildings on Camp Herrlich is greater than ever. The number of people served annually has doubled over the past 12 years while our facility has remained the same.
- We are financially sound and ready.
- We have a strong Board and Staff Leadership.
- Restructuring our Lease, with your help, will secure the future of Camp Herrlich as we serve Putnam County children and families. It will also enable us to improve upon the 156 acre asset to Putnam County, raising the value of the property and helping to diversify its usage.

Thank You