

Warren County Board of Supervisors

RESOLUTION NO. 519 OF 2012

Resolution introduced by Supervisors Girard, Thomas, Loeb, Westcott and Mason

AUTHORIZING LEASE AGREEMENT WITH NORTH COUNTRY SODA BLASTING, INC. TO LEASE A PORTION OF THE COUNTY OWNED PROPERTY (FORMERLY KNOWN AS THE CIBA GEIGY PROPERTY) LOCATED IN THE TOWN OF QUEENSBURY

WHEREAS, pursuant to Local Law No. 8 of 2012, Warren County is authorized to enter into lease agreements with one or more tenants to be determined and as deemed appropriate by the Board of Supervisors for the rental of portions of the County owned property (formerly known as the Ciba Geigy property), located in the Town of Queensbury and in accordance with the requirements of said Local Law, and

WHEREAS, the County Administrator is proposing a lease agreement with North Country Soda Blasting, Inc. to lease a portion of the aforesaid County property more particularly described as: 1) an area approximately 36' x 24' located on the westerly side of the 25,000 square foot Recycling Building and which area is paved and is framed on two sides by cement walls as more depicted in the attached aerial photograph, including use of access roads for the purpose of operating a soda blasting operation; and 2) an area described as approximately 10' x 30' located inside the 25,000 square foot Recycling Building for purposes of storage of North Country Soda Blasting equipment, with the exact location of the storage area to be determined by the Superintendent of Public Works and the County Administrator (hereinafter, collectively the "proposed lease premises"), and

WHEREAS, the monthly rent charged shall be Seven Hundred Fifty Dollars (\$750) with the term commencing not before September 5, 2012 and the lease being on a month-to-month basis and may be terminated by either party upon thirty (30) days written notice, and the lease agreement shall also provide the County with the right to terminate the lease of the 10' x 30' area located inside the 25,000 square foot Recycling Building upon thirty (30) days written notice, and after such notification, if North Country Soda

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Blasting, Inc. desires to continue to lease the 36' x 24' area located on the westerly side of the 25,000 square foot Recycling Building as depicted in the attached aerial photograph, there may be an equitable downward adjustment of the lease payment in an amount to be determined by the Board of Supervisors by resolution, to reflect that the 10' x 30' area located inside the 25,000 square foot Recycling Building area is no longer being used by the tenant for storage, and

WHEREAS, the Warren County Board of Supervisors has determined the proposed leased premises as described hereinabove is not needed for County purposes and that rent of Seven Hundred Fifty Dollars (\$750) per month represents reasonable return on the proposed leased premises, now, therefore, be it

RESOLVED, that the Chairman of the Warren County Board of Supervisors be, and hereby is, authorized to execute a lease agreement and such other documents as may be necessary with North Country Soda Blasting, Inc. as described in the preambles of this resolution, and all in a form approved by the County Attorney, and be it further

RESOLVED, that this resolution shall not take effect until September 4, 2012, upon expiration of the referendum on petition, as provided for in Section 6 of Local Law No. 8 of 2012.



Proposed - N. Country Soda Blasting

Trash Plant

USER ASSUMES ALL RISKS AND RESPONSIBILITY FOR DETERMINING WHETHER THIS MAP IS SUFFICIENT FOR PURPOSES INTENDED.

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