

**Joint Meeting**  
**Budget and Capital Committee & Capital Program Review Committee**  
Special Meeting Minutes  
Tuesday, December 21, 2010 5:00 PM  
Tompkins County Courthouse

**Approved**

Capital Plan Review Committee

Present: M. Robertson, Chair; D. Kiefer; F. Proto; M. Lane  
Excused: K. Herrera

Budget and Capital Committee

Present: J. Dennis, Chair; B. Robison; P. Mackesey; P. Stein (arrived at 5:12 p.m.)  
Excused: K. Herrera

Staff: C. Covert, Clerk of the Legislature; J. Mareane, County Administrator; L. Holmes, Director of Office for the Aging; A. LeMaro, Facilities Manager; D. Squires, Finance Director; J. Wood, County Attorney  
Legislator(s): C. Chock

Call to Order

The joint meeting was called to order 5:00 p.m.

Resolutions

**Resolution (DOC ID: 2374): Appropriation from Contingent Fund - Center of Government Study**

It was MOVED by Mr. Proto, seconded by Mr. Lane to recommend the following resolution from the Capital Plan Review Committee to the full Legislature for consideration.

It was MOVED by Mr. Robison, seconded by Ms. Mackesey, to recommend the following resolution from the Budget and Capital Committee to the full Legislature for consideration.

Ms. Robertson clarified that the suggestions submitted by Ms. Kiefer were accepted and incorporated into the final Scope of Work as distributed by Mr. LeMaro.

Following a brief discussion, it was MOVED by Ms. Kiefer, seconded by Mr. Proto, to amend the last Whereas and add the following language "...action and which scope of work may be able to be accomplished for an estimated \$50,000..."

At this time, Mr. LeMaro reviewed the revised final Scope of Work document. Discussion followed concerning questions raised with regard to looking at sites other than the Old Library site and Mr. Mareane said he is suggesting that there be latitude to look beyond the Old Library site. He would prefer not to preclude exploring other sites that may work well and be cost effective and said this study can be controlled. Ms. Robertson does not believe the study will identify specific sites.

Mr. Stein arrived at this time.

Mr. LeMaro believes there is enough flexibility in the study and said the consultants could also come back with a theoretical building that would have an optimal size and shape that would meet all the County's needs. Mr. Dennis said he would like to have all options looked at where the County knows it wants to have a Center of Government building.

Mr. Lane said the County has looked at the Old Library site through a number of renditions in Committees. He believes that if the County were to try and sell the Old Library that it would not be

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worth much because it would cost so much to reconstruct it. He said the option of selling and reconstruction has been looked at.

Ms. Mackesey stated the Legislature has not made a decision to build on the Old Library site and believes the County has an obligation to look at all sites.

Mr. Mareane said it is important to remember the goal is to try to find the most cost-effective approach to perform County operations and said that could result in not doing anything or it could result in an alternate facility (a different building). He believes that if this study only looks at one site it will limit the number of options to most cost-effectively house County operations.

A voice vote by the Capital Plan Review Committee on the amendment resulted as follows: Ayes – 3 (Kiefer, Proto, and Robertson); Noes – 1 (Lane); Excused – 1 (Herrera). AMENDMENT CARRIED.

A voice vote by the Budget and Capital Committee on the amendment resulted as follows: Ayes – 4; Noes – 0; Excused – 1 (Herrera). AMENDMENT CARRIED.

Following further discussion, a voice vote by the Capital Plan Review Committee on the resolution as amended resulted as follows: Ayes – 4, Noes – 0, Excused – 1 (Herrera). RESOLUTION AS AMENDED CARRIED.

A voice vote by the Budget and Capital Committee on the resolution as amended resulted as follows: Ayes – 4, Noes – 0, Excused – 1 (Herrera). RESOLUTION AS AMENDED CARRIED.

WHEREAS, the Tompkins County Legislature undertook a Space Use Master Plan, completed in 2005, that provided both impetus and direction for the consideration of a Center of Government facility that would house a number of County legislative and administrative operations, and

WHEREAS, in keeping with the 2005 Space Use Master Plan, a Center of Government project has been incorporated into the County 20-year Capital Improvement Plan for commencement in 2016, and

WHEREAS, the County is compelled to relocate several occupants of the County Courthouse in order to comply with the New York State Court Facilities Act, a law that requires counties to accommodate the space needs of the New York State court system, and

WHEREAS, governments at every level are facing extraordinary fiscal challenges that require consideration of all methods of reducing costs, including the costs of occupancy, and

WHEREAS, the convergence of these factors has been considered by the County Legislature's Capital Plan Review Committee and resulted in a recommendation to undertake an expert analysis that will compare the current configuration and projected costs of occupancy of County operations housed in both County-owned and leased facilities with the estimated cost of housing all or a part of those operations in a new Center of Government facility, and to recommend the most cost effective manner to accommodate the space needs of the County, and

WHEREAS, the County's Facilities Division has developed a scope of work that would guide that analysis and that shall be a part of the record of this legislative action and which scope of work may be able to be accomplished for an estimated \$50,000, now therefore be it

RESOLVED, on recommendation of the Capital Plan Review and the Budget and Capital Committees, That the Director of Finance is hereby authorized and directed to make the following budget appropriation:

FROM: A1990.54400	Contingent Fund	\$50,000
TO: 1620.54442	Facilities Professional Services	\$50,000

**SEQR ACTION:** TYPE II-20

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**Executive Session**

It was MOVED by Mr. Dennis, seconded by Ms. Mackesey, and unanimously adopted by voice vote by members present, to hold an executive session to discuss real estate negotiations. An executive session was held at 5:23 p.m. and returned to open session at 5:28 p.m.

**Resolutions**

Capital Plan Review Committee

It was MOVED by Mr. Lane, seconded by Ms. Kiefer, to approve the following resolutions. A voice vote resulted as follows: Ayes – 3 (Kiefer, Lane, and Robertson), Noes – 1 (Proto), Excused – 1 (Herrera). RESOLUTIONS CARRIED.

Budget and Capital Committee

It was MOVED by Ms. Mackesey, seconded by Mr. Robison, and unanimously adopted by voice vote by members present, to approve the following resolutions.

**Resolution (DOC ID: 2379): Making a Negative Determination of Environmental Significance in Relation to Resolution No. 226 of 2010, Approving the Purchase of Property Located at 214-216 West State Street (Martin Luther King, Jr., Street), Ithaca, New York**

WHEREAS, Resolution No. 226 of 2010 would approve the purchase of property located at 214-216 West State Street (Martin Luther King, Jr., Street) for use by the Tompkins County Office for the Aging after vacating its present location in the County Courthouse at 320 North Tioga Street, Ithaca, NY, and

WHEREAS, the Tompkins County Legislature has reviewed and accepted as adequate a Short Environmental Assessment Form, which finds no significant impacts associated with the Action, now therefore be it

RESOLVED, on recommendation of the Capital Plan Review and the Budget and Capital Committees, That Resolution No. 226 of 2010 is an Unlisted action,

RESOLVED, further, That the Tompkins County Legislature hereby determines that the acquisition of property at 214-216 West State Street (Martin Luther King, Jr., Street) for use by the Tompkins County Office for the Aging will not have a significant negative impact on the environment, requiring no further environmental review,

RESOLVED, further, That the Tompkins County Legislature hereby issues a “Negative Declaration of Environmental Significance” in accordance with SEQRA for Resolution No. 226 of 2010.  
**SEQR ACTION:** (Short Environmental Assessment Form and Negative Declaration on file with the Clerk of the Legislature.)

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**Resolution (DOC ID: 2380): Approving the Purchase of the Property Located at 214-216 West State Street (Martin Luther King, Jr., Street), City of Ithaca**

WHEREAS, the New York State Office of Court Administration has asked the County to provide additional space in the County Courthouse to meet the needs of the Court System, and

WHEREAS, an independent architectural engineering firm has confirmed that the State Court System needs the additional space, and

WHEREAS, the Tompkins County Office for the Aging needs to be relocated from its present site at the County Courthouse, 320 North Tioga Street, Ithaca, New York, in order to accommodate the needs of the Court System, and

WHEREAS, the Legislature has reviewed location choices for several years, and

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WHEREAS, the site at 214-216 West State Street (Martin Luther King, Jr., Street) best meets the needs of the County Office for the Aging at the least overall cost relative to any other alternative, now therefore be it

RESOLVED, on recommendation of the Capital Plan Review and the Budget and Capital Committees, That the building at 214-216 West State Street (Martin Luther King, Jr., Street) be purchased for the amount of \$52,000.00 at closing, where title shall be transferred to the County, with an annual deferred payment of \$52,000 for fourteen consecutive years thereafter (a net present value of \$600,000),

RESOLVED, further, That the County Administrator or his designee is authorized to execute all contracts or agreements necessary to accomplish the acquisition,

RESOLVED, further, That the purchase is contingent upon an environmental review that reveals no significant unmitigatable environmental issues.

**SEQR ACTION:** Unlisted (Short Environmental Assessment Form and Negative Declaration on file with the Clerk of the Legislature.)

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**Adjournment**

The meeting adjourned at 5:28 p.m.