

# Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

STATE OF NEW YORK  
DEPARTMENT OF STATE  
**FILED**

County  City  Town  Village  
(Select one.)

DEC 26 2012

of Saratoga

MISCELLANEOUS  
& STATE RECORDS

Local Law No. 3 of the year 20 12

A local law <sup>(Insert Title)</sup> "A local law authorizing the leasing of real property of Saratoga Prime Properties LLC located at 135 South Broadway, in the City of Saratoga Springs, for a term of ten years"

Be it enacted by the Board of Supervisors of the  
(Name of Legislative Body)

County  City  Town  Village  
(Select one.)

of Saratoga as follows:

(please see attached.)

(If additional space is needed, attach pages the same size as this sheet, and number each.)

RESOLUTION 257 - 12

Introduced by Supervisors Rowland, Barrett, Hargrave, Jenkins, Lewza, Lucia and Wright

ADOPTING A LOCAL LAW IDENTIFIED AS INTRODUCTORY NO. 3, PRINT NO. 1 OF 2012, ENTITLED "A LOCAL LAW AUTHORIZING THE LEASING OF REAL PROPERTY OF SARATOGA PRIME PROPERTIES, LLC LOCATED AT 135 SOUTH BROADWAY, IN THE CITY OF SARATOGA SPRINGS, FOR A TERM OF TEN YEARS"

WHEREAS, Resolution 224- 12 introduced and presented a proposed Local Law identified as Introductory No. 3, Print No. 1 of 2012, to this Board of Supervisors and scheduled a public hearing thereon for December 12, 2012 at 4:40 P.M. in the Meeting Room of the Saratoga County Board of Supervisors, 40 McMaster Street, Ballston Spa, New York; and

WHEREAS, notice of that public hearing was duly published and posted as required by law; and

WHEREAS, the scheduled public hearing was held and all persons appearing or desiring to be heard have been heard by this Board; now, therefore, be it

RESOLVED, that this Board of Supervisors, on this 18<sup>th</sup> day of December, 2012 hereby adopts a Local Law identified as Introductory No. 3, Print No. 1 of 2012, as set forth in the annexed Schedule A.

BUDGET IMPACT STATEMENT: No budget impact.

SCHEDULE A

COUNTY OF SARATOGA

LOCAL LAW NO. 3 OF 2012

A LOCAL LAW AUTHORIZING THE LEASING OF REAL PROPERTY OF SARATOGA PRIME PROPERTIES, LLC LOCATED AT 135 SOUTH BROADWAY, IN THE CITY OF SARATOGA SPRINGS, FOR A TERM OF TEN YEARS

BE IT ENACTED by the Saratoga County Board of Supervisors as follows:

SECTION 1: The County of Saratoga leases space from Saratoga Care, Inc. for the use and operation of the County's Mental Health Center. Saratoga Care, Inc. has exercised its option to terminate the County's lease effective May 31, 2013. After soliciting and entertaining competitive proposals for the lease of new space for the County Mental Health Center, the Saratoga County Board of Supervisors accepted the proposal of Saratoga Prime Properties, LLC for the lease of the premises known as 135 Broadway, Saratoga Springs, New York, being a portion of the City of Saratoga Springs Inside District Tax Map, Section 178.27, Block 1, Parcel 42. Said premises were formerly the site of an automobile dealership, and the building on the property requires extensive interior and exterior renovations to make it suitable for use as office space and treatment facilities for the County Mental Health Center. The proposal of Saratoga Prime Properties, LLC that was accepted by the Saratoga County Board of Supervisors includes as part of the monthly rent for the premises a pro-rated portion of the renovation costs of the building over a period of ten years. Due to said extensive renovation costs, it is not financially feasible for Saratoga Prime Properties, LLC to enter into a lease for its premises for a term of less than ten years.

SECTION 2. Notwithstanding the provisions of Section two hundred fifteen of the County Law, or any other law of the State of New York, or of Resolution 207-12 of the Saratoga County Board of Supervisors, authorization is hereby given to the Chairman of the Saratoga County Board of Supervisors to execute a lease of the real property owned by Saratoga Prime Properties, LLC located at 135 South Broadway in the City of Saratoga Springs, and identified on the City of Saratoga Springs Inside Tax District Tax Map as being a portion of Section 178.27, Block 1, Parcel 42, for a term of ten years, with an option to renew for two additional five year terms, for the County of Saratoga's municipal purpose of operating its Saratoga County Mental Health Center and providing mental health services to individuals in need. Such lease shall be subject to the approval of the County Attorney. Rental payments for said premises shall be in accordance with Resolution 207-12 of the Saratoga County Board of Supervisors, or any amendment(s) thereof.

SECTION 3. This Local Law shall take effect after it is filed as provided in Section 27 of the Municipal Home Rule Law.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

**1. (Final adoption by local legislative body only.)**

I hereby certify that the local law annexed hereto, designated as local law No. 3 of 2012 of the (County)(City)(Town)(Village) of Saratoga was duly passed by the Board of Supervisors on December 18 2012, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*

**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer\*.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ and was deemed duly adopted *(Elective Chief Executive Officer\*)* on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

**3. (Final adoption by referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. *(Elective Chief Executive Officer\*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

**4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the (County)(City)(Town)(Village) of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the \_\_\_\_\_ on \_\_\_\_\_ 20\_\_\_\_. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_ 20\_\_\_\_, in accordance with the applicable provisions of law.

\* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

**5. (City local law concerning Charter revision proposed by petition.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20\_\_\_\_, became operative.

**6. (County local law concerning adoption of Charter.)**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_ 20\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

**(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)**

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph  1  above.

*Pamela A. Hargrave*  
Clerk of the county legislative body, ~~City, Town or Village Clerk or~~  
~~officer designated by local legislative body~~

Date: December 19, 2012

(Seal)