

THE PUTNAM COUNTY LEGISLATURE

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

Amy E. Sayegh *Chairwoman*
Greg E. Ellner *Deputy Chair*
Diane Schonfeld *Clerk*



Nancy Montgomery	Dist. 1
William Gouldman	Dist. 2
Toni E. Addonizio	Dist. 3
Laura E. Russo	Dist. 4
Greg E. Ellner	Dist. 5
Paul E. Jonke	Dist. 6
Daniel G. Birmingham	Dist. 7
Amy E. Sayegh	Dist. 8
Erin L. Crowley	Dist. 9

**AGENDA
SPECIAL MEETING
OF THE
PUTNAM COUNTY LEGISLATURE
CALLED BY THE CLERK AT THE REQUEST OF THE CHAIRWOMAN
TO BE HELD IN ROOM #318
PUTNAM COUNTY OFFICE BUILDING
CARMEL, NEW YORK 10512**

Tuesday June 10, 2025

(Immediately following Special Physical Mtg. beginning at 6:00 P.M.)

- 1. Pledge of Allegiance**
- 2. Legislative Prayer**
- 3. Roll Call**
- 4. Approval – Putnam County Early Learning Center: A ThinkDIFFERENTLY Initiative located in Patterson, New York**
- 5. Approval – Enter into Lease Agreements by and between the County of Putnam and the Community Based Services, Inc. as and for Short-Term and Long-Term Leases of the Premises herein denoted as 40 Jon Barrett Road, Patterson, New York for the Purposes of Utilizing Such Premises for the Provision of Universal Pre-Kindergarten Services to Eligible Resident Children**
- 6. Adjournment**

#4

Committee Mtg _____ Resolution # _____
Introduced By _____ Regular Mtg _____
Seconded By _____ Special Mtg _____

APPROVAL - PUTNAM COUNTY EARLY LEARNING CENTER: A THINKDIFFERENTLY INITIATIVE, LOCATED IN PATTERSON, NEW YORK

WHEREAS, Putnam County, through its Health Department and its Early Intervention and Preschool Program has identified a need for an inclusion-based early learning center to better serve the preschool-aged children in Putnam County; and

WHEREAS, such a facility would serve to benefit differently-abled, preschool-aged children and their parents eligible for Committee on Preschool Special Education ("CPSE") services through the County, offering these children and their parents an alternative to receiving services at providers that are currently located at a distance from their homes, and often outside of Putnam County, greatly reducing travel time for these children, and improving the quality of their experience, and saving the county's taxpayers money; and

WHEREAS, such a facility would serve to benefit all preschool children in the County who are eligible for Universal Pre-Kindergarten ("UPK") through the County's school districts, especially in those school districts where there is a shortage of providers for such services; and

WHEREAS, the County intends to partner with two school districts, Carmel and Brewster, to serve as a provider of the UPK services for children living in these school districts; and

WHEREAS, the County, in addition to offering a better option for education and services for County preschool-aged children, could also potentially realize cost savings in the establishment of such a facility; and

WHEREAS, the County seeks to open and operate the "Putnam County Early Learning Center: a ThinkDIFFERENTLY Initiative" at Community Based Services' Hudson Valley InterArts building, located at 40 Jon Barrett Road, Patterson, New York; and

WHEREAS, in furtherance of the County's commitment to the ThinkDIFFERENTLY initiative set forth in Resolution 172 of 2018, the County Executive has offered his public support for the "Putnam County Early Learning Center: a ThinkDIFFERENTLY Initiative"; now therefore be it

RESOLVED, that Putnam County will seek to establish a facility and program known as the "Putnam County Early Learning Center: a ThinkDIFFERENTLY Initiative" to better serve County preschool-aged children; and be it further

RESOLVED, that Putnam County shall negotiate agreements with both the Brewster and Carmel Central School Districts, as prepared by the Putnam County Attorney and executed by the Putnam County Executive, regarding its provision of Universal Pre-K services to children in those school districts.

Legislator Addonizio

Legislator Birmingham

Legislator Crowley

Legislator Ellner

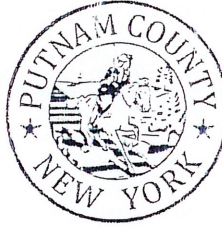
Legislator Gouldman

Legislator Jonke

Legislator Montgomery

Legislator Russo

Chairwoman Sayegh



PUTNAM COUNTY EXECUTIVE
KEVIN M. BYRNE

To: Diane Schonfeld
Clerk of the Legislature

CC: Amy Sayegh, Chair
Putnam County Legislature

Rian Rodriguez,
Public Health Director, Department of Health

Valerie Kurtz,
Supervisor of Early Intervention and Preschool, Department of Health

C. Compton Spain,
County Attorney

Lowell Siegel
Deputy County Attorney

FROM: Kevin M. Byrne
County Executive

DATE: May 20, 2025

RE: Letter of Necessity, Putnam County Early Learning Center (ELC)

Encl: Resolutions and supporting documentation from Health and Law Departments

Please accept this Letter of Necessity for the Legislature to continue its consideration for approval the enclosed resolutions establishing the Putnam County Early Learning Center: A ThinkDIFFERENTLY Initiative ("ELC") at the upcoming Audit and Administration Committee meeting scheduled for May 22, 2025.

As you may recall from the May 19 Health Committee meeting, it is imperative for the Legislature to review and consider the enclosed submissions from both Health and Law Departments (initial requests made timely for the May 19 committee agendas) with all deliberate speed. Failure to act in a timely fashion could jeopardize the ELC's opening for the 2025-2026 school year beginning in September.

2025 MAY 20 PM 3:15
LEGISLATURE
PUTNAM COUNTY
CARMEL, NY

As stated by Ms. Kurtz in the Health Committee meeting, an application to the State needs to be finalized with a chosen location by June 15. Leases need to be executed for the interim space, and also for the buildout to move forward. Agreements need to be entered into with participating school districts, supplies need to be procured, and staff secured. All these necessary actions require the Legislature's support and timely action.

I implore you not to let the hard work and efforts of County staff, across multiple Departments, joining together to support the initiative led by Ms. Kurtz, succumb to further delay. Members of this Administration will continue to make themselves available to present and answer any questions members of the Legislature may have at your upcoming meeting.

This Letter serves to formalize my request that the Legislature continue its discussion from the Health Committee meeting on May 19 and add this urgent item to the Audit agenda in order to facilitate a vote on the resolutions enclosed. As such, it is respectfully requested that the Audit Committee consider the enclosed requests and proposed resolutions, so that the carefully chosen and fully vetted space can be secured for the ELC.

Thank you for your careful and detailed attention to this request.

A handwritten signature in blue ink, appearing to be "Ken" followed by a stylized surname, possibly "Rosen". The signature is fluid and cursive.

RIAN RODRIGUEZ, MPH
PUBLIC HEALTH DIRECTOR



KEVIN M. BYRNE
PUTNAM COUNTY EXECUTIVE

MEMORANDUM

To: Amy Sayegh, Chair of the Legislature

Cc: Putnam County Legislature
County Executive Kevin Byrne

From: Rian Rodriguez, Public Health Director
Valerie Kurtz, Early Intervention and Preschool Supervisor

Subject: Request for Resolution to Establish The Putnam County Early Learning Center: A ThinkDifferently Initiative

Putnam County Department of Health program leadership would like to formally request legislative support for the proposed Putnam County Early Learning Center, a combined universal pre-kindergarten and special education preschool program. Putnam County's innovative approach, known as a "braided inclusion" model is supported by the New York State Department of Education. It ensures students, regardless of their ability, have access to high-quality early learning and services. This program has already been recognized by legislators and community members alike, for the positive impact that it will have on our youngest learners. In anticipation of a September launch, we are requesting consideration of this matter at the appropriate committee(s) prior to the next full legislative meeting. We thank you in advance for your time in reviewing the attached draft resolutions and look forward to an opportunity to discuss additional details in person.

2025 MAY 16 AM 11:11
LEGISLATURE
PUTNAM COUNTY
CARBELL, NY

Attachments (4): Early Learning Center Resolution Draft, CCSD Early Learning Letter, BCSD Early Learning Letter, Putnam County Early Learning Center ppt

APPROVAL/PUTNAM COUNTY EARLY LEARNING CENTER: A THINKDIFFERENTLY INITIATIVE. IN PATTERSON, NY

WHEREAS, Putnam County, through its Health Department and its Early Intervention and Preschool Program has identified a need for an inclusion-based early learning center to better serve the preschool-aged children in Putnam County; and

WHEREAS, such a facility would serve to benefit differently-abled, preschool-aged children and their parents eligible for Committee on Preschool Special Education (“CPSE”) services through the County, offering these children and their parents an alternative to receiving services at providers that are currently located at a distance from their homes, and often outside of Putnam County, greatly reducing travel time for these children, and improving the quality of their experience, and saving the county’s taxpayers money; and

WHEREAS, such a facility would serve to benefit all preschool children in the County who are eligible for Universal Pre-Kindergarten (“UPK”) through the County’s school districts, especially in those school districts where there is a shortage of providers for such services; and

WHEREAS, the County intends to partner with two school districts, Carmel and Brewster, to serve as a provider of the UPK services for children living in these school districts; and

WHEREAS, the County, in addition to offering a better option for education and services for County preschool-aged children, could also potentially realize cost savings in the establishment of such a facility; and

WHEREAS, the County seeks to open and operate the “Putnam County Early Learning Center: a ThinkDIFFERENTLY Initiative” at Community Based Services’ Hudson Valley InterArts building, located at 40 Jon Barrett Road, Patterson, New York; and

WHEREAS, in furtherance of the County’s commitment to the ThinkDIFFERENTLY initiative set forth in Resolution 172 of 2018, the County Executive has offered his public support for the “Putnam County Early Learning Center: a ThinkDIFFERENTLY Initiative”; now therefore be it

RESOLVED, that Putnam County will seek to establish a facility and program known as the “Putnam County Early Learning Center: a ThinkDIFFERENTLY Initiative” to better serve County preschool-aged children; and be it further

RESOLVED, that Putnam County shall negotiate agreements with both the Brewster and Carmel Central School Districts, as prepared by the Putnam County Attorney and executed by the Putnam County Executive, regarding its provision of Universal Pre-K services to children in those school districts.



CARMEL CENTRAL SCHOOL DISTRICT

ERIN MEEHAN-FAIRBEN, Ed.D.
Superintendent of Schools

The purpose of this letter is to document the responsibilities of the partners involved in Putnam County's Think Differently inclusion model preschool and universal pre-kindergarten. Outlined below are the key functions of each party.

The District: for the purposes of this document represent both Brewster Central School District and Carmel Central School District.

The County: for the purposes of this document represent Putnam County Government.

Other: for the purposes of this document "other" may refer to outside contractors/agencies.

The District is responsible for oversight of curriculum implementation, review of student progress reports, evaluations, participating in an interview panel for program manager and classroom educators, consistent communication with program manager, conducting regular classroom visits to ensure education requirements are being met, and maintaining compliance with all standards and regulations.

The County is responsible for provision of services through contracted agencies and providers, funding a program manager to liaise with contracted agencies and providers, parents and districts and ensure building-related operations are adhered to, and transporting CPSE students to/from program.

Other agencies/individuals are responsible for the following:

Contracted agencies are responsible for direct supervision of licensed therapists and providers.

Licensed therapists and providers are responsible for ensuring high-quality, person-centered, age-appropriate service provision, related to curriculum and/or IEP.

District/Agency Representative Signature

Date

Cultivating Opportunities





BREWSTER CENTRAL SCHOOL DISTRICT
30 FARM TO MARKET ROAD, BREWSTER, NY 10509-9956
TELEPHONE 845-279-8000 FAX 845-279-6921
WWW.BREWSTERSCHOOLS.ORG



Michelle Gosh, Ed.D.
Superintendent of Schools

Maggie Andriello
Assistant Superintendent for Curriculum,
Instruction, and Assessment

Victor Karlsson, CPA
Assistant Superintendent for
Finance and Operations

Stephen P. Hancock
Assistant Superintendent for Human
Resources

**Letter of Intent between the Brewster Central School District and Putnam County
April 2025**

The purpose of this letter is to document the responsibilities of the partners involved in Putnam County's *Think Differently* inclusion model preschool and universal pre-kindergarten. Outlined below are the key functions of each party.

The District: Brewster Central School District

The County: Putnam County Government.

Other: For the purposes of this document, "other" may refer to outside contractors/agencies.

The District is responsible for assisting in the selection of curricular resources and providing support for implementation as needed, review of student progress reports on an annual basis, participating in an interview panel for program manager and classroom educators, consistent communication with the program manager, and visiting the school at least quarterly.

The County is responsible for the provision of services through contracted agencies and providers, funding a program manager to liaise with contracted agencies and providers, parents and districts and ensure building-related operations are adhered to, and transporting CPSE students to/from the program.

Other agencies/individuals are responsible for the following:

Contracted agencies are responsible for the direct supervision of licensed therapists and providers.

Licensed therapists and providers are responsible for ensuring high-quality, person-centered, age-appropriate service provision related to curriculum and/or IEP.

Please note that this Letter of Intent is not a legally binding agreement, and no legally binding obligations between the parties will arise until the execution of a formal contract. The County understands that it must go through the formal request for proposal process issued by the District.

District/Agency Representative Signature

4/9/25

Date

Putnam County Early Learning Center

Thank

Valerie Kurtz, Supervisor of Early Intervention and Preschool Programs
Rian Rodriguez, Public Health Director



Putnam County Department of Health

A PHAB-ACCREDITED HEALTH DEPARTMENT

Philosophy and Goals

We believe that ALL children, regardless of ability, have the capacity to thrive both inside and outside of the classroom and that inclusion education fosters this potential.

Each inclusion classroom is staffed with experienced educators who embrace the various speeds and ways children grow, learn and develop, enriching student experiences and enhancing program outcomes.

Putnam County's Early Learning Center is aligned with New York State Department of Education learning standards and ensures high-quality education for all students.

Better Student Outcomes

**Reduced Travel Time
and Cost-Savings**

**Innovative and
Collaborative Approaches**



Putnam County Department of Health
A PHAB-ACCREDITED HEALTH DEPARTMENT

Status Update

Stakeholder Tours

- Legislators
- First Responder Agencies
- Staffing Agency

School Partnerships

- Carmel
- Brewster

Legal Agreements

- Lease
- School Letters of Intent



Timeline



Putnam County Department of Health
A PHAB-ACCREDITED HEALTH DEPARTMENT

Proposal At-a-Glance

High-quality Education delivered through a Braided-Inclusion model

- ✓ Preschool Special Education: Available to all committee on preschool special education (CPSE) families regardless of district and/or UPK status
- ✓ Universal Pre-Kindergarten: Available to Carmel and Brewster school districts due to proximity (2025-2026 school year)
- Potential to expand to other districts

Provision of high quality, individualized as well as classroom-based on-site services

- ✓ Special Instruction
- ✓ Speech Therapy
- ✓ Physical Therapy
- ✓ Occupational Therapy
- ✓ Social Work
- Inter-arts specialized programming

Transportation

- ✓ Reduce ride time for preschool special education students
- ✓ Cost savings on transportation
- Potential to partner with districts to offer transportation to universal pre-k students

Partnership

- ✓ Program location will not change for any students with identified medical needs.
- ✓ Maintain contracts with agencies for center-based services.
- ✓ Build new partnerships with community-based organizations.
- Potential for sustained savings over an academic lifespan



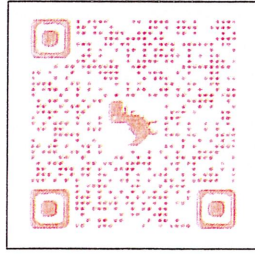
Putnam County Department of Health

A PHAB-ACCREDITED HEALTH DEPARTMENT

Contact Us Anytime, Thank You!

Putnam County
Early Learning Center

Learn More!



Valerie Kurtz
Valerie.kurtz@putnamcountyny.gov
Phone: 845.808.1390
Address: 1 Geneva Rd.
Brewster, NY 10509



@PutnamHealthNY



www.putnamcountyny.gov/health

Think



Putnam County Department of Health
A PHAB-ACCREDITED HEALTH DEPARTMENT

Edward Gordon

From: Shanna Siegel
Sent: Monday, May 12, 2025 4:05 PM
To: Amy Sayegh
Cc: Putnam Co Legislature; Lowell R. Siegel; Kevin Byrne; Valerie Kurtz; Rian Rodriguez
Subject: Request to Present Resolution to Committee
Attachments: Memo_PreK_5.6.2025.docx; Reso ThinkDifferently Early Learning Center 4.30.25 final draft - Copy.docx; Carmel Letter Early Learning.pdf; Brewster Letter Early Learning.pdf; Putnam County Early Learning Center 5.12.25.pptx

Good afternoon,

On behalf of Public Health Director Rian Rodriguez, and Early Intervention and Preschool Supervisor Valerie Kurtz, thank you in advance for considering a request to present a draft resolution to committee this month. Please refer to the attached memo as well as supporting documents.

Valerie and Rian are available if you have any questions or would like more information.

Thank you,

Shanna

Attachments (5): Memo: Early Learning Center, Early Learning Center Resolution Draft, CCSD Early Learning Letter, BCSD Early Learning Letter, Putnam County Early Learning Center ppt



Shanna Siegel, RN, BSN

Supervising Public Health Educator, Public Information Officer • Putnam County Department

PHONE | 845.808.1390 ext 43258 • FAX | 845.278.7921 • WEBSITE | PUTNAMCOUNTYNY.GOV/HEALTH

PUTNAM COUNTY GOVERNMENT NEW YORK

Follow us on social media @PutnamHealthNY

-A PHAB-Accredited Health Department-

Pronouns: she, her, hers

[Why I list my pronouns](#)

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APPROVAL/PUTNAM COUNTY EARLY LEARNING CENTER: A THINKDIFFERENTLY INITIATIVE, IN PATTERSON, NY

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RIAN RODRIGUEZ, MPH
PUBLIC HEALTH DIRECTOR



KEVIN M. BYRNE
PUTNAM COUNTY EXECUTIVE

MEMORANDUM

To: Amy Sayegh, Chair of the Legislature
Greg Ellner, Chair of Physical Services Committee

Cc: Putnam County Legislature
Kevin Byrne, County Executive
Heather Abissi, Senior Deputy County Attorney

From: Rian Rodriguez, Public Health Director
Valerie Kurtz, Early Intervention and Preschool Supervisor
William Orr, Senior Fiscal Manager

Subject: Additional backup for Special Physical Services Meeting

The Putnam County Department of Health would like to provide the legislature with an updated projected budget, related to the Early Learning Center initiative. The department has taken into account factors discussed at previous meetings with the legislators as well as the most up-to-date information available regarding known as well as projected expenses.

We thank you in advance for your time in reviewing the attached budget and look forward to discussing in greater detail at the June 10th special Physical Services meeting. We are happy to provide additional information related to any of the aspects of the initiative that may require further clarification or documentation.

Attachments (5): ELC budget (1-5)

	PUTNAM COUNTY PRESCHOOL PROPOSAL					
	ANNUAL SAVINGS PROJECTION					
40 STUDENTS MODULE		NEW				
		PROPOSED				
SEPTEMBER 2025: Est 115 STUDENTS		PROGRAM		2025		SAVINGS
40 STUDENTS IN NEW PROGRAM		WITH 40 STUDENTS		BUDGET		COST
75 STUDENTS AT OTHER SCHOOLS		ANNUAL				
3 YEAR OLD CLASSES (See Worksheet)	10 STUDENTS ENROLLED	\$234,000				
4 YEAR OLD CLASSES (See Worksheet)	30 STUDENTS ENROLLED	\$664,560				
COST FOR STUDENT ATTENDING NEW PROGRAM	(Average Cost \$22,464)	\$898,560				
ESTIMATE TOTAL 115 STUDENTS	75					
AVERAGE COST PER STUDENT	\$48,000					
COST FROM OTHER PROGRAMS	\$3,600,000	\$3,600,000				
TOTAL COSTS FOR 115 TOTAL STUDENTS		\$4,498,560		\$5,520,000		
SEIT COSTS (Special Education Itinerant Teacher)		\$1,400,000		\$1,400,000		
TOTAL COST FOR ALL CPSE STUDENTS (WITH SEIT COSTS)		\$5,898,560		\$6,920,000	*	(\$1,021,440)
TRANSPORTATION COSTS		\$1,039,000		\$1,539,000		(\$500,000)
GROSS SAVINGS FOR SCHOOL BASED PROGRAM (BEFORE OTHER COSTS)		\$6,937,560		\$8,459,000		(\$1,521,440)
COUNTY EMPLOYEE ON SITE TO OVERSEE SCHOOL						
TOTAL PERSONAL SERVICES COST (SALARY ESTIMATED AT \$90,000)		\$135,000				
RENT Estimated at \$15.00 per square foot 12,028 square feet space (\$15,035 Per Month) Duration of first 5 years		\$180,420				
TOTAL BUILD OUT COSTS ESTIMATED AT \$2,200,000 THIS COST TO BE PAID OUT MONTHLY FOR 5 YEARS) (\$2,200,000 X 65% = \$1,430,000 / 60 MO = \$23,833.33)		\$286,000				
STARTUP COSTS		\$60,000				
OTHER BUILDING COSTS		\$83,300				
TOTAL ADDITIONAL ANNUAL COSTS TO PROGRAM		\$744,720		\$0		
NET COST BEFORE REVENUE ADJUSTMENT		\$7,682,280		\$8,459,000		(\$776,720)
SCHOOL BASED PROGRAM REVENUE REDUCTION (DUE TO SAVINGS) 59.5% (\$1,021,440 X 59.5%)*		\$607,757		\$0		\$607,757
TRANSPORTATION REVENUE REDUCTION (NO REVENUE REDUCTION; OVER COST CEILING)		\$0		\$0		\$0
ANNUAL COST & SAVINGS		\$8,290,037		\$8,459,000		(\$168,963)
ADDITIONAL CONSIDERATIONS						
District contributions toward UPK service contract not included at this time						

	PUTNAM COUNTY PRESCHOOL PROPOSAL				
	2025 LEASE TO BEGIN AUGUST 1, 2025				
	ESTIMATED 5 MONTH PRORATION FOR 2025				
12 STUDENTS MODULE		NEW			
		PROPOSED			
AUGUST 1, 2025 : Est 115 STUDENTS		PROGRAM		2025	SAVINGS
12 STUDENTS IN NEW PROGRAM		WITH 12 STUDENTS		BUDGET	COST
103 STUDENTS AT OTHER SCHOOLS					
3 YEAR OLD CLASSES (See Worksheet)	0 STUDENTS ENROLLED	\$0			
4 YEAR OLD CLASSES (See Worksheet)	12 STUDENTS ENROLLED	\$112,320			
COST FOR STUDENT ATTENDING NEW PROGRAM	(Average Cost \$22,464)	\$112,320			
ESTIMATE TOTAL 115 STUDENTS	103				
AVERAGE COST PER STUDENT	\$48,000				
COST FROM OTHER PROGRAMS	\$2,060,000	\$2,060,000			
TOTAL COSTS FOR 115 TOTAL STUDENTS		\$2,172,320		\$2,300,000	
SEIT COSTS (Special Education Itinerant Teacher)		\$583,333		\$583,333	
TOTAL COST FOR ALL CPSE STUDENTS (WITH SEIT COSTS)		\$2,755,653		\$2,883,333	(\$127,680)
TRANSPORTATION COSTS		\$1,330,667		\$1,539,000	(\$208,333)
GROSS SAVINGS FOR SCHOOL BASED PROGRAM (BEFORE OTHER COSTS)		\$4,086,320		\$4,422,333	(\$336,013)
COUNTY EMPLOYEE ON SITE TO OVERSEE SCHOOL					
TOTAL PERSONAL SERVICES COST (SALARY ESTIMATED AT \$90,000)		\$56,250			
RENT Estimated at \$20.00 per square foot \$4791.67 PER MONTH 2875 square feet		\$23,958			
BUILD OUT COSTS ESTIMATED		\$5,975			
STARTUP COSTS	*	\$20,000			
OTHER BUILDING COSTS (5 MONTHS)	**	\$34,708			
TOTAL ADDITIONAL ANNUAL COSTS TO PROGRAM		\$140,892		\$0	
NET COST BEFORE REVENUE ADJUSTMENT		\$4,227,212		\$4,422,333	(\$195,121)
SCHOOL BASED PROGRAM REVENUE REDUCTION (DUE TO SAVINGS) 59.5% (\$1,021,440 X 59.5%)*		\$75,970		\$0	\$75,970
TRANSPORTATION REVENUE REDUCTION (NO REVENUE REDUCTION; OVER COST CEILING)		\$0		\$0	\$0
ANNUAL COST & SAVINGS		\$4,303,182		\$4,422,333	(\$119,152)
* Estimated Startup Costs for 5 months					
** Proration of other costs less \$60,000 startup costs					

	PUTNAM COUNTY NEW PRESCHOOL PROPOSAL						
	ADDITIONAL COSTS BREAKDOWN						
	ANNUAL BASIS						
COUNTY EMPLOYEE TO OVERSEE OPERATION			\$90,000				
FRINGE			\$45,000				
			\$135,000	\$135,000	PERSONNEL		
RENT			\$180,420	\$180,420	RENT		
TENANT IMPROVEMENT (BUILD OUT COSTS)			\$286,000	\$286,000	TENANT IMPROVEMENT		
OTHER BUILDING COSTS							
HEAT / LIGHT		\$36,000					
CLEANING		\$26,000					
SECURITY / IT COSTS		\$4,800					
MAINT & REPAIR		\$12,000					
COPIER CONTRACT		\$2,000					
TELEPHONE COSTS		\$2,500					
GARBAGE	Landlord will pay	\$0					
SNOW REMOVAL	Landlord will pay	\$0					
* FIRST YEAR STARTUP ITEMS		\$60,000					
OTHER BUILDING COSTS		\$143,300	\$143,300	\$143,300	OTHER BUILDING COSTS		
TOTAL ADDITIONAL ANNUAL COSTS TO PROGRAM			\$744,720	\$744,720			
* Tables, Chairs, Computer Desks, Storage Cabinents,							
Area Rugs, File Cabinents, Gym Equipment, Items							
Programmable Speaker/Clock Combo, Cameras							

PUTNAM COUNTY PRESCHOOL PROPOSAL					
BUILDING RELATED COSTS					
LEASE YEAR ONE THROUGH FIVE					
		COST PER		MONTHLY	YEARLY
		SQUARE FOOT		COST	COST
RENT					
\$15.00 per square foot		\$15.00		\$15,035	\$180,420
12,028 square feet space (\$15,035 Per Month)					
Duration of first 5 years					
* TOTAL BUILD OUT COSTS					
ESTIMATED AT \$2,200,000					
THIS COST TO BE PAID OUT MONTHLY FOR 5 YEARS)					
(\$2,200,000 X 65% = \$1,430,000 / 60 MO = \$23,833.33)					
INTEREST AT 7.5% FOR FOR LOAN					
COST PER SQUARE FEET FOR FIRST 5 YEARS		\$38.78		\$38,868	\$466,420
BREAKDOWN OF BUILD OUT COSTS					
HARD CONSTRUCTION COST	\$1,520,000.00				
DESIGN ARCHITECTURE & ENGINEERING COSTS	\$100,000.00				
* FINANCING COSTS @ 7.5%	\$580,000.00				
* TOTAL BUILD OUT COSTS	\$2,200,000.00				
* Financing Costs may be reduced with accelerated payments					

	PUTNAM COUNTY PRESCHOOL PROPOSAL				
	BUILDING RELATED COSTS				
	LEASE YEAR SIX THROUGH TEN				
		COST PER		MONTHLY	YEARLY
		SQUARE FOOT		COST	COST
	RENT				
	\$20.00 per square foot				
	12,028 square feet space (\$15,035 Per Month)	\$20.00		\$15,035	\$180,420
	Duration of first 5 years				
	* TOTAL BUILD OUT COSTS				
	ESTIMATED AT \$2,200,000				
	THIS COST TO BE PAID OUT MONTHLY FOR 5 YEARS)				
	(\$2,200,000 X 35% = \$770,000 / 60 MO = \$12,833.33)				
	INTEREST AT 7.5% FOR FOR LOAN				
	COST PER SQUARE FEET FOR FIRST YEARS SIX THROUGH TEN	\$32.80		\$27,868	\$334,416
	BREAKDOWN OF BUILD OUT COSTS				
	HARD CONSTRUCTION COST		\$1,520,000.00		
	DESIGN ARCHITECTURE & ENGINEERING COSTS		\$100,000.00		
	* FINANCING COSTS @ 7.5%		\$580,000.00		
	* TOTAL BUILD OUT COSTS		\$2,200,000.00		
	* Financing Costs may be reduced with accelerated payments				

Edward Gordon

From: Shanna Siegel
Sent: Tuesday, June 3, 2025 4:30 PM
To: Amy Sayegh; Greg Ellner
Cc: Putnam Co Legislature; Heather Abissi; Valerie Kurtz; Rian Rodriguez; William Orr; Kevin Byrne
Subject: Early Learning Center Updated Budget
Attachments: Memo_PreK_6.10.25 (1).pdf; ELC budget 1 of 5.pdf; ELC budget 2 of 5.pdf; ELC budget 3 of 5.pdf; ELC budget 5 of 5.pdf; ELC budget 4 of 5.pdf

Good afternoon,

On behalf of Public Health Director, Rian Rodriguez, please refer to the attached memorandum as well as updated budget information related to the proposed Early Learning Center.

Thank you,

Shanna

Attachments (6): Memo; ELC budgets 1-5



Shanna Siegel, RN, BSN

Supervising Public Health Educator, Public Information Officer • Putnam County Department of Health

PHONE | 845.808.1390 ext 43258 • FAX | 845.278.7921 • WEBSITE | [PUTNAMCOUNTYNY.GOV/HEALTH](https://putnamcountyny.gov/health)

PUTNAM COUNTY GOVERNMENT NEW YORK

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-A PHAB-Accredited Health Department-

Pronouns: she, her, hers

[Why I list my pronouns](#)

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#5

Committee Mtg _____ Resolution # _____
 Introduced By _____ Regular Mtg _____
 Seconded By _____ Special Mtg _____

APPROVAL - ENTER INTO LEASE AGREEMENTS BY AND BETWEEN THE COUNTY OF PUTNAM AND THE COMMUNITY BASED SERVICES, INC. AS AND FOR SHORT-TERM AND LONG-TERM LEASES OF THE PREMISES HEREIN DENOTED AS 40 JON BARRETT ROAD, PATTERSON, NEW YORK FOR THE PURPOSES OF UTILIZING SUCH PREMISES FOR THE PROVISION OF UNIVERSAL PREKINDERGARTEN SERVICES TO ELIGIBLE RESIDENT CHILDREN

WHEREAS, the County Executive, together with the Putnam County Legislature, agree it is in the best interests of the local taxpayers of Putnam County (the "County") to establish a cooperative means between the County and certain school districts ("the Districts") for the provision of Universal Pre-Kindergarten services to eligible resident children which shall be afforded to them by and through resources provided by the County as and for such purposes; and

WHEREAS, in order to facilitate the provision of Universal Pre-Kindergarten services, the County shall enter short-term and long-term lease agreements with Community Based Services, Inc., ("CBS") wherein the County shall lease the premises denoted as 40 Jon Barrett Road, Patterson, New York (the "Premises") from CBS who shall provide the Premises for the purpose of housing the Putnam County Early Learning Center: A Think Differently Initiative for the benefit of eligible resident children; and

WHEREAS, there exists a critical need to provide adequate facilities to begin the implementation of the County's Universal Pre-Kindergarten program on or before September 1, 2025, and therefore the County and CBS have agreed to enter a short-term lease which shall extend from August 1, 2025, and conclude on December 31, 2025. This short-term lease will serve to provide access to the Premises for the purposes of providing Universal Pre-Kindergarten services to eligible resident children during the pendency of the demolition, construction and remediation of the primary portion of the Premises and shall serve as the facility in which eligible resident children may initially receive Universal Pre-Kindergarten programmatic services and may thereby begin the process of educating, socializing and integrating eligible resident children into educational environments intended and designed for such purposes at an early age; and

WHEREAS, the County and CBS have agreed to enter a long-term lease which shall extend for a period sixty (60) months from the date that the County accepts possession of the Premises, which shall take effect at the conclusion of the short-term lease agreement and shall serve for the purposes of providing for

 Legislator Addonizio

 Legislator Birmingham

 Legislator Crowley

 Legislator Ellner

 Legislator Gouldman

 Legislator Jonke

 Legislator Montgomery

 Legislator Russo

 Chairwoman Sayegh

and the promotion of a Universal Pre-Kindergarten services program; and to ensure that the services provided thereby are done so in a safe and educationally-appropriate environment in the most cost-effective manner and at the least possible cost to ensure efficiency and maximum benefits to the local taxpayers; and

WHEREAS, it is hereby determined that the County and CBS should consent to enter into an agreement whereby the County shall provide compensation to CBS for the lease of the Premises denoted herein as 40 Jon Barrett Road, Patterson, New York which shall extend for a period to begin on August 1, 2025 and conclude on December 31, 2025, in furtherance of the Universal Pre-Kindergarten program at the Putnam County Early Learning Center; and

WHEREAS, it is hereby determined that the County and CBS should consent to enter into an agreement whereby the County shall provide compensation to CBS for the lease of the premises denoted herein as 40 Jon Barrett Road, Patterson, New York for a period of sixty (60) months in furtherance of the Universal Pre-Kindergarten program at the Putnam County Early Learning Center; and

WHEREAS, the County and CBS have each agreed that upon the provision of adequate compensation provided by the County to CBS, and in exchange thereto CBS has agreed to engage in all proper and timely efforts including the demolition, construction and remediation of the Premises as determined to be necessary by the County and shall be so bound for a period of sixty (60) months, during which time the Premises shall be used exclusively for the purpose of educating, socializing and integrating eligible resident children, prior to their having reached the age of admission to kindergarten and having begun elementary education, by affording them of the benefits of Pre-Kindergarten programmatic services; and now therefore be it

RESOLVED, that the Putnam County Legislature approves the lease agreements between the County of Putnam and CBS, which shall be in substantial conformance with the forms attached hereto and made a part hereof as Schedule "A," and that the Putnam County Executive is authorized to execute said leases; and be it further

RESOLVED, the County Attorney is authorized to take whatever legal action is necessary to effectuate the lease agreements for the Premises for the purposes of establishing the Putnam County Early Learning Center: A Think Differently Initiative in the manner approved herein; and be it further

RESOLVED, that this Resolution shall take effect immediately.

From Law Dept. 5/12/25

cc: all
phys

RESOLUTION # of 2025

APPROVAL/ENTER INTO LEASE AGREEMENTS BY AND BETWEEN THE COUNTY OF PUTNAM AND THE COMMUNITY BASED SERVICES, INC. AS AND FOR SHORT-TERM AND LONG-TERM LEASES OF THE PREMISES HEREIN DENOTED AS 40 JON BARRETT ROAD, PATTERSON, NEW YORK FOR THE PURPOSES OF UTILIZING SUCH PREMISES FOR THE PROVISION OF UNIVERSAL PREKINDERGARTEN SERVICES TO ELIGIBLE RESIDENT CHILDREN.

WHEREAS, the County Executive, together with the Putnam County Legislature, agree it is in the best interests of the local taxpayers of Putnam County (the "County") to establish a cooperative means between the County and certain school districts ("the Districts") for the provision of Universal Pre-Kindergarten services to eligible resident children which shall be afforded to them by and through resources provided by the County as and for such purposes; and

WHEREAS, in order to facilitate the provision of Universal Pre-Kindergarten services, the County shall enter short-term and long-term lease agreements with Community Based Services, Inc., ("CBS") wherein the County shall lease the premises denoted as 40 Jon Barrett Road, Patterson, New York (the "Premises") from CBS who shall provide the Premises for the purpose of housing the Putnam County Early Learning Center: A Think Differently Initiative for the benefit of eligible resident children; and

WHEREAS, there exists a critical need to provide adequate facilities to begin the implementation of the County's Universal Pre-Kindergarten program on or before September 1, 2025, and therefore the County and CBS have agreed to enter a short-term lease which shall extend from August 1, 2025, and conclude on December 31, 2025. This short-term lease will serve to provide access to the Premises for the purposes of providing Universal Pre-Kindergarten services to eligible resident children during the pendency of the demolition, construction and remediation of the primary portion of the Premises and shall serve as the facility in which eligible resident children may initially receive Universal Pre-Kindergarten programmatic services and may thereby begin the process of educating, socializing and integrating eligible resident children into educational environments intended and designed for such purposes at an early age; and

WHEREAS, the County and CBS have agreed to enter a long-term lease which shall extend for a period sixty (60) months from the date that the County accepts possession of the Premises, which shall take effect at the conclusion of the short-term lease agreement and shall serve for the purposes of providing for and the promotion of a Universal Pre-Kindergarten services program; and to ensure that the services provided thereby are done so in a safe and educationally-appropriate environment in the most cost-effective manner and at the least possible cost to ensure efficiency and maximum benefits to the local taxpayers; and

WHEREAS, it is hereby determined that the County and CBS should consent to enter into an agreement whereby the County shall provide compensation to CBS for the lease of the Premises denoted herein as 40 Jon Barrett Road, Patterson, New York which shall extend for a period to begin on August 1, 2025 and conclude on December 31, 2025, in furtherance of the Universal Pre-Kindergarten program at the Putnam County Early Learning Center; and

LEGISLATURE
PUTNAM COUNTY
CAROLYN
MAY 13 AM 9:52

WHEREAS, it is hereby determined that the County and CBS should consent to enter into an agreement whereby the County shall provide compensation to CBS for the lease of the premises denoted herein as 40 Jon Barrett Road, Patterson, New York for a period of sixty (60) months in furtherance of the Universal Pre-Kindergarten program at the Putnam County Early Learning Center; and

WHEREAS, the County and CBS have each agreed that upon the provision of adequate compensation provided by the County to CBS, and in exchange thereto CBS has agreed to engage in all proper and timely efforts including the demolition, construction and remediation of the Premises as determined to be necessary by the County and shall be so bound for a period of sixty (60) months, during which time the Premises shall be used exclusively for the purpose of educating, socializing and integrating eligible resident children, prior to their having reached the age of admission to kindergarten and having begun elementary education, by affording them of the benefits of Pre-Kindergarten programmatic services; and now therefore be it

RESOLVED, that the Putnam County Legislature approves the lease agreements between the County of Putnam and CBS, which shall be in substantial conformance with the forms attached hereto and made a part hereof as Schedule "A," and that the Putnam County Executive is authorized to execute said leases; and be it further

RESOLVED, the County Attorney is authorized to take whatever legal action is necessary to effectuate the lease agreements for the Premises for the purposes of establishing the Putnam County Early Learning Center: A Think Differently Initiative in the manner approved herein; and be it further

RESOLVED, that this Resolution shall take effect immediately.