

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

Tuesday June 10, 2025
(Immediately following Special Physical Mtg. beginning at 6:00 P.M.)

The meeting was called to order at 7:38 P.M. by Chairwoman Sayegh who requested that Legislator Jonke lead in the Pledge of Allegiance and Legislator Addonizio lead in the Legislative Prayer. Upon roll call, Legislators Montgomery, Gouldman, Addonizio, Russo, Ellner, Jonke, Crowley and Chairwoman Sayegh were present. Legislator Birmingham was absent.

Item #4 – Approval – Putnam County Early Learning Center: A ThinkDIFFERENTLY Initiative located in Patterson, New York was next. Chairwoman Sayegh moved the following as amended from the Physical Services Committee meeting; seconded by Legislator Ellner.

Legislative Clerk Schonfeld believed that it was Item #5 on this agenda pertaining to the lease that was amended during the Physical Services Committee meeting.

Chairwoman Sayegh stated that the last paragraph of the RESOLVED clause was amended.

RESOLUTION #167

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.

RESOLVED, the County Attorney is authorized, with legislative approval, to take whatever legal action is necessary to effectuate this resolution and establish 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.

BY ROLL CALL VOTE: ALL AYES. LEGISLATOR BIRMINGHAM WAS ABSENT. MOTION CARRIES.

Item #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 was next. Chairwoman Sayegh moved the following as amended in the Physical Services Committee meeting; seconded by Legislator Ellner.

Legislator Jonke stated that this is a great partnership that we are about to enter into. He hoped that we could have another facility at some point on the other side of the County. He stated that the County has been working on this project for approximately one (1) year. He stated that he first learned about this in April 2025 when a presentation was made. He stated that the Legislature was given a copy of a lease agreement and the backup material was given to the Legislature in May 2025. He stated it was a lot of information to review. He explained that the Legislature was basically asked to approve the lease as soon as possible as there was deadline of June 15, 2025 when the Health Department needed to submit information to the State. He did not believe it was fair to the Legislature to be given such a short period of time to digest all the information given to us. He hoped that in the future if we build another facility, which he would like to see, that the Administration would do a better job at informing the Legislature of what they would like to do.

Legislator Addonizio stated that she was glad to see this move forward this evening. She believed this initiative was very important for our children and the positive impact it would have. She believed it would make a real difference in their future.

Chairwoman Sayegh thanked everyone for all the hard work and energy they put into this project from the Health Department, DPW and the Administration. She explained that the Legislature also needs to do their due diligence to do the best for our taxpayers. She stated that it is our honor to be elected officials who act on behalf of our constituents to do the best we can. She stated that we are trying to accommodate everyone by having these rushed meetings. She explained that we could not just push things through and ask questions later. She was proud of the Legislature for asking the hard questions.

RESOLUTION #168

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

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;

WHEREAS, the County and CBS have each agreed that all contractors and/or any sub-contractors performing work and/or services in furtherance of this project shall, in compliance with federal law, submit to e-verify confirmation of work eligibility, and shall supply a Form I-9 to be maintained in their employment files, 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, with legislative approval, 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.

BY ROLL CALL VOTE: ALL AYES. LEGISLATOR BIRMINGHAM WAS ABSENT. MOTION CARRIES.

There being no further business, at 7:46 P.M., Chairwoman Sayegh made a motion to adjourn; seconded by Legislator Montgomery. All in favor.

Respectfully submitted by Diane Schonfeld, Clerk.