



DANIEL P. MCCOY
COUNTY EXECUTIVE

COUNTY OF ALBANY
OFFICE OF THE EXECUTIVE
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DANIEL C. LYNCH, ESQ.
DEPUTY COUNTY EXECUTIVE

October 25, 2022

Hon. Andrew Joyce, Chairman
Albany County Legislature
112 State St., Rm. 710
Albany, NY 12207

Dear Chairman Joyce:

We respectfully request legislative authorization for the execution of a financing and municipal cooperation agreement. The financing agreement will allow the County to accept the DASNY financing upon completion of the bonding. The municipal cooperation agreement, and all other related agreements in connection with the financing, will allow the financing process to navigate the cooperative arrangement under which CDYCI operates as a multi county facility. This will allow the mechanism for DASNY to finance such a facility. The attached resolution has been prepared by Bond Counsel in coordination with all parties to satisfy all needs associated with this process.

A member of my office will be available at your committee meeting to answer any of your questions.

Sincerely,


Daniel P. McCoy

cc: Dennis Feeney, Majority Leader
Frank Mauriello, Minority Leader
Majority Counsel
Minority Counsel



County of Albany

Harold L. Joyce
Albany County Office
Building
112 State Street - Albany,
NY 12207

Legislation Text

File #: TMP-3753, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):

Authorization for Financing Agreement and Municipal Cooperation Agreement

Date: October 25, 2022
Submitted By: Mike McLaughlin
Department: County Executive's Office
Title: Director of Policy and Research
Phone: 518-447-7040
Department Rep.
Attending Meeting: Mike McLaughlin

Purpose of Request:

- ☐ Adopting of Local Law
- ☐ Amendment of Prior Legislation
- ☐ Approval/Adoption of Plan/Procedure
- ☐ Bond Approval
- ☐ Budget Amendment
- ☒ Contract Authorization
- ☐ Countywide Services
- ☐ Environmental Impact/SEQR
- ☐ Home Rule Request
- ☐ Property Conveyance
- ☐ Other: (state if not listed) Click or tap here to enter text.

CONCERNING BUDGET AMENDMENTS

Increase/decrease category (choose all that apply):

- ☐ Contractual
- ☐ Equipment
- ☐ Fringe
- ☐ Personnel
- ☐ Personnel Non-Individual

☐ Revenue

Increase Account/Line No.: Click or tap here to enter text.

Source of Funds: Click or tap here to enter text.

Title Change: Click or tap here to enter text.

CONCERNING CONTRACT AUTHORIZATIONS

Type of Contract:

☐ Change Order/Contract Amendment

☐ Purchase (Equipment/Supplies)

☐ Lease (Equipment/Supplies)

☐ Requirements

☐ Professional Services

☐ Education/Training

☐ Grant

Choose an item.

Submission Date Deadline Click or tap to enter a date.

☐ Settlement of a Claim

☐ Release of Liability

☒ Other: (state if not listed)

Financing Agreement and Municipal Cooperation Agreement

Contract Terms/Conditions:

Party (Name/address):

Dormitory Authority of the State of New York

Corporate Headquarters

515 Broadway

Albany, NY 12207-2964

Additional Parties (Names/addresses):

Click or tap here to enter text.

Amount/Raise Schedule/Fee: Click or tap here to enter text.

Scope of Services: Click or tap here to enter text.

Bond Res. No.: Click or tap here to enter text.

Date of Adoption: Click or tap here to enter text.

CONCERNING ALL REQUESTS

Mandated Program/Service: Yes ☐ No ☒

If Mandated Cite Authority: Click or tap here to enter text.

Is there a Fiscal Impact: Yes ☒ No ☐

Anticipated in Current Budget: Yes ☒ No ☐

County Budget Accounts:

Revenue Account and Line: Click or tap here to enter text.

Revenue Amount: Click or tap here to enter text.

Appropriation Account and Line: Click or tap here to enter text.

Appropriation Amount: Click or tap here to enter text.

Source of Funding - (Percentages)

Federal: Click or tap here to enter text.

State: 89%

County: 11%

Local: Click or tap here to enter text.

Term

Term: (Start and end date) Click or tap here to enter text.

Length of Contract: Click or tap here to enter text.

Impact on Pending Litigation

Yes ☐ No ☐

If yes, explain: Click or tap here to enter text.

Previous requests for Identical or Similar Action:

Resolution/Law Number: Click or tap here to enter text.

Date of Adoption: Click or tap here to enter text.

Justification: (state briefly why legislative action is requested)

We are requesting legislative authorization for the execution of a financing and municipal cooperation agreement. The financing agreement will allow the County to accept the DASNY financing upon completion of the bonding. The municipal cooperation agreement and all other related agreements in connection with the financing will allow the financing process to navigate the cooperative arrangement under which CDYCI operates as a multi county facility. This will allow the mechanism for DASNY to finance such a facility. The attached resolution has been prepared by Bond Counsel in coordination with all parties to satisfy all needs associated with this process.

RESOLUTION NO. __

RESOLUTION OF THE COUNTY OF ALBANY, NEW YORK (“ALBANY”), ADOPTED _____, 2022, AUTHORIZING (1) THE EXECUTION OF A FINANCING AGREEMENT BY AND BETWEEN ALBANY AND THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK (THE “AUTHORITY”), AND (2) THE EXECUTION OF A MUNICIPAL COOPERATION AGREEMENT AND RELATED AGREEMENTS IN CONNECTION WITH ALL OF THE FOREGOING.

WHEREAS, Capital District Youth Center, Inc. (the “CDYCI”) is a not-for profit corporation organized for the purpose of, among other things, assisting the Counties of Albany, Rensselaer, Saratoga and Schenectady (collectively, the “Counties”) and thus lessening the burdens of government by acquiring, financing, constructing, reconstructing, remodeling, enlarging, altering, repairing, operating, managing, leasing (as lessee or lessor), selling or otherwise disposing of a regional juvenile detention facility; and

WHEREAS, CDYCI, by resolution adopted on February 6, 1997 issued bonds (the “1997 Bonds”) in the aggregate principal amount of \$5,070,000 for the purpose of financing a project (the “1997 Project”) consisting of constructing and equipping a regional juvenile secure detention facility known as the Capital District Juvenile Secure Detention Facility (the “Detention Facility”) upon land owned by County of Albany (“Albany”) and located at 838 Albany-Shaker Road, Albany, New York (the “Land”); and

WHEREAS, pursuant to the terms of a ground lease dated as of February 1, 1997 (the “Ground Lease”) by and between Albany, as landlord, and the CDYCI, as tenant, the CDYCI leased an interest in the Detention Facility consisting of (1) the Land, (2) certain improvements constructed thereon (the “Facility”) and (3) certain machinery and equipment acquired and installed thereon (the “Equipment”) (the Land, the Facility, and the Equipment being collectively referred to as the “Project Facility”); and

WHEREAS, on February 10, 2017, the 1997 Bonds were discharged and pursuant to Section 4.4 of a municipal cooperation agreement dated as of February 1, 1997 by and among the Counties (the “1997 Municipal Cooperation Agreement”), fee title to the Detention Facility was conveyed by CDYCI to Albany without consideration and all leases, including the Ground Lease, management contracts and other encumbrances automatically terminated on the date of such discharge; and

WHEREAS, notwithstanding the automatic transfer of title in the Project Facility to Albany, the Counties desired to maintain CDYCI’s role in the administration, management and operation of the Project Facility on behalf of the Counties in accordance with Article 5-G of the General Municipal Law of the State of New York (the “GML”) and Section 218-a of the County Law of the State of New York (the “County Law”); and

WHEREAS, following the automatic transfer of title in the Project Facility to Albany, Albany and CDYCI entered into a series of leases to provide for the leasing of the Project Facility to CDYCI (collectively, the “Prior Leases”); and

WHEREAS, the Prior Leases have been superseded and replaced by a single lease dated as of January 1, 2020 (the “Lease Agreement”) by and between Albany and CDYCI; and

WHEREAS, pursuant to a first amendment to lease dated as of July 1, 2022 (the “First Amendment to Lease”) by and between Albany and CDYCI, the Lease Agreement has been amended to extend the term of the Lease Agreement to December 31, 2039; and

WHEREAS, by Resolution No. 356 for 2022, this Honorable Body authorized the Albany County Executive (the “County Executive”) to execute and deliver a second amendment to lease (the “Second

Amendment to Lease”) by and between Albany and CDYCI to extend the term of the Lease Agreement for a term commencing January 1, 2020 and ending December 31, 2044; and

WHEREAS, Albany has requested that the Dormitory Authority of the State of New York, a body corporate and politic constituting a public benefit corporation, established under and by virtue of the laws of the State of New York (the “Authority”) finance the Project (as defined in the hereinafter defined Financing Agreement) by the issuance of its Series of Raise the Age Revenue Bond Financing Program Revenue Bonds (the “Bonds”), and to make a proportionate share of the proceeds of the Bonds (the “Albany Share”) available to Albany pursuant to a financing agreement by and between Albany and the Authority (the “Financing Agreement”); and

WHEREAS, Albany desires to agree to receive the Albany Share and to make payments to the Authority for the repayment of the Albany Share upon the terms and conditions set forth in the Financing Agreement; and

WHEREAS, to provide a source of payment for the Albany Share, the Counties propose to enter into a municipal cooperation agreement (the “Municipal Cooperation Agreement”) by and among the Counties pursuant to which the Counties will agree to share the cost of repayment of the Albany Share to be made by Albany to the Authority pursuant to the Financing Agreement and certain other matters relating thereto; and

WHEREAS, in connection with the issuance of the Bonds by the Authority, Albany desires to execute and deliver the Financing Agreement and the Municipal Cooperation Agreement, and various other documents related thereto;

NOW THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE COUNTY LEGISLATURE OF THE COUNTY OF ALBANY AS FOLLOWS:

Section 1. All action taken by this Honorable Body or the County Executive with respect to the Project is hereby ratified and confirmed.

Section 2. The form and substance of the Financing Agreement, and the Municipal Cooperation Agreement are hereby approved.

Section 3. The acceptance of the Albany Share by Albany in an amount to be set forth in the Financing Agreement, and in the form to be provided to and reviewed by this Honorable Body, all pursuant to the laws of the State of New York and in accordance with the Financing Agreement, is hereby authorized and approved, provided that the Albany Share shall be accepted solely for the purpose of providing funds to finance the Project.

Section 4. The County Executive is hereby authorized, on behalf of Albany, to execute and deliver the Financing Agreement, the Municipal Cooperation Agreement, and any other agreement in connection with the Project (hereinafter collectively called the “Albany Documents”), and, where appropriate, the Clerk of Albany and/or the County Attorney of Albany is hereby authorized to affix the seal of Albany thereto and to attest the same, all in substantially the forms thereof presented to this meeting, with such changes, variations, omissions and insertions as the County Executive shall approve, the execution thereof by the County Executive to constitute conclusive evidence of such approval.

Section 5. The officers, employees and agents of Albany are hereby authorized and directed for and in the name and on behalf of Albany to do all lawful acts and things required or provided for by the provisions of the Albany Documents, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further lawful acts and things

as may be necessary or in the opinion of the officer, employee or agent acting desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by Albany with all of the terms, covenants and provisions of the Albany Documents binding upon Albany.

Section 6. The Authority has previously determined that the undertaking of the Project is an “unlisted action” and issued a “negative declaration” and, accordingly, no other determination or procedures under the State Environmental Quality Review Act (“SEQR”) is required.

Section 7. The County Executive is authorized and directed to distribute copies of this Resolution to the CDYCI and the Authority to do such further things or perform such lawful acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 8. This Resolution shall take effect immediately.

CLERK'S CERTIFICATE

This is to certify that I, the undersigned, Clerk of the Albany County Legislature, have compared the foregoing copy of the resolution and/or local law with the original resolution and/or local law now on file in the office, and which was passed by the Legislature of said County on the ____ day of _____, 2022, a majority of all members elected to the Legislature voting in favor thereof, and that the same is a correct and true transcript of such original resolution and/or local law and the whole thereof.

IN WITNESS THEREOF, I have hereunto set my hand and the official seal of the County Legislature this ____ day of _____, 2022

Clerk, Albany County Legislature

[SEAL]