

Warren County Board of Supervisors

RESOLUTION NO. 105 OF 2019

RESOLUTION INTRODUCED BY SUPERVISORS BEATY, LOEB, GERAGHTY, STROUGH, SIMPSON, FRASIER, WILD, McDEVITT, SOKOL, DIAMOND AND BRAYMER

**AUTHORIZING LEASE AGREEMENT WITH IDEAL DAIRY FARMS, INC.
TO LEASE A PORTION OF COUNTY OWNED PROPERTY AT THE
FLOYD D. BENNETT MEMORIAL AIRPORT FOR HAY AND CROP PRODUCTION**

WHEREAS, as the operator of the Floyd D. Bennett Memorial Airport, Warren County is required to maintain the areas around the runways free from obstructions and obstacles such as trees, and

WHEREAS, agricultural cultivation of the outer fields of the airport property will achieve the goal of keeping the area free of obstructions to aviation and allow the land to serve a purpose as opposed to lying fallow, and

WHEREAS, the County Purchasing Agent has advertised a Request for Proposals (“RFP”) (WC 07-19) for a tenant to cultivate the outer fields and pay rent to the County on an escalating scale based on the percentage of the leased property used to grow hay, corn or a similar crop, and

WHEREAS, the Superintendent of the Department of Public Works has reviewed the proposals and has recommended that the County accept the proposal submitted by Ideal Dairy Farms, Inc. 239 Vaughn Road, Hudson Falls, New York 12839 (“Ideal”) as the most beneficial to the County, and

WHEREAS, the County Purchasing Agent and the Superintendent of the Department of Public Works recommend that the County enter into a five (5) year lease agreement with Ideal Dairy Farms, Inc. to commence upon execution and terminate in the year 2023, upon the terms set forth in the proposal and as amended during the term to reflect the commercially and agriculturally most beneficial use of the property as agreed between the Airport Manager, the Superintendent of the Department of Public Works and Ideal, with the option of one (1) additional five (5) year renewal, upon rates and terms agreed by Ideal and the County, and

WHEREAS, the Warren County Board of Supervisors has determined that the proposed leased

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premises are not needed for County purposes and that a reasonable rental return on said premises would be:

No charge for years 2019 through 2021;

Twenty Dollars (\$20) per acre for years 2022 through 2023,

now, therefore, be it

RESOLVED, that the Warren County Board of Supervisors hereby determines that it would be appropriate to consider the proposed long term five (5) year lease agreement, with the option of one (1) additional five (5) year renewal, for Ideal to cultivate the outer fields and pay rent to the County on an escalating scale based on the percentage of the leased property used to grow hay, corn or a similar crop , and be it further

RESOLVED, that the Chairman of the Board of Supervisors be, and hereby is, authorized to execute a five (5) year lease agreement with Ideal Dairy Farms, Inc., to commence upon execution and terminate in the year 2023, with the option of one (1) additional five (5) year renewal, in a form approved by the County Attorney.