

COURT FACILITY FINANCIAL RESOURCES

Reimbursement

- **Interest Aid on Capital Projects – 25-33%**
 - If the political subdivision has entered into a lease, sublease, or other agreement with the Dormitory Authority (DASNY) or undertook to design, acquire, construct, reconstruct, rehabilitate, or improve facilities for the transaction of business by the Unified Court System (UCS) and issued notes or bonds to fund the cost, then they can be reimbursed a percentage (25-33%) of the yearly interest paid on the bonds that were issued to fund the court capital project. The percentage of interest aid is determined by the taxing capacity of the political subdivision.
- **Operations and Maintenance – 25%**
 - Maintenance includes those services, activities, and procedures which are concerned with preserving, protecting, and keeping buildings, grounds, and equipment in a satisfactory state of repair including service contracts, wage and fringe benefit expenses for local government employees who perform building maintenance tasks in court facilities, and maintenance supplies and equipment. Building systems replacement costs may be eligible for reimbursement at the maintenance rate subject to the approval of the Executive Director of the Office of Court Administration.
- **Cleaning and Minor Repairs – 100%**
 - Cleaning the interior of the buildings is 100% reimbursable and includes cleaning contracts, wages and fringe benefits for local government employees, cleaning supplies and equipment, HVAC ductwork cleaning, filter changing, and trash removal and disposal.
 - Minor repairs (or Tenant Work) is 100% reimbursable and means such repairs as are required to replace a part, to put together what is torn or broken, or to restore a surface or finish, where such repairs will preserve and/or restore a court facility to full functionality, and includes painting, carpeting, and other resurfacing of, or finish work related to, the interiors of spaces used by UCS.

Capital Work Funding Sources

- Federal Aid
- State Aid from the Legislature
- Private Grants
- Public/Private partnership

Acquisition of New Court Facilities – Investment/Funding Examples

Example 1 – Westchester County Family Court

There are three Family Court locations in Westchester County. The County relocated one of their Family Court operations (City of Yonkers) to an existing County-leased building. Prior to opening in 2016, the new space was renovated by the landlord in accordance with the court system’s requirements. Ultimately, this arrangement enabled the County to utilize existing county space and have the landlord design and buildout the space to meet court system requirements. The building is shared with Westchester County Department of Social Services and Pace Women’s Justice Center.

Address: 131 Warburton Ave, Yonkers, NY 10701

Court Occupied Sq Ft: 53,169

City Population: 211,040

Westchester County Population: 1,004,457

Number of Family Court Locations: 3 (Yonkers, White Plains, New Rochelle)

Example 2 – Albany County Family Court

In 2003, Albany County partnered with a private developer to construct a new Family Court building which opened in 2005. As part of the arrangement, the County entered a 20-year lease with the developer. The lease required the County to make rent payments and afforded the County the opportunity to purchase the building at two different intervals, with the first option occurring seven years into the lease, which the County exercised and currently owns the building. Ultimately, this arrangement enabled the County to have a new facility constructed specifically as a Family Court in a relatively short time frame without incurring a substantial upfront capital cost. The option to purchase also gave the County flexibility to either continue with rent payments or purchase the building if its budget allowed at a future date. The building is shared with Albany County Department for Children, Youth and Families – Adolescent Services Unit.

Address: 30 Clinton Ave, Albany, NY 12207

Court Occupied Sq Ft: 66,040

City Population: 101,317

Albany County Population: 314,848

Number of Family Court Locations: 1

Example 3 – Middletown City Court

To consolidate the city’s court operations that were split between City Hall and the existing courthouse, the City of Middletown purchased the former federal courthouse at 25 South Street in 2016, supported by a \$2.7 million state grant secured by Assemblywoman Aileen Gunther. In May 2024, Senator James Skoufis obtained \$3 million through the State and Municipal Facilities Program (SAM) for partial renovation costs for the courthouse. This funding was included in the FY 2024 capital budget bill (S4004-D). An additional \$3 million was secured by the city to cover the remaining project costs. As of November 2025, renovations are underway, with project completion anticipated in 2026.

Address: 25 South St, Middletown, NY 10940

Cost: \$2.7M purchase, \$6M state funds secured towards renovation

Court Occupied Sq Ft: 14,800

City Population: 30,188

Orange County Population: 401,310