

19355

TO: Honorable Board of Acquisition and Contract

FROM: John J. Hsu, P.E.
Commissioner of Public Works and Transportation

Mary J. Mahon
Director of Real Estate

DATE: May 24, 2011

SUBJECT: Authority for the County of Westchester to enter into a lease agreement with ELRAC LLC d/b/a Enterprise Rent a Car for the lease of parking spaces at the Westchester County Airport for a five (5) year term commencing on July 1, 2011 (Lease Agreement No. WCA11011)

Authority is requested for the County of Westchester (the "County") to enter into a lease agreement with ELRAC LLC d/b/a Enterprise Rent a Car ("Enterprise") for the lease of parking spaces at the Westchester County Airport for a term of five (5) years commencing on July 1, 2011 and terminating on June 30, 2016.

The leased space will include approximately 12,200 square feet of existing parking space adjacent to Building #2 for the staging of rental vehicles awaiting pick up by travelers at the Main Terminal Building of the Airport. Under the terms of the proposed lease, the County will receive an annual rent of \$15,250.00 during the first year of the lease with annual rental increases of three percent (3%).

This agreement will benefit the public by providing rental income to the Airport from a space that is currently vacant. The goals and objectives of this agreement are to provide space to a company in need of such space where the Airport collects monthly rent. This lease agreement will be overseen by Airport Administration and invoices will be sent to Enterprise on a monthly basis for payment.

This agreement is exempt from the Westchester County Procurement Policy pursuant to Section 3(b) thereof.

I recommend approval of the attached proposed Resolution.

RESOLUTION

Upon a communication from the Commissioner of Public Works and Transportation and the Director of Real Estate, it is hereby

RESOLVED, that the County of Westchester (the "County") is authorized to enter into a lease agreement with ELRAC LLC d/b/a Enterprise Rent a Car ("Enterprise") for the lease of parking spaces at the Westchester County Airport for a term of five (5) years commencing on July 1, 2011 and terminating on June 30, 2016; and be it further

RESOLVED, that the leased space shall include approximately 12,200 square feet of parking space adjacent to Building #2; and be it further

RESOLVED, that under the terms of the proposed lease agreement, the County shall receive annual rent of \$15,250.00 during the first year of the lease with annual rental increases of three percent (3%); and be it further

RESOLVED, that the County Executive, or his duly appointed designee be, and hereby is, authorized to execute such documents and take such actions as may be necessary and appropriate to effect the purposes hereof.

Lease Agreement No. WCA11011

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
	161	44	4110	9096		\$ 7,625.00 year 2011
	161	44	4110	9096		\$15,479.00 year 2012
	161	44	4110	9096		\$15,942.00 year 2013
	161	44	4110	9096		\$16,422.00 year 2014
	161	44	4110	9096		\$16,914.00 year 2015
	161	44	4110	9096		\$ 8,582.00 year 2016

Budget Funding Year(s) 2011-2016 Start Date 07/01/2011 End Date 06/30/2016
 (must match resolution)

Funding Source	Tax Dollars	
	State Aid	
	Federal Aid	
<u>\$80,964.00</u> (must match resolution)	Other	<u>Revenue - Airport Special Revenue Fund</u>