

**21350**

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: August 24, 2011

SUBJECT: Authority for the County of Westchester to amend an agreement with Riverside Aviation LLC to lease additional space in Hangar "F" at the Westchester County Airport

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Pursuant to a Resolution approved by your Honorable Board on February 24, 2011, the County of Westchester (the "County") entered into a lease agreement with Riverside Aviation LLC ("Riverside") for the use of approximately 3,500 square feet of hangar space and 300 square feet of shop space in Hangar "F" at the Westchester County Airport. The term of the lease is from February 15, 2011 through February 14, 2014 with Riverside paying an initial monthly rental amount of \$7,500.00 with three percent (3%) annual increases.

Authority is now requested to amend the lease in order to add approximately 3,150 square feet of hangar space and 300 square feet of shop space. Rental for this additional space will be an additional \$6,900.00 per month for a total monthly rental amount of \$14,400.00 commencing on September 1, 2011. All other terms of the lease will remain unchanged.

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 aviation related 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 Riverside on a monthly basis for payment.

We 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 amend a lease agreement with Riverside Aviation LLC ("Riverside") for the use of space in Hangar "F" at the Westchester County Airport to add approximately 3,150 square feet of hangar space and 300 square feet of shop space; and be it further

RESOLVED, that in consideration of the additional leased space, the monthly rent shall be increased by \$6,900.00 for a total monthly rent of \$14,400.00 commencing on September 1, 2011; and be it further

RESOLVED, that all other terms of the lease agreement shall remain unchanged; 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.

Account to be Charged/Credited	Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
	161	44	4110	9096		\$27,600.00 year 2011
	161	44	4110	9096		\$84,973.00 year 2012
	161	44	4110	9096		\$87,617.00 year 2013
	161	44	4110	9096		\$10,980.00 year 2014

Budget Funding Year(s) 2011-2014 Start Date 09/01/2011 End Date 02/14/2014  
 (must match resolution)

Funding Source	Tax Dollars	
	State Aid	
	Federal Aid	
<u>\$211,170.00</u> (must match resolution)	Other	<u>Revenue - Airport Special Revenue Fund</u>