

49822

DATE: December 2, 2015

TO: The Honorable Board of Acquisition and Contract

FROM: Jay T. Pisco, P.E.
Commissioner of Public Works and Transportation
Adam Rodriguez
Acting Director of Real Estate

RE: **Resolution Authorizing the County of Westchester to enter into a five year Lease Agreement with GHP 145 Huguenot Delaware, LLC for space at 145 Huguenot Street in the City of New Rochelle commencing November 1, 2017. (Agreement No. 15-963)**

Since 1997, the County of Westchester (the "County") has leased space at 145 Huguenot Street, New Rochelle, New York (the "Building") for use by the Department of Health ("DOH"). The current lease is set to expire on October 31, 2017.

The attached resolution authorizes the County to enter into a new five (5) year lease with GHP 145 Huguenot Delaware, LLC (the "Landlord") commencing November 1, 2017 for approximately 28,309 square feet of space located on the seventh floor of the Building. The base rent and parking costs for the lease commencing November 1, 2017 and terminating October 31, 2022 are as follows:

Period	Per SF Rental	Annual Fixed Rent	Annual Parking Rent	Total Monthly Basic Rent
11/1/17 – 10/31/18	\$22.75	\$644,029.75	\$66,420.00	\$59,204.14
11/1/18 – 10/31/20	\$23.75	\$672,338.75	\$66,420.00	\$61,563.23
11/1/20 – 10/31/22	\$24.75	\$700,647.75	\$66,420.00	\$63,922.31

Under the lease, the County will have 150 permits for parking spaces (27 of which will be provided by the Landlord on-site at no charge). Off-site parking will be in the New Roc Parking Garage and the County will be charged a monthly rate of \$45.00 for each permit, which reflects a ten (10) percent discount off the current market rate.

The County shall be responsible for its *pro rata* share of increases in operating costs and taxes over the base year of 2017. Additionally, the County will be responsible for electricity costs based on a separate electric meter.

This lease is in the public's best interest as it continues to provide the DOH with office space necessary to offer health services to residents of the County.

This lease is exempt from the Westchester County Procurement Policy and Procedures pursuant to Section 3(b) therein.

Your approval of the attached resolution is respectfully requested.

R E S O L U T I O N

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

RESOLVED, that the County of Westchester (the "County") is hereby authorized to enter into a five (5) year lease agreement commencing November 1, 2017 with GHP 145 Huguenot Delaware, LLC for approximately 28,309 square feet of space located on the seventh floor at 145 Huguenot Street, New Rochelle, New York, with basic rental fees as follows:

Period	Per SF Rental	Annual Fixed Rent	Annual Parking Rent	Total Monthly Basic Rent
11/1/17 – 10/31/18	\$22.75	\$644,029.75	\$66,420.00	\$59,204.14
11/1/18 – 10/31/20	\$23.75	\$672,338.75	\$66,420.00	\$61,563.23
11/1/20 – 10/31/22	\$24.75	\$700,647.75	\$66,420.00	\$63,922.31

; and be it further

RESOLVED, that the County shall receive the use of 150 parking spaces under the lease (123 of which will be located off-site in the New Roc Parking Garage and the County shall pay at the monthly rate of \$45.00 per space; the County will also receive 27 on-site parking spaces at no charge); and be it further

RESOLVED, that the base operating year shall be 2017 and the County will be responsible for its *pro rata* share of increases in operating costs and taxes over the base operating year 2017; and be it further

RESOLVED, that the County shall be responsible for its electricity costs based on a separate electric meter; and be it further

RESOLVED, that this lease agreement is executory only to the extent of monies appropriated and available for the purposes of this lease; and be it further

RESOLVED, that the County Executive or his duly authorized designee is hereby authorized and empowered to execute any and all documents necessary and appropriate to effectuate the purpose hereof.

Agreement No. 15-963

Account to be Charged/Credited

Fund	Dept.	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
101	46	3380	4320		\$118,408.28 (2017)
101	46	3380	4320		\$715,167.86 (2018)
101	46	3380	4320		\$738,758.76 (2019)
101	46	3380	4320		\$743,476.92 (2020)
101	46	3380	4320		\$767,067.72 (2021)
101	46	3380	4320		\$639,223.10 (2022)

Budget Funding Year(s) 2017-2022 Start Date 11/01/17 End Date 10/31/22
(must match resolution)

Funding Source: Tax Dollars 100% County Contractor Federal I.D. No./ Social Security No.: _____

State Aid _____

\$3,722,102.64 Federal Aid _____ Vendor No.: _____
(must match resolution)

Other _____ Encumbrance No.: _____
