

52785

October 4, 2016

TO: The Honorable Board of Acquisition and Contract

FROM: Vincent F. Kopicki, P.E.
Commissioner of Public Works and Transportation

Adam Rodriguez
Director of Real Estate

RE: Authority to enter into a lease agreement with the Beczak Environmental Education Center, Inc. to use the County-owned building located at 35 Alexander Street, Yonkers, New York for environmental education programs for the benefit of the public for a term from August 1, 2015 through July 31, 2020, with the tenant's option to renew the lease from August 1, 2020 through July 31, 2025. (Lease Agreement No. 16-923)

Authority of your Honorable Board is requested for the County of Westchester to enter into a lease agreement with the Beczak Environmental Education Center, Inc. ("Beczak") to use the County-owned building located at 35 Alexander Street, Yonkers, New York for environmental education programs for the benefit of the public for a term from August 1, 2015 through July 31, 2020, with Beczak's option to renew the lease from August 1, 2020 through July 31, 2025.

Beczak will pay monthly rental of \$100.00 for the use of the premises, and perform all required maintenance and repairs to the property. Beczak also will indemnify and hold harmless the County for any liability that may attach to the County due to this lease.

Beczak's mission is to provide hands-on educational workshops and programs about the ecological, cultural and historic aspects of the Hudson River estuary for children and adults. Beczak also provides these programs to Westchester County schools.

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

This agreement will serve a public purpose by providing educational workshops and programs to Westchester County residents while providing revenue to the County. This agreement will be monitored by the Department of Public Works and Transportation.

Therefore, we recommend approval of the annexed Resolution.

RESOLUTION

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

RESOLVED, that the County of Westchester (the "County") is hereby authorized to enter into a lease agreement with the Beczak Environmental Education Center, Inc. ("Beczak") to use the County-owned building located at 35 Alexander Street, Yonkers, New York for environmental education programs for the benefit of the public for a term from August 1, 2015 through July 31, 2020, with Beczak's option to renew the lease from August 1, 2020 through July 31, 2025; and be it further

RESOLVED, that Beczak shall pay the County monthly rent of \$100.00 for the use of the premises, and perform all required maintenance and repairs to the property. Beczak shall also indemnify and hold harmless the County for any liability that may attach to the County due to this lease; and be it further

RESOLVED, that the County Executive or his duly authorized designee is authorized and empowered to execute and deliver all instruments and take all actions necessary or appropriate to effectuate the purposes hereof.

Lease Agreement No. 15-923

Account to be Charged/Credited

Fund	Dept.	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
101	46	3300	9274		\$ 500.00 (2015)
101	46	3300	9274		\$1,200.00 (2016)
101	46	3300	9274		\$1,200.00 (2017)
101	46	3300	9274		\$1,200.00 (2018)
101	46	3300	9274		\$1,200.00 (2019)
101	46	3300	9274		\$ 700.00 (2020)

Budget Funding Year(s) 2015-2020 Start Date 08/01/2015 End Date 07/31/20
 (must match resolution)

Funding Source: Tax Dollars _____
 State Aid _____
\$6,000.00 Federal Aid _____
 (must match resolution) Other Revenue _____