

December 11, 2017

60238

TO: Honorable Board of Acquisition and Contract

FROM: Kevin M. McGuire
Commissioner, Department of Social Services

Adam Rodriguez
Director of Real Estate

SUBJECT: Authority to Amend a lease agreement with 101 North Broadway LLC, for the premises located at 101 North Broadway, Yonkers, New York for the term March 1, 2017 through February 28, 2022 in order to increase the rent by the flat amount of \$82,865.12, to pay for installation of fixtures, furniture and equipment at the Premises.

Authority of your Honorable Board is requested for the County of Westchester (the "County") to amend a lease agreement dated March 1, 2017 with 101 North Broadway, LLC ("Owner") for the property located at 101 North Broadway, Yonkers, New York (the "Premises") for use by the Department of Social Services (the "Department") as an emergency overnight homeless shelter known as the Broadway Manor, for the term March 1, 2017 through February 28, 2022 (the "Lease") in order to reimburse the Owner the sum of \$82,865.12, payable at the rate of \$1,691 per month beginning on February 1, 2018 for the Owner's excess costs for installation of fixtures, furniture and equipment at the Premises as well as for approved change orders to the work that was to be provided pursuant to the Lease. This additional amount will not be subject to cost of living increases provided for in the Lease and will be a flat fee addition to the monthly rent for the duration of the lease term.

All other terms and conditions of the Lease shall remain in full force and effect.

This lease is in the public's best interest as it will provide premises for the continued operation of the emergency homeless shelter known as the Broadway Manor, located at 101 North Broadway, Yonkers, New York. The lease will be monitored by the Department of Social Services.

Approval of the annexed Resolution is therefore, recommended.

JMM/AR/di
Attachment

RESOLUTION

Upon a communication from the Commissioner of Social Services and the Director of Real Estate, be it hereby

RESOLVED, that the County of Westchester (the “County”) is hereby authorized to amend a lease dated March 1, 2017 between the County and 101 North Broadway, LLC (“Owner”) for the property located at 101 North Broadway, Yonkers, New York (the “Premises”) for use by the Department of Social Services (the “Department”) as an emergency overnight homeless shelter known as the Broadway Manor, for the term March 1, 2017 through February 28, 2022 (the “Lease”) in order to increase the total rental amount by the sum of \$82,865.12, payable at the rate of \$1,691 per month for the term February 1, 2018 through February 28, 2022; and be it further

RESOLVED, that all other terms and conditions of the Lease shall remain in full force and effect; and be it further

RESOLVED, that the County Executive or his authorized designee is hereby authorized to execute all instruments necessary to implement this Resolution.

Lease Agreement No.	Account to be Charged/Credited		Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
	Fund	Dept.				
2018	101	22	8900	5860		\$ 18,601
2019	101	22	8900	5860		\$ 20,292
2020	101	22	8900	5860		\$ 20,292
2021	101	22	8900	5860		\$ 20,292
2022	101	22	8900	5860		\$3,388.12

Budget Funding Year(s): 2018-2022 Start Date: 02/01/2018 End Date: 2/28/2022
 (must match resolution)

Funding Source: Tax Dollars: 71% (County)

State Aid: 29%

\$ 82,865.12 Federal Aid: 0%
 (must match resolution)

Other: