



George Latimer
County Executive

Department of Social Services

Kevin M. McGuire
Commissioner

66542

DATE: December 7, 2018

TO: Honorable Board of Acquisition and Contract

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

Gary Friedman
Director of Real Estate

SUBJECT: Authority to amend a lease agreement with the Rector, Wardens & Vestry of St. John's Episcopal Church of Getty Square for the premises located at 1 Hudson Street, Yonkers, New York in order to extend the term for the period January 1, 2019 through June 30, 2019.

On June 28, 2018, your Honorable Board authorized the County of Westchester ("County"), acting by and through its Department of Social Services ("Department") to enter into a lease agreement with the Rector, Wardens & Vestry of St. John's Episcopal Church of Getty Square ("Owner") for the property located at 1 Hudson Street, Yonkers, New York (the "Premises") for use by the Department as a shelter for homeless single males, for the term July 1, 2018 through December 31, 2018 (the "Lease"). The Lease was fully executed. The authority of your Honorable Board is now requested for the County amend the agreement in order to extend the Lease for the term January 1, 2019 through June 30, 2019 with a base rent of \$18,604.00 per month for a total base rent for the lease term of \$111,624.00. The Owner intends to rent the Premises to another tenant for use as a school beginning July 1, 2019. Should the County holdover beyond the June 30, 2019 termination date, the base rent will increase to \$19,532.00 per month. 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 a shelter for homeless single males, located at 1 Hudson Street, Yonkers, New York until June 30, 2019. The proposed lease extension will be monitored by the Department of Social Services.

Approval of the annexed Resolution is therefore, recommended.

KMM/GF/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 its lease agreement with the Rector, Wardens & Vestry of St. John’s Episcopal Church of Getty Square (“Owner”) dated June 29, 2018 between the County and the Owner for the property located at 1 Hudson Street, Yonkers, New York for use by the Department of Social Services as a shelter for homeless single males, for the term July 1, 2018 through December 31, 2018 (the “Lease”) in order to extend the Lease for the term January 1, 2019 through June 30, 2019, at the monthly base rent of \$18,604.00, for a total base rent of \$111,624.00. If the County holds over beyond the June 30, 2019 termination date, the base rent will increase to \$19,532.00 per month; and be it further

RESOLVED, 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.				
2019	131	22	8900	5860	-----	\$111,624.00

Budget Funding Year(s): 2019 Start Date: 01/01/2019 End Date: 06/30/2019
 (must match resolution)

Funding Source: Tax Dollars: 71%
 State Aid: 29%
\$111,624.00 Federal Aid: 0%
 (must match resolution)
 Other: