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DATE: December 22, 2020

TO: Board of Acquisition and Contract

FROM: Hugh J. Greechan, Jr., P.E.  
Commissioner of Public Works and Transportation

Gary A. Friedman, Esq.  
Director of Real Estate  
Office of the County Executive

RE: **Resolution authorizing the County of Westchester, acting by and through the Department of Public Works and Transportation (“the County”) to retroactively enter into a lease agreement (the “Lease”) with Yessica Mazzarri d/b/a Christy Nails for the lease of the premises known as Store No. 8, on the first floor of the County building at 131 East Post Road, White Plains, New York for a term commencing on September 1, 2016 and terminating on August 31, 2021. (Lease Agreement No. 20-932)**

Authority of your Honorable Board is respectfully requested for the County of Westchester (the “County”) acting by and through the Department Public Works and Transportation (the “Department”) to retroactively enter into a five (5) year lease agreement (the “Lease”) with Yessica Mazzarri d/b/a Christy Nails (“the Tenant”) for a term which commenced on September 1, 2016 and will terminate on August 31, 2021 for the lease of the premises known as Store No. 8, on the first floor of the County building at 131 East Post Road, White Plains, New York (the “Premises”).

Since the County acquired the Building in 1993, Christy Nails has leased the Premises. On October 27, 2011, your Honorable Board authorized the County to enter into a five (5) year lease agreement which expired on August 31, 2016. Since then, the Tenant has been paying rent at the agreed-upon rates listed below.

Pursuant to the proposed Lease, the Tenant will continue at the following rents, which reflect current market rates:

September 1, 2016 - December 31, 2016	\$ 3,956.00 / \$ 989.00 per month
January 1, 2017 - December 31, 2017	\$12,105.00 / \$1,008.75 per month
January 1, 2018 - December 31, 2018	\$12,347.00 / \$1,028.91 per month
January 1, 2019 - December 31, 2019	\$12,594.00 / \$1,049.50 per month
January 1, 2020 - December 31, 2020	\$12,845.00 / \$1,070.41 per month
January 1, 2021 - August 31, 2021	\$ 8,821.00 / \$1,102.53 per month

Board of Acquisition and Contract  
Lease Agreement No. 20-932  
Yessica Mazzarri d/b/a Christy Nails  
Store No. 8, 131 East Post Road, 1<sup>st</sup> Floor, White Plains, New York  
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Under the terms of the Lease, the Tenant will be responsible for making all necessary repairs. The County will provide heat and water to serve the leased premises. Either party shall have the right to cancel the Lease on sixty (60) days prior written notice to the other party provided the terminating party is not in default under the terms of the Lease.

The Lease benefits both the County and the public by providing revenue to the County. The Lease will be monitored by the Department of Public Works and Transportation to ensure compliance with the terms of the Lease. This Lease is exempt from the Westchester County Procurement Policy and procedures pursuant to Section 3(b) thereof.

Approval of the attached resolution is respectfully recommended.

HJG/GAF/jrc  
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT, 01/14/2021, JUAN COCCIARDI, SECRETARY

# 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 is hereby authorized to retroactively enter into a lease agreement (the "Lease") with Yessica Mazzarri d/b/a Christy Nails ("the Tenant") for a term which commenced on September 1, 2016 and will terminate on August 31, 2021 for the lease of the premises known as Store No. 8, on the first floor of the County building at 131 East Post Road, White Plains, New York (the "Premises"), at the following rents:

September 1, 2016 - December 31, 2016	\$ 3,956.00 / \$ 989.00 per month
January 1, 2017 - December 31, 2017	\$12,105.00 / \$1,008.75 per month
January 1, 2018 - December 31, 2018	\$12,347.00 / \$1,028.91 per month
January 1, 2019 - December 31, 2019	\$12,594.00 / \$1,049.50 per month
January 1, 2020 - December 31, 2020	\$12,845.00 / \$1,070.41 per month
January 1, 2021 - August 31, 2021	\$ 8,821.00 / \$1,102.53 per month

;and be it further

**RESOLVED**, that under the terms of the Lease, the Tenant will be responsible for making all necessary repairs. The County will provide heat and water to serve the leased premises; and be it further

**RESOLVED**, that either party shall have the right to cancel this lease on sixty (60) days prior written notice to the other party provided the terminating party is not in default under the terms of the 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.

Lease Agreement No. 20-932

Account to be Charged/Credited	Fund	Dept.	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
	101	46	3300	9274		\$ 3,956.00 (2016)
	101	46	3300	9274		\$12,105.00 (2017)
	101	46	3300	9274		\$12,347.00 (2018)
	101	46	3300	9274		\$12,594.00 (2019)
	101	46	3300	9274		\$12,845.00 (2020)
	101	46	3300	9274		\$ 8,821.00 (2021)

Budget Funding Year(s) 2016-2021 Start Date 09/01/2016 End Date 08/31/2021  
 (must match resolution)

Funding Source: Tax Dollars \_\_\_\_\_  
 State Aid \_\_\_\_\_  
\$62,668.00 Federal Aid \_\_\_\_\_  
 (must match resolution) Other Revenue \_\_\_\_\_

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