



George Latimer
County Executive

Department of Social Services

Leonard G. Townes
Commissioner

87840

DATE: September 29, 2021

TO: Board of Acquisition and Contract

FROM: Leonard G. Townes
Commissioner, Department of Social Services

SUBJECT: Authority to exercise the County's first four (4) options under a pending, authorized lease agreement with Sonesta International Hotels Corporation, pursuant to which it is to lease to the County guest rooms and a conference room at the hotel known as the Sonesta White Plains Downtown, which is to be used to temporarily house families displaced due to Tropical Storm Ida.

By a resolution approved on September 16, 2021, your Honorable Board authorized the County of Westchester (the "County") to enter into a lease agreement (the "Agreement") with Sonesta International Hotels Corporation ("Sonesta"), pursuant to which Sonesta is to lease to the County guest rooms and a conference room, as specified below, at the hotel known as the Sonesta White Plains Downtown, located at 66 Hale Avenue in White Plains, (the "Hotel") which is to be used to temporarily house families displaced due to Tropical Storm Ida, and provide space to serve meals to, and hold meetings for, the housed families, for an initial term commencing at the Hotel's check-in time of 3:00 P.M. on September 13, 2021 and continuing through the Hotel's check-out time of 12:00 P.M. on October 1, 2021 (the "Initial Term"), with the County having the sole option to extend the term of the agreement for up to thirteen (13) additional weeks on the same terms as the Initial Term (the "Option Terms").

Under the authorized Agreement, the County is to lease, a.) twenty (20) guest rooms for the period from the Hotel's check-in time of 3:00 P.M. on September 13, 2021 through the Hotel's check-out time of 12:00 P.M. on October 1, 2021, and b.) twenty (20) guest rooms for the period from the Hotel's check-in time of 3:00 P.M. on September 16, 2021 through the Hotel's check-out time of 12:00 P.M. on October 1, 2021. For each of the one (1) week Option Terms, the County would lease forty (40) guest rooms.

Under the authorized Agreement, the County is to pay Sonesta a total amount not-to-exceed \$100,320.00 during the Initial Term, consisting of a nightly rate of \$142.00 for each guest room, plus \$10.00 per night per guest room for parking, if parking is needed. Under the authorized Agreement, the conference room is to be provided to the County at no additional cost. The above-mentioned nightly rate for the guest rooms and parking would continue to apply, and the conference room would continue to be provided at no additional cost, during each of the Option Terms.

Due to the time involved in finalizing negotiations with Sonesta regarding certain lease terms, execution of the authorized Agreement is currently pending. However, the County is currently aware that it will continue to require the use of the above-described guest rooms, and conference room, at the Hotel for an additional period of time.

Accordingly, the County respectfully requests authority from your Honorable Board to exercise its first four (4) options under the pending, authorized Agreement and thereby, 1.) extend the term thereof by four (4) weeks, through the first four (4) Options Terms, to a new termination date of October 29, 2021 at the Hotel's check-out time of 12:00 P.M. Eastern Time, and 2.) increase the total authorized rental costs thereof by \$170,240.00, based upon the above-mentioned nightly rate for each guest room and the per-night-per-guest-room rate for parking, if parking is needed (the "Option-Exercise").

Except as specifically described above, all terms and conditions of the authorized Agreement will remain in full force and effect after its execution and the Option-Exercise.

The proposed Option-Exercise will serve a public purpose by providing housing, for an additional four (4) weeks, for families displaced due to Tropical Storm Ida.

The goal and objective of the proposed Option-Exercise is to provide housing, for an additional four (4) weeks, for families displaced due to Tropical Storm Ida.

The goal and objective of the proposed Option-Exercise is in the best interests of the County in terms of health and safety, as providing housing, for an additional four (4) weeks, for families displaced due to Tropical Storm Ida will help ensure that such persons have safe housing.

The goal and objective of the proposed Option-Exercise will be tracked and monitored by the staff of the Department of Social Services.

Under 2 CFR 200.465, which contains the Federal 'cost principles' applicable to lease costs for real property where Federal funds are used, "rental costs are allowable to the extent that the rates are reasonable in light of such factors as: rental costs of comparable property, if any; market conditions in the area; alternatives available; and the type, life expectancy, condition, and value of the property leased." To the extent that it is applicable, the County has complied with this provision in that the County has determined that, based upon the pertinent factors, the rental costs for the first four (4) Option Terms are reasonable.

I respectfully recommend the adoption of the attached resolution.

LGT/BG/bdm/nm

APPROVED BOARD OF ACQUISITION & CONTRACT - 09/30/2021 - RAYMOND SCULKY, SECRETARY

RESOLUTION

Upon a communication from the Commissioner of the Department of Social Services, be it hereby:

RESOLVED, that the County of Westchester (the "County") is hereby authorized to exercise its first four (4) options under the pending, authorized lease agreement (the "Agreement") with Sonesta International Hotels Corporation ("Sonesta"), pursuant to which Sonesta is to lease to the County guest rooms and a conference room, as specified below, at the hotel known as the Sonesta White Plains Downtown, located at 66 Hale Avenue in White Plains, (the "Hotel") which is to be used to temporarily house families displaced due to Tropical Storm Ida, and provide space to serve meals to, and hold meetings for, the housed families, for an initial term commencing at the Hotel's check-in time of 3:00 P.M. on September 13, 2021 and continuing through the Hotel's check-out time of 12:00 P.M. on October 1, 2021 (the "Initial Term"), with the County having the sole option to extend the term of the agreement for up to thirteen (13) additional weeks on the same terms as the Initial Term (the "Option Terms"), and thereby, 1.) extend the term thereof by four (4) weeks, through the first four (4) Options Terms, to a new termination date of October 29, 2021 at the Hotel's check-out time of 12:00 P.M. Eastern Time, and 2.) increase the total authorized rental costs thereof by \$170,240.00, based upon the above-mentioned nightly rate for each guest room and the per-night-per-guest-room rate for parking, if parking is needed (the "Option-Exercise"); and be it further

RESOLVED, that except as specifically hereby authorized to be modified by the Option-Exercise, all terms and conditions of the authorized Agreement shall remain in full force and effect after its execution and the Option-Exercise; and be it further

RESOLVED, that the County Executive or his duly authorized designee is empowered to execute all documents and take all actions necessary to effect the purpose of this resolution.

Account to be
Charged/Credited

Fund	Dept	Unit	Object/ Sub Object	Trust Account	Activity	Dollars
101	22	8900	5998			\$170,240.00

Budget Funding Year(s): 2021 Start Date: 10/01/21 End Date: 10/29/21
(must match resolution)

Funding Source	Tax Dollars: 25%
	State Aid: 0%
<u>\$170,240.00</u>	Federal Aid: 75%
(must match resolution)	Other: N/A