



George Latimer
County Executive

Department of Social Services

Leonard G. Townes
Commissioner

92577

DATE: April 14, 2022

TO: Board of Acquisition and Contract

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

SUBJECT: Amending a resolution approved on February 3, 2022, which authorized the County of Westchester to enter into a lease agreement with 101 North Broadway LLC, pursuant to which it will lease to the County the premises at 101 North Broadway in Yonkers, New York, in order to reduce the authorized term from twelve (12) months to seven (7) months.

By a resolution approved on February 3, 2022 (the “Original Resolution”), your Honorable Board authorized the County of Westchester (the “County”) to enter into a lease agreement with 101 North Broadway LLC (the “Owner”), pursuant to which the Owner was to lease to the County the premises at 101 North Broadway in Yonkers, New York (the “Premises”), which would be used to provide an emergency overnight shelter and other housing, for the period from March 1, 2022 through February 28, 2023, for a total rent amount not to exceed \$410,707.00, payable at a rental rate of \$34,225.58 per month, and subject to various other terms.

Subsequent to your Honorable Board’s approval of the Original Resolution, during execution of the authorized lease agreement, certain issues arose. As a result, the County and the Owner have ultimately agreed to enter into a lease agreement for the Premises on the same basic terms as authorized in the Original Resolution, except that it would be for a term of seven (7) months instead of twelve (12) months.

Accordingly, the County respectfully requests that your Honorable Board amend the Original Resolution by modifying its first ‘RESOLVED’ clause to read as follows:

Except as specifically described above, all terms and conditions of the Original Resolution shall remain in full force and effect.

The proposed lease agreement will serve a public purpose by providing the County with access to housing for persons in need of such housing.

The goal and objective of the proposed lease agreement is to provide the County with access to housing for persons in need of such housing.

The goal and objective of the proposed lease agreement is in the best interests of the County in terms of health and safety, as providing the County with access to housing for persons in need of such housing will ultimately ensure the health and safety of such persons.

The goal and objective of the proposed lease agreement will be tracked and monitored by the staff of the Department of Social Services.

As a lease, the proposed lease agreement is exempt from the Westchester County Procurement Policy pursuant to Section 3(b) thereof.

I respectfully recommend the adoption of the attached resolution.

LGT/bdm/nn

APPROVED BOARD OF ACQUISITION & CONTRACT - 04/21/2022 - RAYMOND SOULKS, SECRETARY

RESOLUTION

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

RESOLVED, that the resolution approved on February 3, 2022 (the "Original Resolution"), which authorized the County of Westchester (the "County") to enter into a lease agreement with 101 North Broadway LLC, pursuant to which the Owner was to lease to the County the premises at 101 North Broadway in Yonkers, New York, which would be used to provide an emergency overnight shelter and other housing, for the period from March 1, 2022 through February 28, 2023, for a total rent amount not to exceed \$410,707.00, payable at a rental rate of \$34,225.58 per month, and subject to various other terms, is hereby modified by replacing the existing first 'RESOLVED' clause with the following replacement 'RESOLVED' clause, thereby reducing the authorized term from twelve (12) months to seven (7) months:

"RESOLVED, that the County of Westchester (the "County") is hereby authorized to enter into a lease agreement with 101 North Broadway LLC (the "Owner"), pursuant to which the Owner will lease to the County the premises at 101 North Broadway in Yonkers, New York (the "Premises"), which will be used to provide an emergency overnight shelter and other housing, for the period from March 1, 2022 through September 30, 2022, for a total rent amount not to exceed \$239,579.06, payable at a rental rate of \$34,225.58 per month (the "Agreement"); and be it further"

RESOLVED, that except as described above, all terms and conditions of the Original Resolution shall remain in full force and effect; 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
2022	101	22	8900	5860		\$239,579.06

Budget Funding Year(s): 2022 Start Date: 03/01/22 End Date: 09/30/22
(must match resolution)

Funding Source

\$239,579.06
(must match resolution)

Tax Dollars: 71%

State Aid: 29%

Federal Aid: _____

Other: _____

APPROVED BOARD OF ACQUISITION & CONTRACT - 04/21/2022 - RAYMOND SCULKY, SECRETARY