

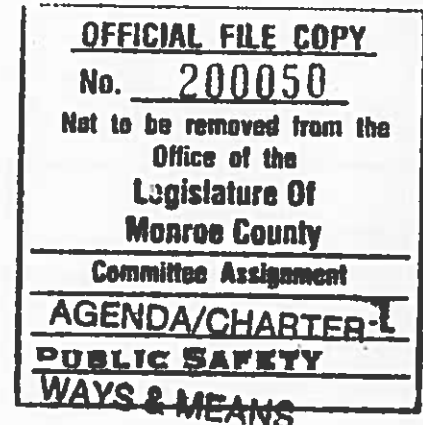


Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

February 7, 2020



To The Honorable
Monroe County Legislature
407 County Office Building
Rochester, New York 14614

Subject: Enact a Local Law Authorizing a Lease with Gallina Development Corp. for Office Space at Calkins Road, Town of Henrietta, New York

Honorable Legislators:

I recommend that Your Honorable Body enact a Local Law authorizing the lease with the Gallina Development Corp. to a total term of twenty (20) years for office space and operation of the Monroe County Sheriff Zone B Substation. The substation will be located at Calkins Road, Town of Henrietta, New York and will consist of approximately 16,260 square feet located on a 5.189 acre parcel. Monroe County will pay rent of \$18.33 per square foot for years one (1) through five (5), \$18.83 per square foot for years six (6) through ten (10), and \$19.83 per square foot for years eleven (11) through fifteen (15), and \$20.83 per square foot for years sixteen (16) through twenty (20), plus common area charges each year. The lease may be renewed for one (1) additional five (5) year term upon mutual consent of the parties.

County Law Section 215 requires adoption of a local law for any lease in excess of five (5) years.

A lease of space at Calkins Road, would enable the Sheriff's Department to be centrally located in the zone providing improved response time to calls for service. The current facility is outdated for operations and requires significant improvement. The new site will be an emergency operations site in the event of a significant event or natural disaster.

The specific legislative actions required are:

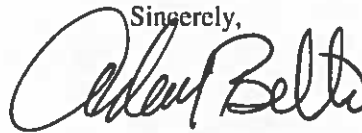
1. Schedule and hold a Public hearing on the proposed Local Law.
2. Enact a Local Law authorizing the County Executive, or his designee, to enter into a lease with Gallina Development Corp., with offices located at 1890 South Winton Road, Suite 100, Rochester, New York, for a total term of twenty (20) years, for the purpose of providing approximately 16,260 square feet of office space at Calkins Road, Town of Henrietta, at a cost of \$18.33 per square foot for years one (1) through five (5), \$18.83 per square foot for years six (6) through ten (10), and \$19.83 per square foot for years eleven (11) through fifteen (15), and \$20.83 per square foot for years sixteen through twenty (20), plus common area charges each year. The lease may be renewed for one (1) additional five (5) year term upon mutual consent of the parties.

The provisions of the New York State Environmental Quality Review Act shall be complied with prior to Your Honorable Body undertaking, funding, or approving the action requested in this referral.

Funding for this lease is included in the 2020 Operating Budget of the Office of the Sheriff, general fund 9001, funds center 3803030000, Road Patrol Zone B, and will be included in future years' budgets. No additional net County support is required in the current Monroe County budget.

The records in the Office of the Monroe County Treasury have indicated that neither Gallina Development Corp., nor its principal officer, Andrew Gallina, President, owe any delinquent Monroe County property taxes.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,


Adam J. Bello
Monroe County Executive

AJB:db

By Legislators

Intro. No. ____

LOCAL LAW NO. __ OF 2020

ENACTING LOCAL LAW ENTITLED "AUTHORIZING LEASE FROM GALLINA DEVELOPMENT CORP. FOR OFFICE SPACE AT CALKINS ROAD, TOWN OF HENRIETTA, NEW YORK"

BE IT ENACTED BY THE LEGISLATURE OF THE COUNTY OF MONROE, as follows:

Section 1. The County Executive, or his designee, is hereby authorized to enter into a lease with Gallina Development Corp., for a total term of twenty (20) years, for the purpose of providing approximately 16,260 square feet of office space at Calkins Road, Town of Henrietta, at a cost of \$18.33 per square foot for years one (1) through five (5), \$18.83 per square foot for years six (6) through ten (10), and \$19.83 per square foot for years eleven (11) through fifteen (15), and \$20.83 per square foot for years sixteen (16) through twenty (20), plus common area charges each year. The lease may be renewed for one (1) additional five (5) year term upon mutual consent of the parties.

Section 2. Funding for this lease is scheduled in the 2020 Operating Budget of the Office of the Sheriff, general fund 9001, funds center 3803030000, Road Patrol Zone B, and will be included in future years' budgets.

Section 3. This local law shall take effect in accordance with the provisions of the Municipal Home Rule Law and the Monroe County Charter.

File No. 20-LL

ADOPTION: Date: _____, 2020

Vote:

ACTION BY THE COUNTY EXECUTIVE

APPROVED: _____ VETOED: _____

SIGNATURE: _____ DATE: _____

EFFECTIVE DATE OF LOCAL LAW: _____