



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

October 8, 2021

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

OFFICIAL FILE COPY
No. <u>210365</u>
Not to be removed from the Office of the Legislature Of Monroe County
Committee Assignment
AGENDA/CHARTER

Subject: Enact a Local Law Authorizing a Lease by Negotiation with L3Harris Technologies, Inc. for a Portion of the Building Located at 999 Beahan Road

Honorable Legislators:

I recommend that Your Honorable Body enact a Local Law authorizing a lease by negotiation with L3Harris Technologies, Inc. of approximately 47,715 square feet of the first floor of the building located at 999 Beahan Road in the Town of Chili, in the amount of \$214,717.50 for the period March 1, 2022 through February 28, 2027, with the option to renew for four (4) additional five-year terms upon mutual consent of both parties. The rental rates will escalate 2% every three years during the term of the lease and any extensions.

The space will be utilized by L3Harris Technologies, Inc., to operate its business. L3Harris Technologies, Inc., will use the leased premises as a warehouse to store air cargo of highly specialized aerospace equipment. The premises will also be used to house specialized cargo trucks that transport the equipment to and from the Airport. The lease will also include the exclusive use of two overhead cranes and the parking lot in front of the building.

This Lease is scheduled to be considered by the Monroe County Airport Authority at its meeting on November 17, 2021 meeting.

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 execute a lease by negotiation on behalf of the Monroe County Airport Authority, and any amendments thereto, with L3Harris Technologies, Inc., 800 Lee Road, Rochester, New York 14606, for the lease of approximately 47,715 square feet of the first floor of the building located at 999 Beahan Road, Town of Chili, in the amount of \$214,717.50 for the period March 1, 2022 through February 28, 2027, with the option to renew for four (4) additional five-year terms upon mutual consent of both parties. The rental rates will escalate 2% every three years during the term of the lease and any extensions.

This action is a Type II Action pursuant to 6 NYCRR & 617.5 (c) (32) (license, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities;) and is not subject to further review under the State Environmental Quality Review Act.

This lease agreement is revenue generating to the Monroe County Airport Authority. No 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 L3Harris Technologies, Inc., nor any of its principal officers, owe any delinquent Monroe County property taxes. The principal officers of the firm are:

Christopher E. Kubasik, Vice Chair and Chief Executive Officer
Edward J. Zoiss, President, Space and Airborne Systems
Jesus Malave, Vice President and Chief Financial Officer
Scott Mikuen, Senior Vice President , General Counsel, and Secretary

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

By Legislators _____ and _____

Intro. No. _____

LOCAL LAW NO. ____ OF 2021

ENACTING A LOCAL LAW AUTHORIZING A LEASE BY NEGOTIATION WITH L3HARRIS TECHNOLOGIES, INC. FOR PORTION OF BUILDING LOCATED AT 999 BEHAN ROAD

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 execute a lease by negotiation on behalf of the Monroe County Airport Authority, and any amendments thereto, with L3Harris Technologies, Inc., for the lease of approximately 47,715 square feet of the first floor of the building located at 999 Beahan Road, Town of Chili, in the amount of \$214,717.50 for the period March 1, 2022 through February 28, 2027, with the option to renew for four (4) additional five-year terms upon mutual consent of both parties. The rental rates will escalate 2% every three years during the term of the lease and any extensions.

Section 2. This local law shall take effect in accordance with the provisions of the Municipal Home Rule Law and the Monroe County Charter.

File No. 21-0____.LL

ADOPTION: Date: _____ Vote: _____

ACTION BY THE COUNTY EXECUTIVE

APPROVED: _____ VETOED: _____

SIGNATURE: _____ DATE: _____

EFFECTIVE DATE OF LOCAL LAW: _____