



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

September 20, 2022

OFFICIAL FILE COPY
No. <u>220331</u>
Not to be removed from the Office of the Legislature Of Monroe County
Committee Assignment
AGENDA/CHARTER-L

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

Subject: Enacting a Local Law Entitled "Authorizing a Lease by Negotiation with 400 WEST AVENUE LLC to Use and Occupy Space at 400 West Avenue in the City of Rochester, New York"

Honorable Legislators:

This matter is being referred to Your Honorable Body at the request of Republican Commissioner Lisa P. Nicolay and Democratic Commissioner Jackie Ortiz of the Board of Elections

I recommend that Your Honorable Body enact a Local Law authorizing a lease by negotiation with 400 WEST AVENUE LLC to a total term of ten (10) years for office and warehouse space and operation of the Monroe County Board of Elections.

The space will be located at 400 West Avenue, City of Rochester, New York and will consist of approximately 51,344 square feet located on an 18.28 acre parcel. Monroe County will pay rent of \$9.50 per square foot for years one (1) through ten (10). The lease may be renewed for two (2) additional five (5) year terms upon mutual consent of the parties.

A lease of space at 400 West Avenue, would enable the Board of Elections to be centrally located in the City of Rochester while moving three (3) separate locations to one common space. The current locations are outdated and would be more costly as we move forward and would require significant improvement. This also allows for fixed rent for the entire ten (10) years of the term at a single digit rent, which includes all expenses except utilities and janitorial expenses.

The specific legislative actions required are:

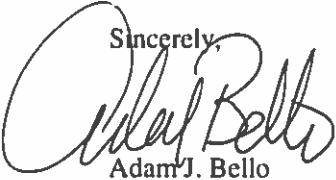
1. Schedule and hold a Public hearing on the proposed Local Law.
2. Enact a Local Law authorizing the County Executive, or his designee, to enter into a lease by negotiation with 400 WEST AVENUE LLC, with offices located at 400 West Avenue, Rochester, New York, for a total term of ten (10) years, for the purpose of providing approximately 51,344 square feet of office and warehouse space at 400 West Avenue, City of Rochester, at a cost of \$9.50 per square foot for years one (1) through ten (10), and renewable for two (2) additional five (5) year terms 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 2022 Operating Budget of the Board of Elections fund 9001, funds center 2003010000, BOE Support, and will be requested 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 400 WEST AVENUE LLC, nor its principal officer Moshe Rothman, 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

By Legislators _____ and _____

Intro. No. ____

LOCAL LAW NO. ____ OF 2022

ENACTING A LOCAL LAW ENTITLED "AUTHORIZING A LEASE BY NEGOTIATION WITH 400 WEST AVENUE LLC TO USE AND OCCUPY SPACE AT 400 WEST AVENUE IN THE CITY OF ROCHESTER, 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 by negotiation with 400 WEST AVENUE LLC for a total term of ten (10) years, for the purpose of providing approximately 51,344 square feet of office and warehouse space at 400 West Avenue, City of Rochester, New York, at a cost of \$9.50 per square foot for years one (1) through ten (10), and renewable for two (2) additional five (5) year terms upon mutual consent of the parties.

Section 2. Funding for this lease is included in the 2022 Operating Budget of the Board of Elections fund 9001, funds center 2003010000, BOE Support, and will be requested 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. 22-0____.LL

ADOPTION: Date: _____

Vote: _____

ACTION BY THE COUNTY EXECUTIVE

APPROVED: _____ VETOED: _____

SIGNATURE: _____ DATE: _____

EFFECTIVE DATE OF LOCAL LAW: _____