



ECLEG NOV29'11 011004

COUNTY OF ERIE

CHRIS COLLINS

COUNTY EXECUTIVE

November 28, 2011

The Honorable
Erie County Legislature
92 Franklin Street – Fourth Floor
Buffalo, New York 14202

**RE: Department of Social Services
Authorization to Renew Lease – 478 Main Street**

Honorable Members:

The Department of Social Services is requesting authorization to renew a lease at 478 Main Street with the Mohawk Group Limited Partnership for the purpose of housing multiple Social Services programs at that site.

The lease renewal is for 115,909 square feet of space at an annual base rental amount of \$118,323.77. The terms and conditions of the lease shall remain as currently with no increase and the term shall be extended for an additional five years.

The proposed resolution requests waiver of section 19.08 of the County Code requirement for a Request for Proposals. The cost of moving is prohibitive due to the tenant improvements, extensive cabling and systems installations in place at the current location.

Should your honorable body require further information, I encourage you to contact the Department of Social Services. Thank you for your consideration of this matter.

Sincerely,



CHRIS COLLINS
Erie County Executive

MEMORANDUM

To: Honorable Members of the Erie County Legislature
From: Department of Social Services
Re: Authorization to Renew Lease – 478 Main Street
Date: November 18, 2011

SUMMARY

The Department of Social Services is requesting authorization to renew a lease at 478 Main Street with the Mohawk Group Limited Partnership.

FISCAL IMPLICATIONS

There is no current year fiscal impact for this lease agreement, as necessary funds are available in the 2012 Adopted Budget.

REASONS FOR RECOMMENDATION

The existing lease will be expiring and continuous services to clients is required.

BACKGROUND INFORMATION

The Erie County Department of Social Services is required to lease space due to lack of space in other County-owned buildings.

CONSEQUENCES OF NEGATIVE ACTION

The County will not be able to proceed with lease renewal. The cost of moving is prohibitive due to the cost of potential tenant improvements at a new location, extensive cabling and systems installations in place at the current location, and it is very probable that the County would incur additional unforeseen and unbudgeted costs in 2012 if a move were necessary.

STEPS FOLLOWING APPROVAL

The County will enter into a lease renewal agreement with the landlord.

RESOLUTION SUBMITTED BY:
DEPARTMENT OF SOCIAL SERVICES

RE: Lease Renewal – 478 Main Street

WHEREAS, the Department of Social Services is seeking authorization to renew a lease and continue occupancy at 478 Main Street with Mohawk Group Limited Partnership; and

WHEREAS, the base per square foot rental renewal amount will remain the same as the previous lease agreement; and

WHEREAS, there are no additional County funds required to renew this lease, as funding for this leased space is budgeted and is available in the 2012 Adopted Budget.

NOW, THEREFORE, BE IT

RESOLVED, that the County Executive is hereby authorized to enter into a 5 year lease of 115,909 square feet of space at 478 Main Street, Buffalo, New York with the Mohawk Group Limited Partnership at the annual base rental rate of \$118,323.77 for the period March 1, 2012 through February 28, 2017 and, be it further

RESOLVED, due to the immediate need to continue occupancy the requirement for Request for Proposals is waived and, be it further

RESOLVED, that the Erie County Executive is authorized to execute the lease renewal for 478 Main Street and, be it further

RESOLVED, that certified copies of this resolution shall be forwarded to the Erie County Executive, the Commissioner of Social Services, the Director of Real Estate, the Erie County Comptroller, and the Director of the Division of Budget and Management.