



COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE

December 9, 2013

Erie County Legislature
92 Franklin Street, 4th Floor
Buffalo, New York 14202

**Re: Department of Social Services Lease Renewal – 290 Main Street
IMMEDIATE CONSIDERATION REQUESTED**

Dear Honorable Members:

The Department of Social Services is requesting authorization to renew a lease at 290 Main Street with the Swan Group Limited Partnership for the purpose of housing multiple Social Services programs at that site.

The lease renewal for the period January 1, 2014 through December 31, 2018 is for space on six floors at 290 Main Street totaling 43,137 square feet at an annual base rental amount of \$13.26 per square foot for an annual base rental amount of \$571,992. The County will have an option to renew the lease for an additional five year term. Such renewal will occur automatically for the period January 1, 2019 through December 31, 2023 at a square foot price of \$13.95 for an annual base rent of \$601,764 unless notice to terminate lease is provided to the Landlord on or before August 31, 2018. In addition to the base rent, the County is responsible for a percentage of the expenses for electric and increases in the operating expenses and real estate taxes over the 2014 base year.

Funds for this lease were anticipated and are included in the 2014 Adopted Budget; therefore, there is no 2014 fiscal impact. This resolution requests waiver of section 19.08 of the County Code requirement for a Request for Proposals as the cost of moving is prohibitive due to the extensive cabling and systems installations in place at the current location.

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

Sincerely yours,


Mark C. Poloncarz, Esq.
Erie County Executive

**A RESOLUTION SUBMITTED BY:
DEPARTMENT OF SOCIAL SERVICES**

RE: Lease Renewal – 290 Main Street

WHEREAS, the Department of Social Services is requesting authorization to renew a lease at 290 Main Street with the Swan Group Limited Partnership for the purpose of housing multiple Social Services programs at that site; and

WHEREAS, the lease renewal is for space on six floors at 290 Main Street totaling 43,137 square feet at an annual base rental amount of \$13.26 per square foot for an annual base rental amount of \$571,992; and

WHEREAS, at the County's option, the lease will automatically renew again for the period January 1, 2019 through December 31, 2023 at a square foot price of \$13.95 for an annual base rent of \$601,764 unless notice to terminate the lease is provided to the Landlord on or before August 31, 2018; and

WHEREAS, in addition to the base rent, the County is responsible for a percentage of the expenses for electric and increases in the operating expenses and real estate taxes over the 2014 base year; and

WHEREAS, funds for this lease were anticipated and are included in the 2014 Adopted Budget; therefore, there is no 2014 fiscal impact.

NOW, THEREFORE, BE IT

RESOLVED, the County Executive is authorized to execute the lease and the lease renewal for 290 Main Street at the rental terms herein presented; and be it further

RESOLVED, section 19.08 of the County Code requirement for a Request for Proposals is waived as the cost of moving is prohibitive due to the extensive cabling and systems installations in place at the current location; and

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

MEMORANDUM

To: Honorable Members of the Erie County Legislature
From: Department of Social Services
Re: Lease Renewal – 290 Main Street
Date: December 9, 2013

SUMMARY

The Department of Social Services is requesting authorization to renew a lease at 290 Main Street with the Swan Group Limited Partnership for the purpose of housing multiple Social Services programs at that site. This resolution waives section 19.08 of the County Code requirement for a Request for Proposals.

FISCAL IMPLICATIONS

Funds for this lease were anticipated and are included in the 2014 Adopted Budget; therefore, there is no 2014 fiscal impact.

REASONS FOR RECOMMENDATION

The cost of moving is prohibitive due to the extensive cabling and systems installations in place at the current location.

BACKGROUND INFORMATION

The lease renewal is for space on six floors at 290 Main Street totaling 43,137 square feet at an annual base rental amount of \$13.26 per square foot for an annual base rental amount of \$571,992. At the County's option, the lease will automatically renew again for the period January 1, 2019 through December 31, 2023 at a square foot price of \$13.95 for an annual base rent of \$601,764 unless notice to terminate lease is provided to the Landlord on or before August 31, 2018. In addition to the base rent, the County is responsible for a percentage of the expenses for electric and increases in the operating expenses and real estate taxes over the 2008 base year.

CONSEQUENCES OF NEGATIVE ACTION

Rental payments would be delayed.

STEPS FOLLOWING APPROVAL

A lease extension will be executed.