SUSPENSION

COUNTY OF ERIE

MARK C. POLONCARZ
COUNTY EXECUTIVE

August 31, 2016

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

Re: 10-12 Fountain Plaza Lease for Department of Social Services

Dear Honorable Members:

The Department of Social Services is requesting authorization to enter into a lease at the Bank of America Building, 10-12 Fountain Plaza, Buffalo, New York 14202, with Ciminelli Real Estate Corporation for the purpose of housing Social Services programs at the site.

The lease is for the period of March 1, 2017 through March 1, 2022. The County will lease 87,804 square feet for the first year at a base rent cost of $19.00 per square foot. The square footage to be leased for the subsequent years is 96,453 with a rent of $19.50 per square foot for the second and third years, and $19.75 per square foot for the fourth and fifth years. Since a lease at 10-12 Fountain Plaza would require the Department to lease less space than 478 Main Street, the cost of entering into a lease for space at 10-12 Fountain Plaza will save taxpayer dollars.

Should your Honorable Body require further information, I encourage you to contact Social Services Commissioner Al Dirschberger and Erie County Attorney Michael A. Siragusa. Thank you for your consideration on this matter.

Sincerely,

Mark C. Poloncarz, Esq.
Erie County Executive

MCP/bb

Enclosure

MEMORANDUM

To: Honorable Members of the Erie County Legislature
From: Department of Social Services
Re: 10-12 Fountain Plaza Lease for Department of Social Services
Date: August 31, 2016

SUMMARY

The Department of Social Services is requesting authorization to enter into a lease at the Bank of America Building, 10-12 Fountain Plaza, Buffalo, New York 14202, with Ciminelli Real Estate Corporation.

FISCAL IMPLICATIONS

There is no current year fiscal impact for this lease agreement. Since a lease at 10-12 Fountain Plaza would require the Department to lease less space than the existing costs for leasing space at 478 Main Street, the cost of entering into a lease for space at 10-12 Fountain Plaza will save taxpayer dollars.

REASONS FOR RECOMMENDATION

The existing lease will be expiring and the Department must identify space for its programs.

BACKGROUND INFORMATION

The Erie County Department of Social Services is required to lease space due to lack of space in other County-owned buildings. The Family Wellness Division and the Home Energy Assistance Program of the Department of Social Services are currently located at leased space that does not meet their needs, and the current lease expires on February 28, 2017. A Request-for-Proposals was issued for new space and the Department considered several options. The Department concluded the best location for these programs was the Bank of America Building, 10-12 Fountain Plaza, Buffalo, New York 14202, as it was very cost-efficient and would improve staff well-being while providing for client needs.

CONSEQUENCES OF NEGATIVE ACTION

The County will not be able to proceed with lease renewal.

STEPS FOLLOWING APPROVAL

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

A RESOLUTION SUBMITTED BY DEPARTMENT OF SOCIAL SERVICES

Re: 10-12 Fountain Plaza Lease for Department of Social Services

WHEREAS, the Family Wellness Division and the Home Energy Assistance Program of the Department of Social Services are currently located at leased space that does not meet their needs, and the current lease expires on February 28, 2017; and

WHEREAS, a Request-for-Proposals was issued for new space and the Department of Social Services considered several options; and

WHEREAS, the Department concluded the best location for these programs was the Bank of America Building, 10-12 Fountain Plaza, Buffalo, New York 14202, as it was very cost-efficient and would improve staff well-being; and

WHEREAS, the Department of Social Services is requesting authorization to enter into a lease at 10-12 Fountain Plaza with Ciminelli Real Estate Corporation for the purpose of housing multiple Social Services programs at that site; and

WHEREAS, the lease for the first year is for 87,804 square feet at a base rent cost of $19.00 per square foot; and

WHEREAS, the lease for subsequent years is for 96,453 at a base rent cost of $19.50 per square foot for the second and third years, and $19.75 per square foot for the fourth and fifth years; and

WHEREAS, since a lease at 10-12 Fountain Plaza would require the Department to lease less space than 478 Main Street, the cost of entering into a lease for space at 10-12 Fountain Plaza will save taxpayer dollars.

NOW, THEREFORE, BE IT

RESOLVED, the County Executive is authorized to execute a lease for the Department of Social Services with Ciminelli Real Estate Corporation at 10-12 Fountain Plaza, Buffalo. NY for a lease of 87,804 square feet at a base rent cost of $19.00 per square foot for the first year, 96,453 square feet at a base rent cost of $19.50 per square foot for the second and third years, and a cost of $19.75 per square foot for the fourth and fifth years; and be it further

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