RESOLUTION NO. 201

AUTHORIZING A LEASE AGREEMENT REGARDING OFFICE SPACE FOR THE BOARD OF ELECTIONS

Introduced: 6/9/14
By Law and Audit and Finance Committees:

WHEREAS, The Board of Elections has requested Legislative approval of a lease agreement with 14 Petra, LLC for 24,208 square feet of office space at 32 North Russell Road in the City of Albany for the Board of Elections, and

WHEREAS, The County Board of Elections has indicated that its responsibilities have changed dramatically with the implementation of the Help America Vote Act (HAVA), and

WHEREAS, The proposed term of the lease will be for five years commencing May 1, 2014 and ending April 30, 2019 with an option to renew for an additional five years at an annual rental rate of $308,701 payable in equal monthly installments of $25,725.08 on the 1st day of each month with a 2% annual escalation, and

WHEREAS, The agreement specifies that the County, after the first year, will pay proportional cost increases for taxes, janitorial service, interior and exterior maintenance, snow removal, and is responsible for a set $1.50 per square foot per year for utilities and further specifies that the County has the right of first refusal if the Landlord desires to sell the premises, and

WHEREAS, The Board of Elections Commissioners have agreed to report back to the Legislature in year three of this agreement regarding the possibility of buying the building, now, therefore be it

RESOLVED, By the Albany County Legislature that the County Executive is authorized to enter into an agreement, as per the proposed lease agreement and including the aforementioned terms, with 14 Petra, LLC to lease office space at 32 North Russell Road for the Board of Elections, and, be it further

RESOLVED, That the County Attorney is authorized to approve said lease agreement as to form and content, and, be it further

RESOLVED, That the Clerk of the County Legislature is directed to forward certified copies of this resolution to the appropriate County Officials.

On roll call vote the following voted in favor: Messrs. Beston, Bullock, Ms. Busch, Messrs. Clay, Clenahan, Commisso, Ms. Connolly, Messrs. Corcoran, Cotrofeld, Crouse, Dawson, Domalewicz, Ethier, Feeney, Higgins, Hogan, Jacobson, Joyce, Mss. Kinsch, Lockart, Mr. Mackey, Ms. Maffia-Tobler, Mr. Mayo, Mss.

McKnight, McLean Lane, Messrs. Morse, Nichols, O'Brien, Rahm, Reilly, Simpson, Tunny and Ward – 33.

Those opposed: - Ms. Benedict, Messrs. Clouse, Mendick and Stevens – 4.

Abstained: Mr. Carman

Resolution was adopted. 6/9/14