



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

November 9, 2023

OFFICIAL FILE COPY	
No.	230353
Not to be removed from the Office of the Legislature Of Monroe County	
Committee Assignment	
URGENT	-L

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

Subject: Enact a Local Law Entitled "Authorizing a Lease by Negotiation with 150 Bellwood Drive, LLC for Use and Occupancy of Space at 150 Bellwood Drive, Town of Greece, New York;" Amend the 2023-2028 Capital Improvement Program and the 2023 Capital Budget to Add a Project Entitled "RIOC Leasehold Improvements;" and Authorize Appropriation and Transfer of Fund Balance

Honorable Legislators:

This matter is being referred to Your Honorable Body at the request of Sheriff Todd K Baxter.

I recommend that Your Honorable Body enact a Local Law entitled "Authorizing a Lease with 150 Bellwood Drive, LLC for Use and Occupancy of Space at 150 Bellwood Drive, Town of Greece, New York" to a total term of ten (10) years for space and operation of the Monroe County Sheriff Regional Investigative Operations Center ("RIOC"); amend the 2023-2028 Capital Improvement Program and the 2023 Capital Budget to add a project entitled "RIOC Leasehold Improvements" in the amount of \$1,207,500; and authorize the appropriation and transfer of fund balance in the amount of \$1,207,500.

The RIOC will consist of approximately 20,400 square feet in a building located on a 4.26 acre parcel. Monroe County will pay rent of \$12.00 per square foot for years one (1) through five (5); \$13.80 per square foot for years six (6) through (10), on a triple net basis. The lease may be renewed for two (2) additional five (5) year terms upon mutual consent of the parties at the cost of \$15.87 per square foot for years eleven (11) through fifteen (15) and \$18.25 per square foot for years sixteen (16) through twenty (20).

A lease of space would enable the Sheriff's Office to establish the Monroe County Regional Investigative Operations Center ("RIOC"). The RIOC is modeled after several other large communities who are realizing the benefit of such Real Time Crime Centers. Support is given to complex multijurisdictional crime patterns ranging from smash and grab burglaries to catalytic convertor thefts, as well as searching for abducted children and addressing Domestic Violent Extremist threats, such as the Buffalo Tops shooting. Law enforcement involvement in the Rochester Threat Advisory Committee ("ROCTAC") will be coordinated by RIOC staff who are trained in the Threat Assessment and Management process. Staff are able to work cases, as well as provide coordination and follow up between agencies. This provides multiple individuals dedicated to targeting violence prevention cases with the intelligence resources and operational ability to prevent violence and seek restorative actions, all as required in Governor Hochul's Executive Order 18.

Each of these types of cases require the involvement and coordination of multiple law enforcement agencies, as well as other public safety and private sector stakeholders. RIOC is the foundation for moving local law enforcement from React-and-Respond policing to Predict-and-Prevent policing, working smarter and more efficiently.

The lease space will also house the Sheriff's Drone Response Unit, Technical Surveillance Unit, and future drone as First Responder capability, each of which are currently in need of office space and are critical components for the function of the RIOC.

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 execute a lease by negotiation, and any amendments thereto, with 150 Bellwood Drive, LLC, with offices located at 400 Andrews Street, Suite 500, Rochester, New York, for a total term of ten (10) years, for the purpose of providing approximately 20,400 square feet of space at 150 Bellwood Drive, Town of Greece, at a cost of \$12.00 per square foot for years one (1) through five (5); \$13.80 per square foot for years six (6) through (10), on a triple net basis. The lease may be renewed for two (2) additional five (5) year terms upon mutual consent of the parties, at the cost of \$15.87 per square foot for years eleven (11) through fifteen (15) and \$18.25 per square foot for years sixteen (16) through twenty (20).
3. Amend the 2023-2028 Capital Improvement Program to add a project entitled, "RIOC Leasehold Improvements," in the amount of \$1,207,500.
4. Amend the 2023 Capital Budget to add a project entitled, "RIOC Leasehold Improvements," in the amount of \$1,207,500.
5. Authorize the appropriation and transfer of fund balance in an amount not to exceed \$1,207,500 from general fund 9001 to the capital fund to be established for the RIOC Leasehold Improvements project.

This action is a Type II Action pursuant to 6 NYCRR § 617.5(c)(2) ("replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part") and is not subject to further review under the State Environmental Quality Review Act.

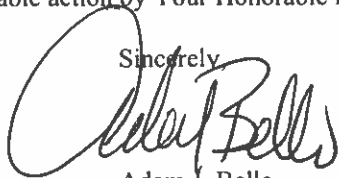
Funding for this lease is included in the 2023 Operating Budget of the Office of the Sheriff, fund 9001, funds center 3803050200, Regional Investigative Operation Center and will be requested in future years' budgets. Funding for the "RIOC Leasehold Improvements" project, consistent with authorized uses, will be included in the capital fund to be created, and any other capital fund(s) created for the same intended purpose. No additional County support is required in the current Monroe County budget.

The records in the Office of the Monroe County Treasury have indicated that neither 150 Bellwood Drive, LLC, nor any of its officers, owe any delinquent Monroe County property taxes. The officers are:

ALS SD Holding, LLC
Loren R. Flaum
Michael Palumbo

Asher Flaum
Sara E. Flaum

I recommend that this matter receive favorable action by Your Honorable Body.

Sincerely,


Adam J. Bello
Monroe County Executive

By Legislators _____ and _____

Intro. No. _____

LOCAL LAW NO. ____ OF 2023

ENACTING A LOCAL LAW ENTITLED "AUTHORIZING A LEASE BY NEGOTIATION WITH 150 BELLWOOD DRIVE, LLC FOR USE AND OCCUPANCY OF SPACE AT 150 BELLWOOD DRIVE, TOWN OF GREECE, 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 execute a lease by negotiation, and any amendments thereto, with 150 Bellwood Drive, LLC, for a total term of ten (10) years, for the purpose of providing approximately 20,400 square feet of space at 150 Bellwood Drive, Town of Greece, at a cost of \$12.00 per square foot for years one (1) through five (5); \$13.80 per square foot for years six (6) through (10), on a triple net basis. The lease may be renewed for two (2) additional five (5) year terms upon mutual consent of the parties, at the cost of \$15.87 per square foot for years eleven (11) through fifteen (15) and \$18.25 per square foot for years sixteen (16) through twenty (20).

Section 2. This local law shall take effect in accordance with the provisions of the Municipal Home Rule Law and the Monroe County Charter.

Matter of Urgency
File No. 23- _____

ADOPTION: Date: _____

Vote: _____

ACTION BY THE COUNTY EXECUTIVE

APPROVED: _____ VETOED: _____

SIGNATURE: _____ DATE: _____

EFFECTIVE DATE OF LOCAL LAW: _____

By Legislators _____ and _____

Intro. No. ____

RESOLUTION NO. ____ OF 2023

**AMENDING 2023-2028 CAPITAL IMPROVEMENT PROGRAM AND 2023 CAPITAL BUDGET
TO ADD PROJECT ENTITLED "RIOC LEASEHOLD IMPROVEMENTS;" AND
AUTHORIZING APPROPRIATION AND TRANSFER FUND BALANCE**

BE IT RESOLVED BY THE LEGISLATURE OF THE COUNTY OF MONROE, as follows:

Section 1. The 2023-2028 Capital Improvement Program is hereby amended to add a project entitled "RIOC Leasehold Improvements" in the amount of \$1,207,500.

Section 2. The 2023 capital budget is hereby amended to add a project entitled "RIOC Leasehold Improvements" in the amount of \$1,207,500.

Section 3. The Monroe County Legislature hereby authorizes the appropriation and transfer of fund balance in an amount not to exceed \$1,207,500 from general fund 9001 to the capital fund to be established for the RIOCI Leasehold Improvements project.

Section 4. Funding for this lease is included in the 2023 Operating Budget of the Office of the Sheriff, fund 9001, funds center 3803050200, Regional Investigative Operations Center and will be requested in future years' budgets. Funding for the "RIOC Leasehold Improvements" project, consistent with authorized uses, will be included in the capital fund to be created, and any other capital fund(s) created for the same intended purpose.

Section 5. This resolution shall take effect in accordance with Section C2-7 of the Monroe County Charter.

Matter of Urgency
File No. 23-0

ADOPTION: Date: _____ Vote: _____

ACTION BY THE COUNTY EXECUTIVE

APPROVED: _____ VETOED: _____

SIGNATURE: _____ DATE: _____

EFFECTIVE DATE OF RESOLUTION: _____