



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

June 9, 2023

OFFICIAL FILE COPY
No. 230210
Not to be removed from the Office of the Legislature Of Monroe County
Committee Assignment
AGENDA/CHARTER -L

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

Subject: Enact a Local Law to Amend Local Law No. 4 of 2010, Entitled "Enacting a Local Law Authorizing an Amendment to Lease by Negotiation from Gallina Development Corp. to Use and Occupy Space at 2330 Union Street, Town Of Ogden, New York"

Honorable Legislators:

I recommend that Your Honorable Body enact a Local Law to amend Local Law No. 4 of 2010, entitled "ENACTING A LOCAL LAW AUTHORIZING AN AMENDMENT TO LEASE BY NEGOTIATION FROM GALLINA DEVELOPMENT CORP. TO USE AND OCCUPY SPACE AT 2330 UNION STREET, TOWN OF OGDEN, NEW YORK" to extend the term of the current lease to a total of twenty-five (25) years and modify the rent as follows: \$15.65 per square foot for the period from July 1, 2023 to December 31, 2023, \$16.50 per square foot for the period from January 1, 2024 to November 30, 2025, \$17.25 per square foot for the period from December 1, 2025 to November 30, 2030, \$18.10 per square foot for the period from December 1, 2030 to November 30, 2035, on a triple net basis each year; with any requested alterations or improvements, requested by the County paid as additional rent to Gallina Development Corporation

The specific legislative actions required are:

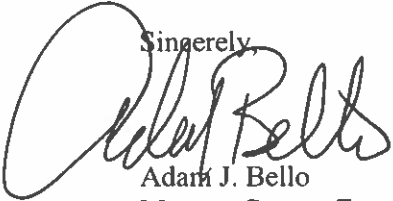
1. Schedule and hold a public hearing on amending the Local Law.
2. Enact a Local Law to amend Local Law No. 4 of 2010, ENTITLED "ENACTING A LOCAL LAW AUTHORIZING AN AMENDMENT TO LEASE BY NEGOTIATION FROM GALLINA DEVELOPMENT CORP. TO USE AND OCCUPY SPACE AT 2330 UNION STREET, TOWN OF OGDEN, NEW YORK" to extend the term of the current lease to a total of twenty-five (25) years, for use as a Sheriff's substation facility, twenty-five (25) years, for approximately 13,080 square feet of space at 2330 Union Street, Town of Ogden, New York, at rent of \$15.65 per square foot for the period from July 1, 2023 to December 31, 2023, \$16.50 per square foot for the period from January 1, 2024 to November 30, 2025, \$17.25 per square foot for the period from December 1, 2025 to November 30, 2030, \$18.10 per square foot for the period from December 1, 2030 to November 30, 2035, on a triple net basis each year; with any requested alterations or improvements, requested by the County paid as additional rent to Gallina Development Corporation.

This action is a Type II Action pursuant to 6 NYCRR § 617.5(c)(32) ("license, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities") and is not subject to further review under the State Environmental Quality Review Act..

The Monroe County Treasurer has indicated that neither Gallina Development Corporation, nor any of its officers, owe any delinquent Monroe County property taxes. The officer of Gallina Development Corporation is Andrew Gallina, Managing Member.

Funding for the current year of this lease is included in the 2023 operating budget of the Monroe County Office of the Sheriff, general fund 9001, funds center 3813040000, Road Patrol Zone C, and will be included in future years' budgets. No additional net County support is required in the current Monroe County budget.

I recommend that this matter be referred to the appropriate committee(s) for favorable action by Your Honorable Body.

Sincerely,

Adam J. Bello
Monroe County Executive

AJB:db

By Legislators _____ and _____

Intro. No. _____

LOCAL LAW NO. _____ OF 2023

AMENDING LOCAL LAW NO. 4 OF 2010, ENTITLED "ENACTING A LOCAL LAW AUTHORIZING AN AMENDMENT TO LEASE BY NEGOTIATION FROM GALLINA DEVELOPMENT CORP. TO USE AND OCCUPY SPACE AT 2330 UNION STREET, TOWN OF OGDEN, NEW YORK."

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

Section 1. Section 1 of Local Law No. 4 of 2010 is hereby amended as follows:

The County Executive, or ~~her~~his designee, is hereby authorized to enter ~~an amendment to the~~ into a lease, and any amendments thereto, with Gallina Development Corp., ~~to extend the for a term of the current lease to a total of fifteen (15) years twenty-five (25) years,~~ for approximately 13,080 square feet of space at 2330 Union Street, Town of Ogden, New York, at rent of \$14.65 per square foot for years six (6) through ten (10) and \$15.40 per square foot for years eleven (11) through ~~fifteen (15) thirteen (13) and six (6) months ending on June 30, 2023,~~ plus common area charges each year; ~~and renewable for one (1) additional five (5) year term upon mutual consent of the parties.~~ \$15.65 per square foot for the period from July 1, 2023 to December 31, 2023; \$16.50 per square foot for the period from January 1, 2024 to November 30, 2025; \$17.25 per square foot for the period from December 1, 2025 to November 30, 2030; and \$18.10 per square foot for the period from December 1, 2030 to November 30, 2035, on a triple net basis, with any requested alterations or improvements, requested by the County paid as additional rent to Gallina Development Corporation.

Section 2. Funding for this lease is included in the 2020 operating budget of the Monroe County Sheriff's Department, Department funds 9001, funds center 3803040000 Road Patrol Zone C, and will be included in future years' budgets.

Section 3. This local law shall take effect in accordance with the provisions of the Municipal Home Rule Law and the Monroe County Charter.

Agenda/Charter Committee; _____, 2023 - CV:

Public Safety Committee; _____, 2023 - CV:

Ways and Means Committee; _____, 2023 - CV:

ADOPTION: Date: _____ Vote: _____

ACTION BY THE COUNTY EXECUTIVE

APPROVED: _____ VETOED: _____

SIGNATURE: _____ DATE: _____

EFFECTIVE DATE OF RESOLUTION: _____

Added language is underlined.

Deleted language is ~~stricken~~.