



Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

June 9, 2023

OFFICIAL FILE COPY
No. <u>230211</u>
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. 3 of 2016, Entitled "Authorizing a Lease with Gallina Development Corp. to Use and Occupy Space At Panorama Landing, Town of Pittsford, New York"

Honorable Legislators:

I recommend that Your Honorable Body enact a Local Law to amend Local Law No. 3 of 2016, entitled "AUTHORIZING A LEASE WITH GALLINA DEVELOPMENT CORP. TO USE AND OCCUPY SPACE AT PANORAMA LANDING, TOWN OF PITTSFORD, NEW YORK" to amend the landlord's name from Gallina Development Corp. to Panorama Landing, LLC; extend the term of the current lease to a total of twenty (20) years; and modify the rent as follows: \$16.50 per square foot for the period from March 1, 2022 to December 31, 2023, \$17.19 per square foot for the period from January 1, 2024 to February 28, 2027, \$18.44 per square foot for the period from March 1, 2027 to February 28, 2032, and \$19.06 per square foot for the period from March 1, 2032 to February 28, 2037, on a triple net basis each year, with any requested alterations or improvements, requested by the County paid as additional rent to Panorama Landing, LLC.

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. 3 of 2016, ENTITLED "AUTHORIZING A LEASE WITH GALLINA DEVELOPMENT CORP. TO USE AND OCCUPY SPACE AT PANORAMA LANDING, TOWN OF PITTSFORD, NEW YORK" to amend the landlord's name from Gallina Development Corp. to Panorama Landing, LLC; extend the term of the current lease to a total of twenty (20) years; and modify the rent as follows: \$16.50 per square foot for the period from March 1, 2022 to December 31, 2023, \$17.19 per square foot for the period from January 1, 2024 to February 28, 2027, \$18.44 per square foot for the period from March 1, 2027 to February 28, 2032, and \$19.06 per square foot for the period from March 1, 2032 to February 28, 2037, on a triple net basis each year, with any requested alterations or improvements, requested by the County paid as additional rent to Panorama Landing, LLC.

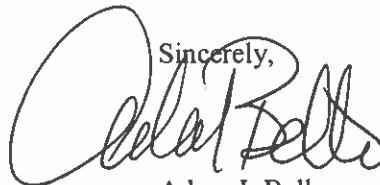
This action is a Type II Action pursuant to 6 NYCRR § 617.5(c)(32) ("license, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the

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 Panorama Landing, LLC, nor any of its officers, owe any delinquent Monroe County property taxes. The officer of Panorama Landing, LLC is Andrew Gallina, Managing Member.

Funding for the current year of this lease is included in the 2023 operating budget of the Monroe County Sheriff’s Department, fund 9001, funds center 3803020000, Road Patrol Zone A, 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. 3 OF 2016, ENTITLED "AUTHORIZING A LEASE WITH GALLINA DEVELOPMENT CORP. TO USE AND OCCUPY SPACE AT PANORAMA LANDING, TOWN OF PITTSFORD, NEW YORK"

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

Section 1. Section 1 of Local Law No. 3 of 2016 is hereby amended as follows:

The County Executive, or ~~her~~his designee, is hereby authorized to enter into a lease, and any amendments thereto, with Gallina Development Corp. or its successor-in-interest, Panorama Landing, LLC, for a term of ~~fifteen-twenty~~ (15)20 years, for the purpose of providing approximately 14,000 square feet of office space at Panorama Landing, Town of Pittsford, at a cost of \$15.35 per square foot for years one (1) through five (5), ~~\$16.50 per square foot for years six (6) through ten (10), and \$17.75 per square foot for years eleven (11) through fifteen (15), plus common area charges~~ \$16.50 per square foot for the period from March 1, 2022 to December 31, 2023, \$17.19 per square foot for the period from January 1, 2024 to February 28, 2027, \$18.44 per square foot for the period from March 1, 2027 to February 28, 2032, and \$19.06 per square foot for the period from March 1, 2032 to February 28, 2037, on a triple net basis each year, with any requested alterations or improvements, requested by the County paid as additional rent to Panorama Landing, LLC, and renewable for one (1) additional five (5) year term upon mutual consent of the parties.

Section 2. Funding for this lease is included in the 2020 operating budget of the Monroe County Sheriff's Department, fund 9001, funds center 3803020000, Road Patrol Zone A, 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~~.