

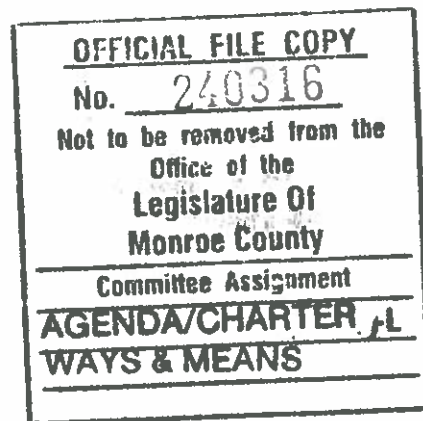


Office of the County Executive

Monroe County, New York

Adam J. Bello
County Executive

October 4, 2024



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 Smith Street Partners LLC for Office Space at 435 Smith Street, Rochester, New York"

Honorable Legislators:

This matter is being referred to Your Honorable Body at the request of Democratic Commissioner Jackie Ortiz and Republican Commissioner Lisa P. Nicolay of the Board of Elections.

I recommend that Your Honorable Body enact a Local Law entitled "Authorizing a Lease by Negotiation with Smith Street Partners LLC for Office Space at 435 Smith Street, Rochester, New York" for a total term of twenty (20) years for office and warehouse space by the County of Monroe, commencing on August 1, 2025.

The space will consist of approximately 57,785 square feet located on a 4.17 acre parcel at a cost of \$11.25 per square foot for the first year and escalating at a rate of 2.7% for each year of the term, on a modified gross basis. The lease may be renewed for one (1) additional five (5) year term upon mutual consent of the parties, at a continued escalation of rent at 2.7% each year.

A lease of space at 435 Smith Street would enable the County to consolidate the Board of Elections four (4) locations into one (1) centrally located space. The space at 435 Smith Street would accommodate 1,000 new voting machines while acting as an all in one facility for the Board of Elections. Staying in the four (4) current locations would require extensive buildouts, would not provide the opportunity for future expansion, and would require additional space for storage.

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 Smith Street Partners LLC, for office and warehouse space by the County of Monroe for a total term of twenty (20) years commencing on August 1, 2025, for the purpose of providing approximately 57,785 square feet in a building located on a 4.17 acre parcel at 435 Smith Street, City of Rochester, at a cost of \$11.25 per square foot for the first year and escalating at a rate of 2.7% for each year of the term, on a modified gross basis. The lease may be renewed for one (1) additional five (5) year term upon mutual consent of the parties, at a continued escalation of rent at 2.7% each year.

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This action is a Type II Action pursuant to 6 NYCRR § 617.5(c)(18) (“reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet 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 will be requested in the proposed 2025 operating budget of the Monroe County Board of Elections, general fund 9001, funds center 2003010000, Elections Support, and will be requested in future years’ budgets. No additional net County support is required in the current Monroe County budget.

The Monroe County Treasurer has indicated that neither Smith Street Partners, LLC, nor any of its officers, owe any delinquent Monroe County property taxes. The officers of Smith Street Partners, LLC are:

Matthew Lester
Anthony Gizzie
Ryan Callahan
Timothy Meleca
William Kingston
Richard Altier

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

By Legislators _____ and _____

Intro. No. _____

LOCAL LAW NO. ____ OF 2024

ENACTING A LOCAL LAW ENTITLED “AUTHORIZING A LEASE BY NEGOTIATION WITH SMITH STREET PARTNERS LLC FOR OFFICE SPACE AT 435 SMITH STREET, ROCHESTER, 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 Smith Street Partners LLC, for office and warehouse space by the County of Monroe for a total term of twenty (20) years commencing on August 1, 2025, for the purpose of providing approximately 57,785 square feet in a building located on a 4.17 acre parcel at 435 Smith Street, City of Rochester, at a cost of \$11.25 per square foot for the first year and escalating at a rate of 2.7% for each year of the term, on a modified gross basis. The lease may be renewed for one (1) additional five (5) year term upon mutual consent of the parties, at a continued escalation of rent at 2.7% each year.

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

File No. 24-0

ADOPTION: Date: _____

Vote: _____

ACTION BY THE COUNTY EXECUTIVE

APPROVED: _____ VETOED: _____

SIGNATURE: _____ DATE: _____

EFFECTIVE DATE OF LOCAL LAW: _____