

# The Legislature of Rockland County



**PHILIP SOSKIN  
LEGISLATOR-DISTRICT 7  
CHAIR, MULTI-SERVICES COMMITTEE**

**RE-SCHEDULED  
AGENDA  
MULTI-SERVICES COMMITTEE  
TUESDAY FEBRUARY 03, 2015  
5:30 PM**

ROLL CALL

ADOPTION OF MINUTES OF JANUARY 13, 2014 MEETING.

1. REF.#9327 APPROVING A FIVE (5) YEAR RENEWAL OF LEASE AGREEMENT AND AUTHORIZING ITS EXECUTION BY THE COUNTY EXECUTIVE WITH SQUADRON BLVD, LLC C/O DOMINION MANAGEMENT COMPANY FOR AN ADDITIONAL AMOUNT OF \$190,995.24 FOR A TOTAL AMOUNT NOT TO EXCEED \$574,717.62 FROM SEPTEMBER 1, 2014 THROUGH AUGUST 31, 2019 FOR RENTAL OF OFFICE SPACE FOR THE VETERANS SERVICE AGENCY [VETERANS SERVICE AGENCY] (574,717.62)  
**(JERRY DONNELLAN DIRECTOR OF VETERANS SERVICE AGENCY) DL#:2014-05194**
  
2. REF.#2870 APPOINTMENT OF GRANT M. VALENTINE, EJD. OF CHESTNUT RIDGE, NEW YORK TO THE ROCKLAND COMMUNITY COLLEGE BOARD OF TRUSTEES  
**(HON. ANEY PAUL, SPONSOR)  
(HON. ALDEN WOLFE CO-SPONSOR LEGISLATURE)**

Rockland County Legislature -11 New Hempstead Road - New City, New York 10956 - Tel: (845) 638-5100

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Introduced by:

Referral No

**RESOLUTION NO.            OF 2015  
APPROVING A FIVE (5) YEAR  
RENEWAL OF LEASE AGREEMENT AND AUTHORIZING ITS  
EXECUTION BY THE COUNTY EXECUTIVE  
WITH SQUADRON BLVD, LLC  
C/O DOMINION MANAGEMENT COMPANY  
FOR AN ADDITIONAL AMOUNT OF \$190,995.24  
FOR A TOTAL AMOUNT NOT TO EXCEED \$574,717.62  
FROM SEPTEMBER 1, 2014 THROUGH AUGUST 31, 2019  
FOR RENTAL OF OFFICE SPACE FOR THE  
VETERANS SERVICE AGENCY  
[VETERANS SERVICE AGENCY]  
(\$574,717.62)**

WHEREAS, By Resolution No. 336 of 1999, the Legislature of Rockland County approved execution of a five (5) year lease at an annual rent of \$21,600 for office space for the County of Rockland Veterans Service Agency ("VSA"), 20 Squadron Boulevard, New City, New York, and

WHEREAS, By Resolution No. 433 of 2004, the Legislature of Rockland County approved execution of a five (5) year lease renewal for the same occupancy by the VSA at an annual rent averaging \$23,623.53 from 2004 through 2009; and

WHEREAS, By Resolution No. 22 of 2010, the Legislature of Rockland County approved execution of a five (5) year lease renewal for the same occupancy by the VSA at the annual rent averaging \$26,120.946 [5 year total of \$130,604.73] plus an additional payment of \$450/mo for janitorial and maintenance service and utilities, [annual payment of \$5400, 5 year total of \$27,000] for a total 5 year payment of \$157,604.73 (\$130,604.73 + \$27,000) from 2009 through 2014; and

WHEREAS, In the original lease and the first renewal lease, the additional payment for janitorial, maintenance and utilities surcharges were not included in the totals of the rental payments set forth in the approving resolutions, but said additional payments were included from the second renewal forward and are included herein; and

WHEREAS, During the term of the lease the ownership interest in the premises has been transferred and the lease assigned by other entities, such that the current owner is now Squadron BLVD, LLC, c/o Dominion Management Company, and

WHEREAS, The current lease with Squadron BLVD, LLC c/o Dominion Management Company expired on August 31, 2014, and

WHEREAS, A renewal of lease agreement has been negotiated with Squadron Blvd, LLC, c/o Dominion Management Company 200 Madison Ave, 24th Floor, New York, New York 10016 for office space for the VSA at 20 Squadron Boulevard, New City, New York a copy of which is annexed hereto, and

WHEREAS, The rental rate for this lease renewal by the Veterans Service Agency at 20 Squadron Boulevard is reasonable in comparison to local market rental rates; and

WHEREAS, The renewal lease agreement is for a term of five (5) years, paid monthly as follows:

September 1, 2014 through August 31, 2015	\$29,850.00 annually (\$2,487.50 monthly);
September 1, 2015 through August 31, 2016	\$30,745.56 annually (\$2,562.13 monthly);
September 1, 2016 through August 31, 2017	\$31,667.88 annually (\$2,638.99 monthly);
September 1, 2017 through August 31, 2018	\$32,617.92 annually (\$2,718.16 monthly);
September 1, 2018 through August 31, 2019	\$33,596.40 annually (\$2,799.70 monthly),

[for a 5 year total of \$158,477.76], and

WHEREAS, The renewal lease agreement also requires the VSA to pay to the landlord concurrently with the fixed rent payment, a janitorial surcharge of \$75.00 per month and a common area maintenance surcharge of \$150.00 per month [\$225 per month or \$2,700 per year for a (5) five year total of \$13,500]; and

WHEREAS, The renewal lease agreement also requires VSA to pay to the landlord a monthly utilities surcharge of \$298.50 for the first year, \$307.46 for the second year, \$316.68 for the third year, \$326.18, for the fourth year and \$335.97 for the fifth year, for a (5) year total of \$19,017.48; and

WHEREAS, The total amount of the janitorial and common area maintenance surcharges (\$13,500) combined with the total amount of the utilities surcharge (\$19,017.48) and the total amount of the fixed rental payments (\$158,477.76) equals the total five year sum of \$190,995.24; and

WHEREAS, Local Law No. 18 of 1996 provides for the Legislature to approve "execution of all contracts in excess of \$100,000 entered into by the County," and

WHEREAS, Sufficient funding to cover the cost of the five (5) year lease renewal is currently available in the 2014 Adopted Budget of the Veterans Service Agency, has been appropriated in the 2015 Adopted Budget of the Veterans Service Agency, and is contingent upon appropriations in future budgets of the Veterans Service Agency, and

WHEREAS, The \_\_\_\_\_ Committee of the Legislature has met, considered and approved this resolution, now, therefore, be it

RESOLVED, That the Legislature of Rockland County approves the renewal of the Veterans Services Agency lease in the amount of \$190,995.24 for a total amount not to exceed \$574,717.02 and authorizes the County Executive to execute the 5 year renewal of lease agreement with Squadron Boulevard, LLC, c/o Dominion Management Company, 200 Madison Avenue, 24th Floor, New York, New York 10016 in form similar to that annexed hereto, at the rental rate as follows:

September 1, 2014 through August 31, 2015	\$29,850.00 annually (\$2,487.50 monthly);
September 1, 2015 through August 31, 2016	\$30,745.56 annually (\$2,562.13 monthly);
September 1, 2016 through August 31, 2017	\$31,667.88 annually (\$2,638.99 monthly);
September 1, 2017 through August 31, 2018	\$32,617.92 annually (\$2,718.16 monthly);
September 1, 2018 through August 31, 2019	\$33,596.40 annually (\$2,799.70 monthly);

for a (5) five year total of \$158,477.76

as well as payment for janitorial and maintenance surcharges totaling \$13,500 over (5) five years and utilities surcharges totaling \$19,017.48 over (5) five years for an additional (5) five year total of \$32,517.48; and be it further

RESOLVED, That Sufficient funding to cover the cost of the five (5) year lease renewal is currently available in the 2014 Adopted Budget of the Veterans Service Agency, has been appropriated in the 2015 Adopted Budget of the Veterans Service Agency, and is contingent upon appropriations in future budgets of the Veterans Service Agency.

DB:lo  
2014-05194  
12/23/14  
rev 1/8/15  
rev 1/14/15lo

## AMENDMENT TO LEASE

This Amendment to Lease (the "Amendment") is made as of the \_\_\_ day of \_\_\_\_\_ 2014, by and between **SQUADRON BLVD, LLC c/o Dominion Management Company LLC**, a New York limited liability company, with office located at 200 Madison Avenue, 24th Floor, New York, New York 10016, ("Landlord"), and **COUNTY OF ROCKLAND, VETERANS SERVICE AGENCY**, County Office Building, with offices located at 11 New Hempstead Road, New City, New York 10956 ("Tenant").

### RECITALS

A. WHEREAS landlord's predecessors-in-interest and Tenant, entered into that certain Lease Agreement dated July 28, 1999 ("**Original Lease**"), whereby Landlord leased to Tenant and Tenant accepted and leased from Landlord, certain premises known as Suite 480 consisting of approximately 1,194 rentable square feet in the building located at 20 Squadron Boulevard, New City, New York; and

B. WHEREAS, the Original Lease was extended and renewed on September 10, 2004 and March 2, 2010, expiring on August 31, 2014, and Landlord and Tenant desire to amend certain terms of the Original Lease, as extended and amended, in accordance with the terms and conditions set forth below.

Now, THEREFORE, in consideration of the foregoing and the terms and provisions of this Amendment, Landlord and Tenant agree as follows:

1. Define Terms. All terms used in this Amendment but not otherwise defined in this Amendment shall have the same meanings respectively ascribed to them in the Original Lease, as extended and amended (said Lease, as modified by this Amendment, is referred to as the "**Lease**").
2. Extension of Lease Term. The Term is hereby extended to August 31, 2019 (the period of September 1, 2014 through August 31, 2019 is referred to herein as the "**Extended Term**"). During the Extended Term, all of the terms and conditions set forth in the Original Lease, as extended and amended, shall remain in full force and effect, except as expressly modified by the terms of this Amendment.

3. Payment of Annual Rent. Notwithstanding anything to the contrary contained in the Original Lease, annual Rent during the Extended Term shall be as follows:

<u>Period</u>	<u>Annual</u>	<u>Monthly</u>
September 1, 2014-August 31, 2015	\$29,850.00	\$2,487.50
September 1, 2015-August 31, 2016	\$30,745.50	\$2,562.13
September 1, 2016-August 31, 2017	\$31,667.93	\$2,638.99
September 1, 2017-August 31, 2018	\$32,617.92	\$2,718.16
September 1, 2018-August 31, 2019	\$33,596.46	\$2,799.70

4. Utilities. Throughout the Extended Term, Tenant shall pay to Landlord concurrently with Tenant's monthly payment of Fixed Rent, a utilities surcharge. Utilities surcharge shall be as follows:

<u>Period</u>	<u>Annual</u>	<u>Monthly</u>
September 1, 2014-August 31, 2015	\$3,582.00	\$ 298.50
September 1, 2015-August 31, 2016	\$3,689.46	\$ 307.46
September 1, 2016-August 31, 2017	\$3,800.21	\$ 316.68
September 1, 2017-August 31, 2018	\$3,914.16	\$ 326.18
September 1, 2018-August 31, 2019	\$4,031.64	\$ 335.97

5. Janitorial Services. Throughout the Extended Term, Tenant shall pay to Landlord concurrently with Tenant's monthly payment of Fixed Rent, Janitorial surcharge of \$75.00.
6. Common Area Maintenance. Throughout the Extended Term, Tenant shall pay to Landlord concurrently with Tenant's monthly payment of Fixed Rent, a common area maintenance surcharge of \$150.00.
7. Rent Payment, Notices. All checks for Rent payments shall be made payable to Dominion Management Company LLC. In addition, all notices to Landlord shall be sent to the following address:

Squadron Blvd, LLC  
 c/o Dominion Management Company, LLC  
 200 Madison Avenue, 24th Floor  
 New York, New York 10016

8. Conflict. In the event there is conflict or inconsistency between the terms and conditions of this Amendment and the terms and conditions of the Original Lease, as extended and amended, the terms and conditions of this Amendment shall control. Except as otherwise expressly amended hereby, the Original Lease, as extended and amended, shall remain in full force and effect according to its terms.

