

RESOLUTION NO. 774 -2011, AUTHORIZING THE LEASE OF PREMISES LOCATED AT 3500 SUNRISE HIGHWAY, GREAT RIVER, NY FOR USE BY THE DEPARTMENT OF HEALTH SERVICES

WHEREAS, the County's Department of Health Services administrative and clinical services are currently operating from two facilities located at 220 and 225 Rabro Drive in Hauppauge; and

WHEREAS, the Department of Health Services wishes to consolidate its operations into one facility in an effort to achieve greater efficiencies and reduce redundancies; and

WHEREAS, the County's Department of Health Services is desirous of entering into a lease with Metropolitan Realty Associates LLC for the rental of 63,402 square feet of office and administrative space at 3500 Sunrise Highway, Great River; and

WHEREAS, the landlord and the County have agreed to an eleven (11) year four (4) month lease, which lease includes a 16-month period rent free, to commence on or about March 1, 2012; and

WHEREAS, the annual rate of escalation will be three (3) percent per annum; and

WHEREAS, the Space Management Steering Committee recommended the approval of the lease terms at its June 23, 2011 meeting; and

WHEREAS, sufficient funds are included in the 2013 Operating Budget for lease payments to be made in connection with the premises; now, therefore be it

1st **RESOLVED**, that this Legislature, being the State Environmental Quality Review Act (SEQRA) lead agency, hereby finds and determines that this law constitutes a Type II action pursuant to Section 617.59(c)(20) and (27) of Title 6 of the New York Code of Rules and Regulations (6 NYCRR) and within the meaning of Section 8-0109 of the New York Environmental Conservation Law as a promulgation of regulations, rules, policies, procedures, and legislative decisions in connection with continuing agency administration, management and information collection. Furthermore, in accordance with Section 1-4(A)(1)(d) of the Suffolk County Charter and Section 279-5(C)(4) of the Suffolk County Code, the Suffolk County Council on Environmental Quality is directed to prepare and circulate all appropriate notices of determination of non-applicability or non-significance in accordance with this law; and be it further

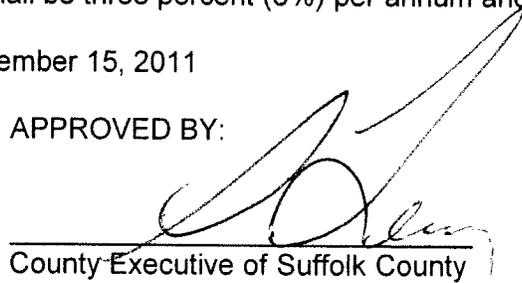
2nd **RESOLVED**, that the County Executive be and hereby is authorized to execute an eleven (11) year four (4) month Lease in accordance with the terms and conditions of this resolution and in substantial conformance with the form annexed; and be it further

3rd **RESOLVED**, that the County Executive be and hereby is authorized to execute a Tenant Agency Compliance Agreement in a form reviewed and approved by the County Attorney; and be it further

4th **RESOLVED**, annual rent for the entire Premises commencing on or about March 1, 2012 shall be \$0. Rent for the second year shall be \$1,092,536 beginning on or about July 1, 2013, but shall be pro-rated to \$728,358 due to four-month free-rent period. Annual rent escalations shall be three percent (3%) per annum and based on full rent for year two of lease.

DATED: September 15, 2011

APPROVED BY:



County Executive of Suffolk County

Date: **SEP 21 2011**

SUFFOLK COUNTY
County Legislature
RIVERHEAD, NY



This is to Certify That I, TIM LAUBE, Clerk of the County Legislature of the County of Suffolk, have compared the foregoing copy of resolution with the original resolution now on file in this office, and which was duly adopted by the County Legislature of said County on .September 15,2011 and that the same is a true and correct transcript of said resolution and of the whole thereof.

In Witness Whereof, I have hereunto set my hand and the official seal of the County Legislature of the County of Suffolk.

Tim Laube

Clerk of the Legislature

Intro. Res. 1717

Res. No. 774

September 15, 2011

Motion:
 Romaine, Schneiderman, Browning, Muratore, Anker
 Eddington, Montano, Cilmi, Lindsay, Vilorio-Fisher, Barraga,
 Kennedy, Nowick, Horsley, Gregory, Stern, D'Amaro, Cooper

Co-Sponsors:
 Romaine, Schneiderman, Browning, Muratore, Anker
 Eddington, Montano, Cilmi, Lindsay, Vilorio-Fisher, Barraga,
 Kennedy, Nowick, Horsley, Gregory, Stern, D'Amaro, Cooper

Second:
 Romaine, Schneiderman, Browning, Muratore, Anker
 Eddington, Montano, Cilmi, Lindsay, Vilorio-Fisher, Barraga,
 Kennedy, Nowick, Horsley, Gregory, Stern, D'Amaro, Cooper

LD	Legislator	Yes	No	Abs	NP	R
1	Edward P. ROMAINE					
2	Jay H. SCHNEIDERMAN					
3	Kate M. BROWNING					
4	Thomas MURATORE					
6	Sarah S. ANKER					
7	Jack EDDINGTON					
9	Ricardo MONTANO					
10	Thomas CILMI					
11	Thomas F. BARRAGA					
12	John M. KENNEDY, JR.					
13	Lynne C. NOWICK					
14	Wayne R. HORSLEY					
15	DuWayne GREGORY					
16	Steven H. STERN					
17	Lou D'AMARO					
18	Jon COOPER					
5	Vivian VILORIA-FISHER, D.P.O.					
8	William J. LINDSAY, P.O.					
	Totals	<u>18</u>				

MOTION
<input checked="" type="checkbox"/> Approve
Table: _____
Send To Committee _____
Table Subject To Call _____
Lay On The Table _____
Discharge _____
Take Out of Order _____
Reconsider _____
Waive Rule _____
Override Veto _____
Close _____
Recess _____
APPROVED <input checked="" type="checkbox"/> FAILED _____
No Motion _____ No Second _____

RESOLUTION DECLARED
<input checked="" type="checkbox"/> ADOPTED
NOT ADOPTED _____

Tim Laube

Tim Laube, Clerk of the Legislature

Roll Call _____ Voice Vote