

Introduced by Presiding Officer, on request of the County Executive

**RESOLUTION NO. 1047 -2016, AUTHORIZING THE EXPANSION OF THE LEASE OF PREMISES LOCATED AT THE RIVERHEAD COUNTY CENTER, 330 CENTER DRIVE, RIVERHEAD, NY FOR USE BY THE U.S. VETERAN'S ADMINISTRATION FOR A COMMUNITY BASED OUTPATIENT CLINIC (CBOC)**

**WHEREAS**, the Veteran's Administration currently leases approximately 4,300 square feet of space at the Riverhead County Center for an East End Veterans Clinic through a fee for services agreement; and

**WHEREAS**, and the Veteran's Administration desires to lease approximately 2,200 additional square feet of space at the Riverhead County Center for a Community Based Outpatient Clinic (CBOC) to provide clinical functions for Audiology and Physical Medicine and Rehabilitation; and

**WHEREAS**, the Veteran's Administration will reimburse the County up to \$800,000 to renovate the existing space to accommodate the new clinical functions; and

**WHEREAS**, the Veteran's Administration shall pay \$52,800 in annual rental payment to the County for its use of the additional space, with an annual rent escalation of two (2%) percent; and

**WHEREAS**, the annual rental payments amount to \$24.00 per square foot which falls within the market rent range determined by the Suffolk County Division of Real Estate in its rent analysis dated September 6, 2016; 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 8-109 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 a 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**, annual rent for the Premises shall be \$52,800, through the first year, annual rent shall increase on each anniversary of the Lease commencement date by 2% over the annual rent in the preceding year.

DATED: November 22, 2016

APPROVED BY:

/s/ Steven Bellone  
County Executive of Suffolk County

Date: November 29, 2016