

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of Westchester

Local Law No. 9 of the year 2017

A local law authorizing the County of Westchester to enter into a lease agreement with WW Peekskill, LLC c/o Alfred Weissman Real Estate, LLC for approximately 20,000 square feet located at 27-35 North Division Street, Peekskill, New York for a term of ten (10) years commencing September 1, 2017, with the County having a five (5) year renewal option.

Be it enacted by the County Board of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of Westchester as follows:

Section 1. The County of Westchester ("County") is hereby authorized to enter into a lease agreement with WW Peekskill, LLC c/o Alfred Weissman Real Estate, LLC (the "Landlord") for approximately 20,000 square feet located at 27-35 North Division Street, Peekskill, New York (the "Leased Premises") for a term of ten (10) years commencing September 1, 2017, with the County having a five (5) year renewal option.

§2. Pursuant to the Lease Agreement, the County shall pay basic annual rent of \$243,400.00 in year 1, with increases each year thereafter by the lesser of three per cent (3%) or the increase in the Consumer Price Index, Urban Wage Earners and Clerical Workers published by the Bureau of Labor Statistics of the United States Dept. of Labor, New York, New York – Northern NJ area, all items (1982-1984=100).

§3. Under the Lease Agreement, the County shall pay for all required services for the Leased Premises including, but not limited to, water, oil, gas, heat, sewer, telephone, electric, security and janitorial and any other required utility services. The County shall make arrangements directly with the appropriate companies providing such services. The County shall also be responsible to maintain and repair the Leased Premises, while the Landlord shall remain responsible for repairs to the structural portion of the Leased Premises, including the roof. The County shall be responsible to pay for maintenance and service agreements for the following: HVAC maintenance; elevator maintenance; pest control; and backflow testing. The County shall also pay as additional rent 100% of any increase over base real estate taxes. The base tax year will be 2002-2003.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

§4. Under the Lease Agreement, the Landlord shall be responsible to make the following renovations to the Leased Premises: renovate restrooms; replace front and rear glass with insulated glass, replace front and rear signage, replace art gallery lighting, replace flooring, install a new security desk, weatherproof second floor windows, paint lab space, and install an automatic front door that complies with the Americans with Disabilities Act.

§5. The County Executive or his authorized designee is hereby authorized to execute any instruments and to take any action necessary and appropriate to effectuate the purposes hereof.

§6. This Local Law shall take effect immediately.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ 9 _____ of 20 17 _____ of the (County)(City)(Town)(Village) of Westchester was duly passed by the Board of Legislators on October 30, 2017, and was (approved)(not approved) (repassed after disapproval) by the County Executive and was deemed duly adopted on November 9, 2017, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the _____ on _____ 20____.

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

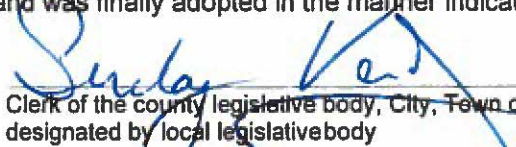
5. (City local law concerning Charter revision proposed by petition.)
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph , _____ 2 _____ above.


Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 11/15/17

Seal)

Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)

STATE OF NEW YORK COUNTY OF _____

the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

Signature Title _____

County _____

City of Westchester _____

Town _____

Village _____

Date: _____