




Memorandum  
Office of the County Executive  
Michaelian Office Building

June 13, 2025

TO: Hon. Vedat Gashi, Chair  
Hon. Jose Alvarado, Vice Chair  
Hon. Tyrae Woodson-Samuels, Majority Leader  
Hon. Margaret Cunzio, Minority Leader

FROM: Kenneth W. Jenkins  
County Executive 

RE: Message Requesting Immediate Consideration: **Local Law – Lease Agreement with 86 Main Street, Yonkers AMS LLC.**

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This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators June 16, 2025 Agenda.

Transmitted herewith for your review and approval is legislation as referenced above.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for June 16, 2025 "blue sheet" calendar.

Thank you for your prompt attention to this matter.



**Kenneth W. Jenkins**  
County Executive

June 13, 2025

Westchester County Board of Legislators  
800 Michaelian Office Building  
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your consideration is a proposed Local Law, which, if adopted by your Honorable Board, would authorize the County of Westchester (the "County"), acting by and through its Department of Health ("Department" or "Department of Health"), to enter into a lease agreement ("Lease") with 86 Main St Yonkers AMS LLC (the "Landlord") in order to lease approximately 12,273 square feet of space on the 6<sup>th</sup> floor of the building ("Building") located at 86 Main Street, Yonkers, New York (collectively the "Leased Premises" or "Premises"), with 24 parking spaces at the adjacent Buena Vista Parking Garage allocated for use by County employees and invitees, to be used for general, administrative, medical, clinical use, and executive offices and for any other lawful purposes. Upon execution of the Lease and from time to time, the Landlord will request contiguous and/or reserved parking spaces from the Yonkers Parking Authority, which is subject to the discretion and approval of such authority.

The Leased Premises will be occupied by the County's Department of Health, replacing space currently leased by the Department at 20 South Broadway, Yonkers, New York, for the continued operation of the Department's Clinic in the Yonkers area and implementation of important Department programs, including the essential Women, Infant and Children Nutrition Services ("WIC") program.

The initial term of the Lease will be for a period of ten (10) years (the "Initial Term"), with the County having the option to extend the Initial Term by two (2) additional five year periods (individually, the "First Extended Term" and "Second Extended Term" and collectively, the "Extended Terms"), upon at least nine (9) months advance written notice to the Landlord. The Initial Term of the Lease will commence on the earlier of (i) the date the Landlord's renovation work to the Premises ("Landlord's Work") is "Substantially Completed"; or (ii) the date the County occupies the Leased Premises. The Landlord's Work will be deemed "Substantially Completed" when the Premises will be completed in a manner consistent with finished medical office space in buildings similarly situated. The Landlord will provide written notice to the County setting forth the date the Landlord's Work has been completed ("Completion Notice"). The County has ten (10) days following delivery of such Completion Notice to inspect and provide to

Michaelian Office Building  
148 Martine Avenue  
White Plains, New York 10601

Telephone: (914)995-2900

E-mail: [ceo@westchestercountyny.gov](mailto:ceo@westchestercountyny.gov)

Landlord a punchlist of uncompleted items which in the County's reasonable opinion render the Landlord's Work not substantially completed. In the event the County fails to to so notify Landlord within said ten (10) period, the Landlord's Work will be deemed complete.

Landlord will process the Landlord's Work with diligence to allow occupancy of the Leased Premises by the County's Department of Health by January 1, 2026. In the event the Landlord's Work is not "Substantially Completed" on or before ten (10) months from the date the Lease is fully executed, for any reason other than a County's delay, the County's sole and exclusive remedy will be to receive an abatement of Fixed Rent equal to two (2) days for each day beyond such 10-month period.

The fixed basic rent for the Initial Term, will be paid in equal monthly installments, as set forth below noting that there is a 2.0% annual increase over the rent paid during the immediately preceding year ("Fixed Rent"):

Year	Annual Payment	Monthly Installment
Year 1	\$454,101.00	\$37,841.75
Year 2	\$463,183.08	\$38,598.59
Year 3	\$472,446.72	\$39,370.56
Year 4	\$481,895.64	\$40,157.97
Year 5	\$491,533.56	\$40,961.13
Year 6	\$501,364.20	\$41,780.35
Year 7	\$511,391.52	\$42,615.96
Year 8	\$521,619.36	\$43,468.28
Year 9	\$532,051.68	\$44,337.64
Year 10	\$542,692.68	\$45,224.39

I have been advised that, the County will pay the first month of Fixed Rent upon execution of the Lease by both parties and delivery of the Lease by the County to the Landlord. In addition, the Landlord will agree to a 6 month rent concession for months 2-7 of the first year of the Initial Term in the total amount of \$227,050.50. The Fixed Rent for the Extended Terms will be the fair market rental value of the Premises for similar properties within the same geographic area prevailing six (6) months prior to the commencement of each such Extended Term. Such rent will not be more than 2% of the Fixed Rent payable for the immediately preceding month or less than \$37.00 per square foot for the First Extended Term or less than \$41.00 per square foot for the Second Extended Term.

In addition to the Fixed Rent, the County will also pay a total aggregate monthly rent of \$3,120.00 (\$130 per space per month), for the 24 reserved parking spaces ("Parking Rent") or such other monthly rental amount based upon actual parking costs incurred by the Landlord as required by the City of Yonkers. The County has the right to decrease the number of parking spaces, in which event the monthly Parking Rent will be adjusted downward.

Furthermore, your Honorable Board is advised that the County will also pay as additional rent ("Additional Rent") all other operating costs, expenses and fees, including, but not limited to utility costs, such as electricity, water, sewer, gas, heating, ventilating, air conditioning, insurance costs and taxes that exceed Base Year 2026. The County will purchase electricity from the Landlord at the same rate paid by Landlord to the utility company, pursuant to a meter(s) installed and maintained by the Landlord, plus \$1,000.00 per annum for Landlord's overhead and supervision. In addition, the County is responsible to clean the Premises, at the County's cost, by contracting directly with the Landlord's approved cleaning contractor.

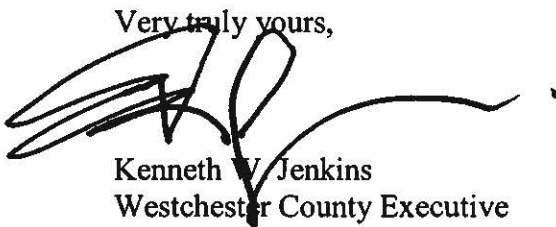
The County will have 24x7 access to the Leased Premises, except during circumstances beyond Landlord's control, and subject to Landlord's reasonable restrictions and Building-wide security regulations and operating procedures for the Building.

Landlord will provide security to the Building, including the Leased Premises and the Common Areas, comprised of, at a minimum, a 24 x 7 virtual doorman system and cameras in all Common Areas. The County, at its sole cost, may install a security system in the Leased Premises which uses master codes or cards instead of keys provide it gives the Landlord with the master code or card for such system.

I have been advised that pursuant to Section 104.11(5)(d) of the Laws of Westchester County, authorization of the proposed Lease requires passage of a Local Law. Also attached is a Resolution authorizing a Public Hearing as required by §209.141(4) of the Laws of Westchester County.

Based upon the foregoing, I believe that the proposed Lease is in the best interests of the County. Therefore, I recommend the favorable action of your Honorable Board on the annexed proposed legislation.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kenneth W. Jenkins", with a long, sweeping horizontal line extending to the right.

Kenneth W. Jenkins  
Westchester County Executive

KWJ/SA/cmc



**HONORABLE BOARD OF LEGISLATORS  
THE COUNTY OF WESTCHESTER**

Your Committee is in receipt of a communication from the County Executive recommending this Honorable Board adopt a Local Law to authorize the County of Westchester (the "County"), acting by and through its Department of Health ("Department" or "Department of Health"), to enter into a lease agreement ("Lease") with 86 Main St Yonkers AMS LLC (the "Landlord") in order to lease approximately 12,273 square feet of space on the 6<sup>th</sup> floor of the building ("Building") located at 86 Main Street, Yonkers, New York (collectively the "Leased Premises" or "Premises"), with 24 parking spaces at the adjacent Buena Vista Parking Garage allocated for use by County employees and invitees, to be used for general, administrative, medical, clinical use, and executive offices and for any other lawful purposes. Upon execution of the Lease and from time to time, the Landlord will request contiguous and/or reserved parking spaces from the Yonkers Parking Authority, which is subject to the discretion and approval of such authority.

Your Committee is advised that the Leased Premises will be occupied by the County's Department of Health, replacing space currently leased by the Department at 20 South Broadway, Yonkers, New York, for the continued operation of the Department's Clinic in the Yonkers area and implementation of important Department programs, including the essential Women, Infant and Children Nutrition Services ("WIC") program.

Your Committee is advised that the initial term of the Lease will be for a period of ten (10) years (the "Initial Term"), with the County having the option to extend the Initial Term by two (2) additional five year periods (individually, the "First Extended Term" and "Second Extended Term" and collectively, the "Extended Terms"), upon at least nine (9) months advance written notice to the Landlord. The Initial Term of the Lease will commence on the earlier of (i) the date the Landlord's renovation work to the Premises ("Landlord's Work") is "Substantially Completed"; or (ii) the date the County occupies the Leased Premises. The Landlord's Work will be deemed "Substantially Completed" when the Premises will be completed in a manner consistent with finished medical office space in buildings similarly situated. The Landlord will provide written notice to the County setting forth the date the Landlord's Work has been completed ("Completion

Notice”). The County has ten (10) days following delivery of such Completion Notice to inspect and provide to Landlord a punchlist of uncompleted items which in the County’s reasonable opinion render the Landlord’s Work not substantially completed. In the event the County fails to to so notify Landlord within said ten (10) period, the Landlord’s Work will be deemed complete.

Your Committee is also advised that the Landlord will process the Landlord’s Work with diligence to allow occupancy of the Leased Premises by the County’s Department of Health by January 1, 2026. In the event the Landlord’s Work is not “Substantially Completed” on or before ten (10) months from the date the Lease is fully executed, for any reason other than a County’s delay, the County’s sole and exclusive remedy will be to receive an abatement of Fixed Rent equal to two (2) days for each day beyond such 10-month period.

Your Committee is also advised that the fixed basic rent for the Initial Term, will be paid in equal monthly installments, as set forth below noting that there is a 2.0% annual increase over the rent paid during the immediately preceding year (“Fixed Rent”):

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Year 8	\$521,619.36	\$43,468.28
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Your Committee is further advised that, the County will pay the first month of Fixed Rent upon execution of the Lease by both parties and delivery of the Lease by the County to the Landlord. In addition, the Landlord will agree to a 6 month rent concession for months 2-7 of the first year of the Initial Term in the total amount of \$227,050.50. The Fixed Rent for the Extended Terms will be the fair market rental value of the Premises for similar properties within the same

geographic area prevailing six (6) months prior to the commencement of each such Extended Term. Such rent will not be more than 2% of the Fixed Rent payable for the immediately preceding month or less than \$37.00 per square foot for the First Extended Term or less than \$41.00 per square foot for the Second Extended Term.

In addition to the Fixed Rent, the County will also pay a total aggregate monthly rent of \$3,120.00 (\$130 per space per month) for the 24 reserved parking spaces ("Parking Rent") or such other monthly rental amount based upon actual parking costs incurred by the Landlord as required by the City of Yonkers. The County has the right to decrease the number of parking spaces, in which event the monthly Parking Rent will be adjusted downward.

Furthermore, your Committee is advised that the County will also pay as additional rent ("Additional Rent") all other operating costs, expenses and fees, including, but not limited to utility costs, such as electricity, water, sewer, gas, heating, ventilating, air conditioning, insurance costs and taxes that exceed Base Year 2026. The County will purchase electricity from the Landlord at the same rate paid by Landlord to the utility company, pursuant to a meter(s) installed and maintained by the Landlord, plus \$1,000.00 per annum for Landlord's overhead and supervision. In addition, the County is responsible to clean the Premises, at the County's cost, by contracting directly with the Landlord's approved cleaning contractor.

In addition, your Committee is advised that the County will have 24x7 access to the Leased Premises, except during circumstances beyond Landlord's control, and subject to Landlord's reasonable restrictions and Building-wide security regulations and operating procedures for the Building.

Furthermore, your Committee is advised that the Landlord will provide security to the Building, including the Leased Premises and the Common Areas, comprised of, at a minimum, a 24 x 7 virtual doorman system and cameras in all Common Areas. The County, at its sole cost, may install a security system in the Leased Premises which uses master codes or cards instead of keys provide it gives the Landlord with the master code or card for such system.

The Department of Planning has advised your Committee that based on its review, the authorization of the proposed Lease may be classified as a Type “II” action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (“SEQR”). Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

Your Committee is advised that pursuant to Section 104.11(5)(d) of the Laws of Westchester County, leases of the property of others for County purposes for terms exceeding ten (10) years may be made only by local law adopted by the affirmative vote of a majority of all the members of the Board of Legislators. Prior to taking any action on the proposed Local Law, this Honorable Board must hold a public hearing pursuant to 209.141(4) of the Laws of Westchester County, and a resolution providing for the hearing is annexed hereto.

Upon careful consideration, your Committee finds the proposed Lease to be in the County’s best interests as it provides for an adequate space for the Department of Health for the continued operation of the Department of Health’s Clinic in the Yonkers area and implementation of important Department programs, including the WIC program, and therefore your Committee recommends approval of the proposed Local Law.

Dated: \_\_\_\_\_, 2025

White Plains, New York

COMMITTEE ON



# FISCAL IMPACT STATEMENT

SUBJECT: 86 Main St

☐ NO FISCAL IMPACT PROJECTED

## OPERATING BUDGET IMPACT

To Be Completed by Submitting Department and Reviewed by Budget

### SECTION A - FUND

☒ GENERAL FUND

☐ AIRPORT FUND

☐ SPECIAL DISTRICTS FUND

### SECTION B - EXPENSES AND REVENUES

Total Current Year Expense \$ 675,015

Total Current Year Revenue \$ -

Source of Funds (check one): ☒ Current Appropriations ☐ Transfer of Existing Appropriations

☐ Additional Appropriations ☐ Other (explain)

Identify Accounts: 101-27-0010-4380-HSSS for 2025 Build out

101-46-3300-3367-4320-GGDS for following years

Potential Related Operating Budget Expenses: Annual Amount \$800,000

Describe: 2025: \$5675,015 for Build out,

2026: \$541,310 for Rent, Electricity, Parking, Security, Cleaning, Operating, Moving.

2027: \$739,379 for Rent, Electricity, Parking, Security, Cleaning, Operating

Potential Related Operating Budget Revenues: Annual Amount                     

Describe: None

Anticipated Savings to County and/or Impact on Department Operations:

Current Year: None

Next Four Years: Rent @ 20 S. Broadway, approximately \$550,000 annually

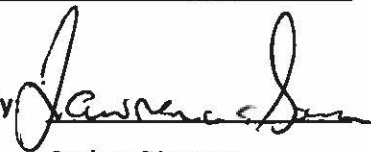
Prepared by: Anthony Finateri

Title: Director of Administrative Services

Department: Public Works & Transportation

Date: June 13, 2025

Reviewed By



Budget Director

Date:

6/13/25

**SEQR STATUS SHEET**

**TO BE ATTACHED**

TO: Carla Chaves, Senior Assistant County Attorney  
Department of Law

FROM: Blanca P. Lopez, M.S. *BPL*  
Commissioner

DATE: April 24, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR LEASE OF  
86 MAIN STREET, YONKERS FOR DEPARTMENT OF HEALTH**

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**PROJECT/ACTION:** Lease agreement for approximately 12,273 square feet of space in a building located at 86 Main Street, Yonkers, along with 24 reserved parking spaces at the adjacent Buena Vista Parking Garage, to be used by the Westchester County Department of Health for general, administrative and clinical purposes. This will replace currently leased space at 20 South Broadway, Yonkers, and provide for the continued operation of the department's clinic in the Yonkers area, as well as for the continued implementation of the department's essential programs, such as the Women Infant and Children Nutrition Services program. The lease will be for a term of 10 years with a County option to extend the term by two additional 5-year periods. Under the lease agreement, the landlord will renovate the interior space to serve the department's needs.

**With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no environmental review is required because the project/action may be classified as a TYPE II action pursuant to section(s):**

- **617.5(c)(2):** replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part;
  - **617.5(c)(26):** routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment.
- 

**COMMENTS:** None.

BPL/cnm

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
David S. Kvinge, Assistant Commissioner  
Claudia Maxwell, Principal Environmental Planner

**RESOLUTION NO.            - 2025**

RESOLVED, that this Board hold a public hearing pursuant to Section 209.141(4) of the Laws of Westchester County on Local Law Intro. No.            -2025 entitled "A LOCAL LAW authorizing the County of Westchester to enter into a lease agreement with 86 Main St Yonkers AMS LLC, for approximately 12,273 square feet of space on the 6<sup>th</sup> floor of the building located at 86 Main Street, Yonkers, New York, with 24 reserved parking spaces at the adjacent Buena Vista Parking Garage, for use by the Department of Health." The public hearing will be held at m. on the            day of            , 2025, in the Chambers of the Board of Legislators, 8th Floor, Michaelian Office Building, White Plains, New York. The Clerk of the Board shall cause notice of the time and date of such hearing to be published at least once in one or more newspapers published in the County of Westchester and selected by the Clerk of the Board for that purpose in the manner and time required by law.

Dated:            , 2025  
          White Plains, New York