



County of Albany

Harold L. Joyce
Albany County Office
Building
112 State Street - Albany,
NY 12207

Legislation Text

File #: TMP-2414, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

Description (e.g., Contract Authorization for Information Services):

Contract Authorization - Lease of Retail Space at Times Union Center

Date: 3/31/2021
Submitted By: Bob Belber
Department: TU Center
Title: General Manager
Phone: Click or tap here to enter text.
Department Rep.
Attending Meeting: Bob Belber

Purpose of Request:

- ☐ Adopting of Local Law
- ☐ Amendment of Prior Legislation
- ☐ Approval/Adoption of Plan/Procedure
- ☐ Bond Approval
- ☐ Budget Amendment
- ☒ Contract Authorization
- ☐ Countywide Services
- ☐ Environmental Impact/SEQR
- ☐ Home Rule Request
- ☐ Property Conveyance
- ☐ Other: (state if not listed) Click or tap here to enter text.

CONCERNING BUDGET AMENDMENTS

Increase/decrease category (choose all that apply):

- ☐ Contractual
- ☐ Equipment
- ☐ Fringe
- ☐ Personnel
- ☐ Personnel Non-Individual

☐ Revenue

Increase Account/Line No.: Click or tap here to enter text.

Source of Funds: Click or tap here to enter text.

Title Change: Click or tap here to enter text.

CONCERNING CONTRACT AUTHORIZATIONS

Type of Contract:

☐ Change Order/Contract Amendment

☐ Purchase (Equipment/Supplies)

☒ Lease (Equipment/Supplies)

☐ Requirements

☐ Professional Services

☐ Education/Training

☐ Grant

Choose an item.

Submission Date Deadline Click or tap to enter a date.

☐ Settlement of a Claim

☐ Release of Liability

☐ Other: (state if not listed) Click or tap here to enter text.

Contract Terms/Conditions:

Party (Name/address):

ASR Hospitality, Inc.
51 South Pearl Street
Albany, NY 12207

Additional Parties (Names/addresses):

Click or tap here to enter text.

Amount/Raise Schedule/Fee:

#4 -\$42,000 -Year #5 - \$42,000

Scope of Services:

RESTAURANT & BAR

Year #1 \$24 000 - Year #2 \$30,000 - Year #3 \$36 000 - Year

Renting Retail Space known as ALBANY STADIUM

Bond Res. No.:

Date of Adoption:

Click or tap here to enter text.

Click or tap here to enter text.

CONCERNING ALL REQUESTS

Mandated Program/Service:

If Mandated Cite Authority:

Yes ☐ No ☒

Click or tap here to enter text.

Is there a Fiscal Impact: Yes ☒ No ☐Anticipated in Current Budget: Yes ☒ No ☐County Budget Accounts:

Revenue Account and Line: AA 7128 02451

Revenue Amount: See Above

Appropriation Account and Line: Click or tap here to enter text.

Appropriation Amount: Click or tap here to enter text.

Source of Funding - (Percentages)

Federal: Click or tap here to enter text.

State: Click or tap here to enter text.

County: Click or tap here to enter text.

Local: 100%

Term

Term: (Start and end date) June 1 2021- May 31 2026

Length of Contract: 5 Years with option for 5-year renewal

Impact on Pending LitigationYes ☐ No ☒

If yes, explain: Click or tap here to enter text.

Previous requests for Identical or Similar Action:

Resolution/Law Number: Click or tap here to enter text.

Date of Adoption: Click or tap here to enter text.

Justification: (state briefly why legislative action is requested)

The ASR Hospitality, Inc. Business Plan which includes proposed innovative concepts envisioned for the space and the proposed rent that is included herein. While this is a new business going into the space, the TU Center has had an excellent working relationship with both James Anilowslci and Wendi Enright, both of which own Tech Forward, Inc., which is a tenant in the space formerly used by Talk 1300 radio. They have been in the space for three years and have been current on all rent payments. In addition, James has provided valuable IT support for the arena and during event nights for the NCAA Championships and other events needing a higher level of IT support and Wi-Fi knowledge.

This is a new tenant that will take over the Backstage Bar that has been operated on event days only by Aramark prior to the pandemic. James and Wendi have brought in Gloria Herman, recent owner of Tesoros Café and Josh Schulze (former bar manager at 677 Prime. Collectively along with Wendi and James's family background in the restaurant business, they have over 20 years of experience and knowledge with demonstrated innovation. The tenant plans to open the restaurant for lunches and dinners even on nonevent days and plans to use innovative ideas to draw people to the business. A creative menu and a management group that has had a lot of success in the restaurant/bar business will be operating the business. The tenant will show that it's sit down eatery on South Pearl Street will be great for arena fans, construction workers and the thousands of workers

in downtown.

A five year mutual option to renew the lease will follow the first five years and the rent during the five year renewal will be set at \$3,500 per month for total annual rent of \$42,000. Tenant will have its own account with National Grid and will make payments for utilities used.