



County of Albany

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

Legislation Text

File #: TMP-2353, **Version:** 1

REQUEST FOR LEGISLATIVE ACTION

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

Request for Lease Renewal for Times Union Center Retail Space Currently Occupied by Lam's Kitchen

Date: 03/3/21
Submitted By: Bob Belber
Department: Times Union
Title: General Manager
Phone: 518-487-2008
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):

Ma's Kitchen Corporation d/b/a Lam's Kitchen
51 South Pearl Street
Albany, NY 12207

Additional Parties (Names/addresses):

Click or tap here to enter text.

Amount/Raise Schedule/Fee: \$14 per square foot for rent and \$2 per square foot for common area maintenance fees (total \$16 per square foot) x 1,320 square feet of space= \$21,120 annually for each year of the five-year lease. The monthly rent will be \$1,760.

Scope of Services: Renting Times Union Center retail space, currently occupied by Lam's Kitchen.

Bond Res. No.: Click or tap here to enter text.
Date of Adoption: Click or tap here to enter text.

CONCERNING ALL REQUESTS

Mandated Program/Service: Yes ☐ No ☒

If Mandated Cite Authority: 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: \$21,120/year

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: Click or tap here to enter text.

Term

Term: (Start and end date) 09/01/2021 - 08/31/2026

Length of Contract: 5 years

Impact on Pending Litigation

Yes ☐ No ☒

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

Previous requests for Identical or Similar Action:

Resolution/Law Number: 2016-255

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

Justification: (state briefly why legislative action is requested)

Retail leases require legislative approval. This tenant is current on all rent and utility bill payments that have been owed. The tenant has shown for thirty years that it provides a valuable service as a sit down eatery on South Pearl Street that will be great for arena fans, construction workers and the thousands of workers in downtown. This rate was increased during the last lease and we are asking to keep the rate flat for the new term due to the pandemic. This tenant did invest over \$30,000 in upgrades to the space at the beginning of the prior term.