



# County of Albany

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

## Legislation Text

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**File #:** TMP-3518, **Version:** 1

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### REQUEST FOR LEGISLATIVE ACTION

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

Request for approval of renewal lease for retail space Pearl Street Convenience

Date: August 9, 2022  
Submitted By: Robert Belber, MVP Arena  
Department: MVP Arena  
Title: GM  
Phone: 518-487-2008  
Department Rep.  
Attending Meeting: Robert Belber, MVP Arena

**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):**

Rukhsana Corporation  
d/b/a Pearl Street Convenience  
Attn: Mr. Abdul Latif Memon  
51 South Pearl Street  
Albany, NY 12207

**Additional Parties (Names/addresses):**

Click or tap here to enter text.

Amount/Raise Schedule/Fee: \$12,750 Annually  
Scope of Services: Renting retail space known as Pearl Street Convenience

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: AA712802451

Revenue Amount: \$12,750 Annually

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: 100%

Local: Click or tap here to enter text.

Term

Term: (Start and end date) August 1, 2022 - July 31, 2027

Length of Contract: Five (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: 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)

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 five years that it provides a valuable service as a convenience store on South Pearl Street that will be great for arena fans, construction workers and thousand of workers in downtown.

Amount/Rate/Schedule Fee: \$15 per square foot for rent and \$2 per square foot for common area maintenance fees (total \$17 per sq foot) x 750 square feet of space = \$12,750 annually (\$1,062.50 monthly) for each year of the five-year lease. In addition, a mutual option to renew the lease for another five-year term would be included in the lease.