




# TIMES UNION CENTER

ALBANY, NEW YORK



AN  MANAGED FACILITY

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## MEMORANDUM

To: Honorable Members – Albany County Legislature  
Honorable Albany County Chairman- Andrew Joyce  
Honorable Albany County Executive – Daniel McCoy  
Honorable Albany County – Deputy County Executive – Daniel Lynch

From: Bob Belber  
Regional General Manager

Date: May 24, 2021

Re: Request For Legislative Action – Lease Suite #13  
HOFFMAN CAR WASH – (50% partner with existing suite tenant – Professional Industrial Products)

New Suite Partner – This is a replacement suite partner in Suite # 13. MVP was a long term suite partner with PIP in this suite before they moved to Suite # 17, which was approved by Albany County this past month.

The suite leases will all be reactivated as of September 1, 2021 when it is expected that the TU Center will be at 100% open capacity. The current suite lease with Professional Industrial Products (PIP) expires on February 13, 2023. We would like to recommend that Hoffman Car Wash be added as a suite partner with PIP on a new lease and change the term of the lease to start as of September 1, 2021 and end on August 31, 2024. The existing lease with PIP would extend until August 31, 2021 after which it will be replaced with this new lease with Hoffman Car Wash as a co-partner on the lease. This will then restore a full three-year term.

A letter of intent has been received with a deposit and pending approval, the County Attorney's office will produce a new lease document with the resolution number assigned. The tenant will also be responsible for sales tax on tickets to sporting events, monthly cable TV charges as well as any catered food they purchase through Aramark.

Thank you for adding this to the agenda of the next available Civic Center Committee.

Sincerely,

Bob Belber - General Manager