



# County of Albany

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

## Legislation Text

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**File #:** TMP-3263, **Version:** 1

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### REQUEST FOR LEGISLATIVE ACTION

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

Request for approval to enter into a three-year lease with Girvan & Ferlazzo, PC, JPS Strategies, United Group of Companies, Inc., FPI Mechanical for Suite # 16 at MVP Arena

Date: April 5, 2022  
Submitted By: Robert Belber  
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):**

Girvan & Ferlazzo, PC	JPS Strategies
20 Corporate Woods Blvd	27 6 <sup>th</sup> Street
Albany, NY 12211	Waterford, NY 12188
Attn: Kristin Lanchantin - Treasurer	Attn: John Sobiech

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

United Group of Companies, Inc	FPI Mechanical
300 Jordan Road	11 Green Mountain Drive
Troy, NY 12180	Cohoes, NY 12047
Attn: Michael Uccellini	Attn: John Roberts

**Amount/Raise Schedule/Fee:** \$51,000 per year The lease for Suite #16 will expire on August 31, 2022.  
During the "closure period" which was the span of months (April 2020 - April 2021) caused by the pandemic, Girvan & Ferlazzo paid \$6,187.50, however they did not have the use of Suite # 16 during this time-period. JBS Strategies paid \$13,812.50, however they did not have the use of Suite # 16 during this time-period. United Group paid \$13,812.50, however they did not have the use of Suite # 16 during this time-period. FPI Mechanical paid \$1,062.50, however they did not have the use of Suite # 16 during this time-period. Therefore, credits in the amounts listed below will be applied towards the amounts owed for the use of Suite # 16 from each of the suite holders during the next three-year lease as follows:  
ANNUAL PAYMENTS OWED IN RENEWAL LEASE:

Girvan & Ferlazzo

Year #1 \$6,562.50, Year #2 \$12,750, Year #3 \$12,750

JBS Strategies

Year #1 \$0, Year #2 \$11,687.50, Year #3 \$12,750

United Group

Year #1 \$0, Year #2 \$11,687.50, Year #3 \$12,750

FPI Mechanical

Year #1 \$11,687.50, Year #2 \$12,750, Year #3 \$12,750

Scope of Services:

Renting Suite # 16

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:

\$51,000

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)

September 1, 2022 - August 31, 2025

Length of Contract:

Three-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)

This tenant is current on payments owed and has been an excellent tenant over the years and they would like to continue to lease this suite going forward. They have accepted our offer to extend a credit for any amounts that were paid during the thirteen (13) months when the arena was closed due to the pandemic, and we will work with the Albany County Attorney's office to make sure these provisions are contained within the new renewal lease agreement.