



# County of Albany

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

## Legislation Text

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**File #:** TMP-3475, **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 Northeastern Insurance Agency LLC, Chicago Title and Kleinbaum, for Suite # 25 at MVP Arena

Date:	July 11, 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):**

James Kleinbaum	Chicago Title
18 Park Row	80 State Street
Chatham, NY 12037	Albany, NY 12207

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

Northeastern Insurance Agency LLC  
Michael Venezia  
1214 Troy Schenectady Road  
Latham, NY 12210

Amount/Raise Schedule/Fee: 51,000  
Scope of Services: Renting Suite # 25

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)

These co-tenants are current on payments owed and have been excellent tenants 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 (see below) and we will work with the Albany County's Attorney's office to make sure these provisions are contained within the new renewal lease agreement.

The co-tenant lease for Suite # 25 expires on August 31, 2022. During the "Closure Period" which was the span of months April 2020- April 2021) caused by the pandemic, Chicago Title paid \$13,812.50 and James Kleinbaum paid \$14,312.50, however, they did not have the use of Suite # 25 during this time-period. Therefore, a credit in the amount of \$13,812.50 is being applied towards the amounts owed from Chicago Title and a credit in the amount of \$14,312.50 is being applied towards the amount owed from James Kleinbaum for the use of Suite # 25 during the next three-year lease as follows:

Annual Payments owed in renewal lease for Chicago Title: Year #1 \$0, Year #2 \$11,687.50, Year #3 \$12,750.

Annual Payments owed in renewal lease for James Kleinbaum: Year #1 \$0, Year #2 \$11,187.50, Year #3 \$12,750.

Annual Payments owed in renewal lease for Northeastern Insurance Agency LLC : Year #1 \$25,500, Year #2 \$25,500, Year #3 \$25,500.

