

Intro No.

34 LATE

Date

5/15/25

Reviewed by  
Co. Attorney

COS

Date

5/8/25

**RESOLUTION**  
**BROOME COUNTY LEGISLATURE**  
BINGHAMTON, NEW YORK

**Sponsored by:** Finance Committee

**RESOLUTION AUTHORIZING AMENDMENT TO THE AGREEMENT WITH SPARK JC FOR  
LEASE OF SPACE AT THE OAKDALE COMMONS FOR THE OFFICE OF THE COUNTY  
EXECUTIVE**

WHEREAS, this County Legislature, by Resolution 548 of 2024, authorized an agreement with Spark JC for the County to lease approximately 20,000 square feet of space located within the Oakdale Commons, as well as an area designated for a play area, for an initial ten-year period commencing on or about January 2026, with the option for two five-year terms at the amount of \$165,00 per year (\$8.25 sf) with a 2.5% annual increase, and

WHEREAS, said lease is a "Triple Net Lease" where common area maintenance, PILOT agreement and facility insurance is all independent percentage-based fees, and it has been determined that adjusting the lease to a "Gross Lease" where all fees are included in one amount and no variability for the County is in the best interest of the County, now, therefore, be it

RESOLVED, that this County Legislature hereby authorizes an amendment to the agreement with Spark JC, 320 N. Jensen Road, Vestal, New York 13850 to adjust the "Triple Net Lease" to a "Gross Lease" where all fees are included in one amount with no variability to the County, and be it

FURTHER RESOLVED, that in consideration of said lease agreement, the County shall pay the Contractor \$235,000 per year (\$11.75 sf) with an annual 2.5% annual increase for the term of the agreement, and be it

FURTHER RESOLVED, that the payments hereinabove authorized shall be made from budget line 90000099.6004111.1010 (Building and land Rental), and be it

FURTHER RESOLVED, that Resolution 548 of 2024, to the extent consistent herewith, shall remain in full force and effect, and be it

FURTHER RESOLVED, that the County Executive or his duly authorized representative is hereby empowered to execute any such agreements, documents, or papers, approved as to form by the Department of Law, as may be necessary to implement the intent and purpose of this Resolution.