

PLEASE TAKE NOTICE THAT ON FEBRUARY 4, 2015, THE TOWN BOARD OF THE TOWN OF BEDFORD ADOPTED THE FOLLOWING RESOLUTION, WHICH IS SUBJECT TO PERMISSIVE REFERENDUM, PURSUANT TO ARTICLE 7 OF THE TOWN LAW, UNTIL EXPIRATION OF 30 DAYS AFTER THE DATE OF ADOPTION.

RESOLUTION AUTHORIZING TOWN OF BEDFORD TO LEASE PROPERTY AT 60 ADAMS STREET, BEDFORD HILLS, NEW YORK TO UNITED STATES POSTAL SERVICE SUBJECT TO PERMISSIVE REFERENDUM

WHEREAS, the Town of Bedford is the owner of certain real property located at 60 Adams Street, Bedford Hills, New York, on which real property there presently exists a building that has been leased to the United States Postal Service and serves as the Bedford Hills Post Office; and

WHEREAS, the Town and the United States Postal Service acting through CBRE Inc. of Stamford, Connecticut, the real estate broker for the post office, has presented a Term Sheet to the Town of Bedford, dated January 28, 2015, setting forth the following salient terms and conditions of a proposed lease between the Town and the United States Postal Service as follows:

- A. Five year lease to commence on November 1, 2015.
- B. Annual base rent of \$125,440.00 per year or \$10,453.33 per month or \$35.00 per square foot.
- C. One (1) five (5) year renewal option at an annual base rent of \$147,576.00 per year or \$12,298.00 per month or \$41.18 per square foot.
- D. Payment of a leasing commission to CBRE as set forth in the January 28, 2015 Term Sheet.
- E. Such other and further conditions are as set forth in the January 28, 2015 Term Sheet

THEREFORE BE IT

RESOLVED, that it is in the best interests of the Town of Bedford to lease the property at 60 Adams Street to the United States Postal Service; and it is further

RESOLVED, that pursuant to the State Environmental Quality Review Act (“SEQRA”) the leasing of such property to the United States Post Office constitutes an “unlisted action” under SEQRA and that such unlisted action will not have a significant adverse impact upon the environment; and it is further

RESOLVED, that the Town Board of the Town of Bedford hereby approves the entering into of a lease with the United States Postal Service for the Town owned property located at 60 Adams Street, Bedford Hills based upon the terms and conditions set forth in the January 28, 2015 Term Sheet, and it is further

RESOLVED, that the entering into of such lease between the Town and the United States Postal Service is subject to a permissive referendum; and it is further

RESOLVED, that if no permissive referendum is held or is such permissive referendum is held and such lease is approved by the voters at such referendum, then in such event the Town Attorney on behalf of the Town is authorized to review and finalize a Lease Agreement between the Town of Bedford and the United States Postal Service in regard to the subject property; and it is further

RESOLVED, that the Town Supervisor on behalf of the Town Board is authorized to execute the final version of said lease on behalf of the Town of Bedford.

Dated: February 4, 2015

Posted: February 13, 2015



Lisbeth Fumagalli, RMC, CMC

Town Clerk