



COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE

COMM 9E-20
MAY 2 125 PM 2025

May 2, 2025

Erie County Legislature
92 Franklin Street, 4th Floor
Buffalo, New York 14202

RE: Central Police Services Authorization to Enter into Contract for New Parking Lot Location

Dear Honorable Members:

Please find enclosed a resolution from the Department of Central Police Services seeking legislative authorization to contract with Ellicott Group, LLC in an amount not to exceed \$99,000 for year 1, and amount not to exceed \$104,400 for years 2-5 of our new Parking Lot lease agreement.

Should your Honorable Body require further information, I encourage you to contact Commissioner Brian G. Ross. Thank you for your consideration on this matter.

Sincerely yours,

A handwritten signature in blue ink, reading "Mark C. Poloncarz".

Mark C. Poloncarz, Esq.
Erie County Executive

MCP/tcc
Enclosure

cc. Brian G. Ross, Commissioner of Central Police Services

MEMORANDUM

To: Honorable Members of the Erie County Legislature
From: Erie County Department of Central Police Services
Re: Central Police Services Authorization to Enter into Contract for New Parking Lot Location.
Date: May 2, 2025

SUMMARY

The resolution requests authorization to contract with Ellicott Group, LLC to lease the parking lot located at 175 S. Division St, Buffalo New York 14203. This 150-space, gated parking lot would provide added security and exponentially safer passage from the lot to the Public Safety campus. This lot would also allow the Public Safety Campus to accommodate the increased staff and visitors of the Campus.

FISCAL IMPLICATIONS

Funding is available as part of the 2024 Year-End Budget Balancing Amendments and Designations resolution to cover the eight-month period (May-December) in 2025 as stated below:

\$66,000.00 based on \$8250.00 per month for 150 parking spaces at \$55.00 each.

The remaining of the first year will be included in the 2026 budget to cover the remainder of the first lease year January 2026 for \$33,000.00.

The remainder of the lease agreement for years two-five, the rate will be increased to \$58.00 per parking space and we will request to include the cost in our annual budget.

<u>Lease Years</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
1	\$99,000.00	\$8,250.00
2-5	\$104,400.00	\$8,700.00

REASONS FOR RECOMMENDATION

On December 14, 2021, a staff member was seriously injured when they were struck by a vehicle speeding on Elm St and North Division. Another staff member was grazed by a vehicle while crossing at the same intersection. On November 28, 2022, Central Police Services Commissioner James Jancewicz, sent a correspondence to the NYS Department of Transportation, Region 5, to request that a previously damaged and removed traffic control device at the corner of Elm St and North Division be reinstalled to provide a safe crosswalk for staff to gain access to the Public Safety Campus from the CPS Elm St parking lot. That request was never addressed by the state.

The 150 staff members of Central Police Services, Homeland Security and Emergency Services, Buffalo Police and Fire, The Erie County Sheriff's, FBI, Social Services, MERS, and Building and Grounds, have outgrown the current 60 parking space capacity of the parking lot located at the corner of Elm and North Division. Additionally, the increased safety concerns for staff, which must cross Elm St where traffic often exceeds the speed limit and is without a traffic control device at Elm and N. Division has become increasingly dangerous.

The 150-space parking lot located at 175 S. Division solves both issues. The lot provides gated and abundant parking space for staff and visitors to the public safety campus, as well as significantly safer passage at the corner of Michigan and South Division which has a traffic control device.

CONSEQUENCES OF NEGATIVE ACTION

Failure to approve this request would limit the capabilities of the Public Safety Campus to provide adequate staff parking, as well as parking for visitors to the campus for training and emergency operations. Additionally, inaction will maintain the ever-increasing safety hazard to the staff and visitors of the Public Safety Campus.

STEPS FOLLOWING APPROVAL

Central Police Services will complete the contractual process with the Ellicott Group, to begin the lease agreement for access to the Parking Lot.

A RESOLUTION SUBMITTED BY:
CENTRAL POLICE SERVICES

RE: Authorization to contract with Ellicott Group, LLC

WHEREAS, the current parking lot requires staff to cross Elm St at an intersection without a traffic control devise and where traffic often exceeds the speed limit; and

WHEREAS, the current parking lot is insufficient to meet the growing demands of parking spaces for our staff and visitors; and

WHEREAS, the acquisition of a new parking lot will alleviate parking shortages and enhance pedestrian safety; and

WHEREAS, Central Police Services requests authorization to enter into a contract with Ellicott Group, LLC to replace our current parking lot.

NOW, THEREFORE, BE IT

RESOLVED, that the Erie County Legislature hereby authorizes the County Executive or Deputy County Executive to enter into a Lease Agreement with ELLICOTT GROUP, LLC, 295 Main Street, Suite 700, Buffalo, New York 14203 in the amount of \$99,000 for the first year and \$104,000 for years two-five; and be it further

RESOVED, that sufficient funding exists within the Department of Central Police Services 2025 Operating Budget (Fund 110, Funds Center 16510) Account # 545000 – Rental Charges; and be it further

RESOLVED, that authorization is hereby given for the Division of Budget and Management to make any additional adjustments necessary to effectuate this resolution; and be it further

RESOLVED, that certified copies of this resolution will be forwarded to the County Executive's Office, Department of Central Police Services, Division of Budget and Management, and Bureau of Purchasing.