



COUNTY OF ERIE
MARK C. POLONCARZ
COUNTY EXECUTIVE

January 30, 2026

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

Re: Department of Social Services Lease Extension – 43 Court Street

Dear Honorable Members:

The Department of Social Services is requesting authorization to extend the lease at 43 Court Street with 43 Court Street Realty Company for the purpose of housing multiple Social Services programs at that site. The Lease extension for the period January 13, 2026 through January 12, 2031 is for space totaling 21,034 square feet.

Funds for this lease were anticipated and are included in the 2026 Proposed Budget; therefore, there is no 2026 fiscal impact. This resolution requests waiver of section 26.08 of the County Code requirement for a Request for Proposals as the cost of moving is prohibitive due to the extensive cabling and systems installations in place at the current location.

If your Honorable Body requires any further information, please contact Commissioner Karen Rybicki at the Department of Social Services. Thank you for your consideration of this request.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Mark C. Poloncarz".

Mark C. Poloncarz, Esq.
Erie County Executive

MCP/mmk
Enclosure

cc: Commissioner of Social Services Karen Rybicki

MEMORANDUM

To: Honorable Members of the Erie County Legislature
From: Erie County Department of Social Services
Re: Lease Extension – 43 Court Street
Date: January 30, 2026

SUMMARY

The Department of Social Services is requesting authorization to extend the lease at 43 Court Street with 43 Court Street Realty Company for the purpose of housing multiple Social Services programs at that site. This resolution waives section 26.08 of the County Code requirement for a Request for Proposals.

FISCAL IMPLICATIONS

Funds for this lease extension were anticipated and are included in the 2026 Proposed Budget; therefore, there is no 2026 fiscal impact.

REASONS FOR RECOMMENDATION

The cost of moving is prohibitive due to the extensive cabling and systems installations in place at the current location.

CONSEQUENCES OF NEGATIVE ACTION

Rental payments would be delayed.

STEPS FOLLOWING APPROVAL

A lease extension will be executed.

**A RESOLUTION SUBMITTED BY:
DEPARTMENT OF SOCIAL SERVICES**

Re: Lease Extension – 43 Court Street

WHEREAS, the Erie County Department of Social Services is requesting authorization to extend the lease at 43 Court Street with 43 Court Street Realty Company for the purpose of housing multiple Social Services programs at this site; and

WHEREAS, the lease extension for the period January 13, 2026 through January 12, 2031 is for space totaling 21,034 square feet with rents as follows:

Year 1: \$333,388.90 per year or \$27,782.41 per month
Year 2: \$346,009.30 per year or \$28,834.11 per month
Year 3: \$357,578.00 per year or \$29,798.17 per month
Year 4: \$368,095.00 per year or \$30,674.58 per month
Year 5: \$378,612.00 per year or \$31,551.00 per month

and

WHEREAS, in consideration of the rents to be paid the Landlord shall provide, at no cost to the Tenant, upgrades and maintenance items agreed upon by both parties; and

WHEREAS, the current lease period ends on January 12, 2026, and this lease is needed to maintain Department of Social Services administered programs at this location; and

WHEREAS, the Department of Social Services has leased space at 43 Court Street since 1999, and the facility currently houses its Special Investigations Division and the Human Resources Division; and

WHEREAS, the County included funds for this lease in the 2026 Proposed Budget; therefore, there will be no fiscal impact to the County in 2026.

NOW, THEREFORE, BE IT

RESOLVED, that the Erie County Legislature hereby authorizes the County Executive or Deputy County Executive to execute the lease extension for 43 Court Street at the rental amount of \$27,782.41 per month for Year 1, \$28,834.11 per month for Year 2, \$29,798.17 per month for Year 3, \$30,674.58 per month for Year 4, and \$31,551.00 per month for Years 5 under the rental terms herein presented; and be it further

RESOLVED, that authorization is hereby given to the Division of Budget and Management to make any additional budget adjustment which may be required in order to match expenses with State funding allocation adjustments; and be it further

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

RESOLVED, that certified copies of this resolution shall be forwarded to the Erie County Executive's Office, Comptroller's Office, Department of Social Services, and Division of Budget and Management.