



ERIE COUNTY WATER AUTHORITY
INTEROFFICE MEMORANDUM

To: Jerome D. Schad, Chair
Peggy A. LaGree, Vice Chair
Michele M. Iannello, Treasurer

CC: Jennifer L. Hibit, Secretary to the Authority

From: Mark S. Carney, General Counsel

Date: June 11, 2026

Subject: Apple Tree Business Park Lease

As Board of Commissioners is aware, the Authority's Legal Department, along with outside counsel at Harris Beach Murtha and our broker, J R Millitello Realty, Inc., have been negotiating the terms of the Authority's lease for space at Apple Tree Business Park. The lease will commence on January 1, 2027 with payment of rent commencing on October 1, 2027. The lease will continue for a period of 132 months through December 31, 2037. The minimum rent has been set at:

	Annual Amount	Monthly Installment	PSF
1/1/2027-9/30/2027	\$0.00	\$0.00	\$0.00
10/1/2027-12/31/2027	\$338,000.00	\$28,166.67	\$13.00
1/1/2028-12/31/2028	\$348,140.00	\$29,011.67	\$13.39
1/1/2029-12/31/2029	\$358,540.00	\$29,878.33	\$13.79
1/1/2030-12/31/2030	\$369,200.00	\$30,766.67	\$14.20
1/1/2031-12/31/2031	\$380,380.00	\$31,698.33	\$14.63
1/1/2032-12/31/2032	\$391,820.00	\$32,651.67	\$15.07
1/1/2033-12/31/2033	\$403,520.00	\$33,626.67	\$15.52
1/1/2034-12/31/2034	\$415,480.00	\$34,623.33	\$15.98
1/1/2035-12/31/2035	\$427,960.00	\$35,663.33	\$16.46
1/1/2036-12/31/2036	\$440,960.00	\$36,746.67	\$16.96
1/1/2037-12/31/2037	\$454,220.00	\$37,851.67	\$17.47

The Authority will also be responsible for additional rent consisting of the Authority's share as tenant for the Building's real estate taxes and common charges.

We are still negotiating the final terms of the lease. As the Board is aware, there will be some construction required to prepare the space for the Authority's occupancy. Accordingly, the Legal Department is recommending that the Board authorize the Chair to sign the lease, upon the finalization of these negotiations to ensure that maximum amount of time will be available for construction. Please contact me or Jennifer Hibit with any questions regarding the proposed lease terms.

MSC:kag

**ERIE COUNTY WATER AUTHORITY
AUTHORIZATION FORM
For Approval/Execution of Board Meeting Documents**

Document Name: _____ **Project No.:** _____

Description: _____

Item Description:

Choose one:

Other: _____

Action Requested:

Choose one:

Other: _____

Approvals Required:

APPROVED AS TO CONTENT:

Chief Financial Officer _____  Date: 06/11/26

Chief Operating Officer _____  Date: 06/11/26

Claims Rep. – Risk Manager _____ Date: _____

Comptroller _____ Date: _____

Director of Administration _____ Date: _____

Director of Distribution _____ Date: _____

Director of Human Resources _____ Date: _____

Director of IT _____ Date: _____

Director of Production _____ Date: _____

Director of Water Quality _____ Date: _____

Executive Engineer _____  Date: 06/11/26

General Counsel (Legal) _____  Date: 06/11/26

Other: _____ Date: _____

APPROVED FOR BOARD RESOLUTION:

Secretary to the Authority _____  Date: 06/11/2026

Remarks: _____

Resolution Date: _____ **Item No:** _____