

WHITE PLAINS URBAN RENEWAL AGENCY

RESOLUTION 12-2024

RESOLUTION OF THE WHITE PLAINS URBAN RENEWAL AGENCY AUTHORIZING THE EXECUTION OF A LEASE TERMINATION AGREEMENT BETWEEN THE AGENCY AND ONE SOURCE HOMECARE SUPPLIES, INC.

WHEREAS, on December 19, 2024, title to property known as 42-44 East Post Road, White Plains, New York 10601 (the “Property”) vested in the White Plains Urban Renewal Agency (the “Agency”) pursuant to a Purchase and Sale Agreement (“PSA”) between the Agency and 42-44 East Post Road and LLC and I.R. 42-44 E. Post LLC (collectively, the “Seller”) executed on November 27, 2024; and

WHEREAS, a portion of the Property is currently occupied by One Source Homecare Supplies, Inc., 44 East Post Road, White Plains, New York 10601 (the “Tenant”) pursuant to a lease agreement dated October 1, 2018 between the Tenant and Seller as landlord.

WHEREAS, on November 25, 2024, Seller delivered a Notice of Termination to Tenant as a result of the Seller’s execution of the PSA; and

WHEREAS, in order to assure that Tenant will vacate the Property in a timely fashion, the Agency has negotiated an agreement with the Tenant whereby the Tenant is permitted to continue using the Property until February 28, 2025, in exchange for the Tenant waiving any and all potential damage claims against the Agency in connection with the Lease, the termination of the Lease, the PSA, Tenant’s use of the Property and Tenant’s relocation from the Property (the “Lease Termination Agreement”); and

WHEREAS, this Board finds it in the best interests of the Agency to authorize the execution of the Lease Termination Agreement.

NOW, THEREFORE, BE IT

RESOLVED, that the execution of the Lease Termination Agreement be and hereby is authorized; and be it further

RESOLVED, that the Chair of the Board of the Agency is hereby authorized to execute the Lease Termination Agreement on behalf of the Agency, and to take any and all other actions, and execute such other documents, as are necessary to effectuate the provisions of the Lease Termination Agreement; and be it further

RESOLVED, that this Resolution shall be effective immediately.

CERTIFICATION
(*EDPL Article IV Authorization*)

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

The undersigned, being the acting Assistant Secretary and Executive Director of the City of White Plains Urban Renewal Agency, DOES HEREBY CERTIFY THAT:

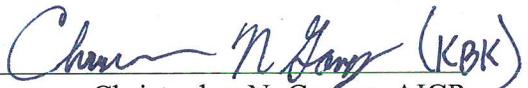
I have compared the foregoing extract of the minutes of the meeting of the City of White Plains Urban Renewal Agency (the "Agency") including the resolution contained therein, held on December 20, 2024, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolution set forth therein and of the whole of said original insofar as the same related to the subject in matters therein referred to.

I FURTHER CERTIFY that all members of said Agency had due notice of said meeting, that the meeting was in all respects duly held, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with such Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal, if any, of said Agency this December 20, 2024.

 (KPK)

Christopher N. Gomez, AICP
Executive Director & Acting Assistant Secretary