

LOCAL LAW NO. 12 - 2024

A LOCAL LAW AUTHORIZING AN AMENDMENT TO THE LEASE OF PROPERTY LOCATED
IN THE TOWN OF ELBRIDGE FROM EAGLE POINT FARMS, LLC FOR A COMMUNICATIONS
TOWER

BE IT ENACTED BY THE COUNTY LEGISLATURE OF THE COUNTY OF ONONDAGA,
AS FOLLOWS:

Section 1. Eagle Point Farms, LLC is the owner of property located in the Town of Elbridge at 672 Whiting Road, being tax map number 033.-02-04 (the "Property").

Section 2. Pursuant to and in accordance with Local Law No. 8 of 2008, Eagle Point Farms, LLC leased to the County approximately 2,500 square feet of the Property (the "Premises") together with driveway access for the construction, installation, operation and maintenance of a communications tower, shelter, generator and equipment, which lease term was for five (5) years with four (4) five-year (5) renewal options at a rental rate of Two Hundred Fifty Dollars (\$250.00) per month during the first year with an increase of 2 ½ per cent per year thereafter, all as thereafter set forth in that certain County of Onondaga, New York Lease Agreement dated as of June 30, 2008 between Eagle Point Farms, LLC and the County of Onondaga (the "Lease").

Section 3. The Lease contains a Right of First Refusal in favor of Onondaga County, and Eagle Point Farms, LLC has recently entered into a purchase and sale agreement to sell the Property to a third party.

Section 4. As consideration for the County of Onondaga agreeing not to exercise the Right of First Refusal, Eagle Point Farms, LLC has agreed to amend the Lease to: extend the lease term an additional fifteen (15) years to expire on July 1, 2048; expand the Premises to 5,625 square feet; provide for a one-time rental payment of Fifteen Thousand Dollars (\$15,000.00) for the remaining duration of the amended lease term and in lieu of the existing rental payment schedule; and provide for all co-location rents to be split on a 50% basis between the lessor and lessee.

Section 5. The County Executive is hereby authorized to enter into agreements and execute documents to amend the Lease consistent with, and to implement the intent of, this local law.

Section 6. This local law shall supersede and replace Resolution No. 117-2024.

Section 7. This Local Law shall take effect immediately upon filing, consistent with the provisions of the New York State Municipal Home Rule Law.

PASSED 12/3/2024



I hereby certify that the foregoing is a true and exact copy
of the legislation duly adopted by the County Legislature
of Onondaga County on the 3rd day of December 2024.

A handwritten signature in blue ink, consisting of a stylized 'J' followed by a long horizontal stroke.

Clerk, County Legislature