

A.

LOCAL LAW NO. 10 - 2015

A LOCAL LAW AUTHORIZING THE LEASE OF COUNTY PROPERTY LOCATED IN THE CITY OF SYRACUSE TO T-MOBILE NORTHEAST, LLC

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

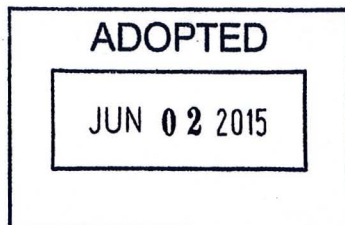
Section 1. Findings. The County of Onondaga is the owner of property located at 650 Hiawatha Boulevard West, Syracuse, New York, known as the Plant Operations Building of the Department of Water Environment Protection. T-Mobile Northeast, LLC has expressed an interest in acquiring an option for the lease of approximately two hundred sixty four (264) square feet of interior and rooftop space for the installation, operation and maintenance of radio communication facilities. The term of the proposed lease is five (5) years, with four (4) five-year (5) renewals. Either party may elect not to renew for Renewal Terms. The amount of proposed rent is One Thousand Six Hundred Dollars (\$1,600.00) per month during the first term, with an increase of fifteen percent (15%) per Renewal Term thereafter. The amount of proposed rent is fair and reasonable. That portion of the Plant Operations Building property to be leased is not currently needed for County purposes pursuant to Section 215 of the County Law. T-Mobile Northeast, LLC will provide insurance and pay for all utilities consumed by its equipment.

Section 2. Environmental Review. The County of Onondaga is hereby authorized, directed and designated to act as the lead agency. An analysis of the potential environmental impacts, if any, has been done under the State Environmental Quality Review Act (SEQRA), and as lead agency the County hereby determines that the proposed action is an Unlisted Action under SEQRA and a Short Environmental Assessment Form has been prepared. The Short Environmental Assessment Form prepared by and filed with this Legislature is satisfactory with respect to scope and content and adequacy in compliance with SEQRA and is hereby accepted by the County. Onondaga County does hereby make and adopt a Negative Declaration for the project, and has determined that the proposed action will not have a significant effect on the environment. The Onondaga County Executive, or her designee, is authorized to take such action to comply with the requirements of SEQRA, including without limitation, the execution of documentation and filing of same and any other actions to implement the intent of this local law.

Section 3. Lease Authorized. The County Executive is hereby authorized to enter into any and all agreements and execute all documents for an option for the lease of the above-described space to T-Mobile Northeast, LLC for a period of five years, with four (4) five-year (5) renewals. The amount of rent is one thousand six hundred dollars (\$1,600.00) per month during the first term, with an increase of fifteen percent (15%) per Renewal Term thereafter.

Section 4. Effective Date. This local law shall be filed and take effect in accordance with provisions of the Municipal Home Rule Law, subject to a permissive referendum.

LL - T Mobile Lease
MJM/kmt
KMB 4.23.15
clm/kam



I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF LEGISLATION DULY ADOPTED BY THE COUNTY LEGISLATURE OF ONONDAGA COUNTY ON THE

2nd DAY OF June, 2015.

Deborah A. Matus

CLERK, COUNTY LEGISLATURE
ONONDAGA COUNTY, NEW YORK

10:58 AM 8-14-15

ONONDAGA COUNTY LEGISLATURE