

A.

LOCAL LAW NO. 8 - 2013

A LOCAL LAW PROVIDING FOR PROPERTY TRANSACTIONS FOR THE ONONDAGA
COUNTY CENTRAL LIBRARY RECONFIGURATION PROJECT IN THE GALLERIES OF
SYRACUSE

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

Section 1. Onondaga County, through the Onondaga County Public Library (OCPL), seeks to reconstruct the Robert P. Kinchen Central Library, located in The Galleries of Syracuse, to consolidate public service areas, improve access and visibility, maximize public services, and increase overall operational efficiency. This project will enlarge the library's footprint within the street level of the Galleries; create a new entrance from Salina Street; install an open stairway from the first to the second floor; and expand the second floor from the amount presently owned by the County.

To accomplish this project, the County needs to acquire rights to space on the first and second floors, and, after the reconfiguration is complete, there will be space on the third and fourth floors that will be no longer needed for County purposes. It is the intent of this Onondaga County Legislature to authorize the lease and execution of contracts for the lease of property located within The Galleries of Syracuse.

Section 2. Lease of County space to Galleries. The County hereby leases to The Onondaga Galleries Limited Liability Company approximately 63,061 square feet of space located on the third and fourth floors of the "Library Unit" of a condominium known as The Galleries of Syracuse, located within the 400 block of South Salina Street, Syracuse, New York.

The term of the lease agreement shall be from the date of execution and continue through December 31, 2038, with three optional renewal terms of five years each.

Consideration shall be the mutual rights of the County and The Onondaga Galleries Limited Liability Company to lease and occupy the respective spaces within the condominium.

Section 3. Lease of space by the County from Galleries. The County is hereby authorized to lease from The Onondaga Galleries Limited Liability Company approximately 27,000 square feet of space located within the first and second floors of the aforementioned condominium.

The term of the lease shall be from the date of execution and continue through December 31, 2038, with three optional renewal terms of five years each.

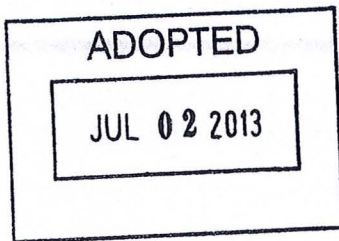
During the period of time that the County occupies both the first/second floor space and the third/fourth floor space ("period of double occupancy") rent paid by the County for the lease of the first/second floor space shall be in the amount of \$8 per square foot annually for the period of double occupancy. Thereafter, consideration shall be the mutual rights of the County and The Onondaga Galleries Limited Liability Company to lease and occupy the respective spaces within the condominium.

Section 4. The County Executive is authorized to take steps necessary to implement this local law, including entering into contracts regarding the lease of property located within The Galleries of Syracuse as provided for in this local law, and for the erection, demolition, and construction of county facilities within leased space within such building.

Section 5. This local law shall be subject to permissive referendum and shall take effect upon filing, pursuant to the provisions of the New York State Municipal Home Rule Law.

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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 July, 2013.

Deborah L. Maturo

CLERK, COUNTY LEGISLATURE
ONONDAGA COUNTY, NEW YORK

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