

4.

LOCAL LAW NO. 12 - 2014

A LOCAL LAW AUTHORIZING A LEASE OF COUNTY-OWNED PROPERTY LOCATED IN THE GALLERIES OF SYRACUSE TO THE STATE UNIVERSITY OF NEW YORK, AND REPEALING LOCAL LAW NO. 8-2013

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 renovate the Robert P. Kinchen Central Library, located in The Galleries of Syracuse (Galleries), to consolidate public service areas, improve access and visibility, maximize public services, and increase overall operational efficiency. There will be space on the fourth and fifth floors that will be no longer be 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.

Section 2. Lease of County space to the State University of New York (SUNY). The County hereby authorizes a lease to SUNY of approximately 60,000 square feet of space located on the fourth and fifth floors of the "Library Unit" of a condominium within the Galleries, located within the 400 block of South Salina Street, Syracuse, New York.

The term of the lease agreement shall be for an initial period of ten (10) years, and such lease may be renewed twice upon mutual written agreement and is subject to the written approvals of the New York State Attorney General and the New York State Office of the State Comptroller. Each renewal period shall be for five (5) years. SUNY shall pay to the County rent at a rate of \$11.40 per square foot upon SUNY's taking possession of the leased premises and such other additional costs as may be provided for within the lease document, and such annual rent shall be paid in monthly installments.

Section 3. Onondaga County completed SEQR for the Central Library Reconstruction Project, declaring in Resolution No. 493-2011 that such project was classified as an Unlisted Action and adopting a Negative Declaration. The prepared Short Environmental Assessment Form is on file with the Clerk of the Legislature.

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 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. Local Law No. 8-2013, which authorized lease of space within The Galleries, is hereby repealed in its entirety.

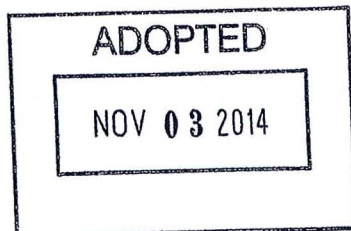
Section 6. This local law shall be subject to permissive referendum and shall take effect upon filing, pursuant to the provisions of the New York State Municipal Home Rule Law.

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

3 DAY OF November, 2014.

Deborah A. Matur

CLERK, COUNTY LEGISLATURE
ONONDAGA COUNTY, NEW YORK



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