

LOCAL LAW NO. 2 - 2017

A LOCAL LAW REGARDING COUNTY PROPERTY LOCATED WITHIN THE CITY OF SYRACUSE, ON THE CORNER OF SOUTH STATE AND HARRISON STREETS, PRESENTLY KNOWN AS "LOT 17"

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

Section 1. Findings.

Onondaga County owns a surface parking lot located on approximately 2.59 acres of real property and located at 805 South State and Harrison Streets, in the City of Syracuse, Onondaga County, State of New York ("Lot 17"). After soliciting proposals, the County selected the proposal sponsored by PEMCO Group, Inc., where such sponsor proposed to develop Lot 17 into a high density mixed-use project. The proposed compensation is determined to be fair and reasonable. An appraisal of the lot was conducted. The property is no longer needed for County purposes, and it is believed to be in the best interests of the County's residents to allow development of such property, to create additional economic opportunities, and to foster growth in the downtown area, adjacent to civic buildings and facilities.

Section 2. Environmental Review.

An analysis of the potential environmental impacts, if any, has been done under the State Environmental Quality Review Act (SEQRA), and 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 and Option to Purchase Authorized.

This Onondaga County Legislature hereby authorizes and otherwise ratifies the execution of agreements and such other documents as may be reasonably necessary to sell Lot 17 to PEMCO Group, Inc.. The agreement shall provide for a period in which PEMCO Group, Inc. shall lease Lot 17 and the County shall lease-back Lot 17, continuing to use such property for parking purposes while PEMCO Group, Inc. advances development of such property. The initial period shall run through December 31, 2019, with an option to extend such period through June 30, 2020. The option to extend is conditioned on PEMCO Group, Inc. paying to the County One Hundred Thousand Dollars (\$100,000.00) to be used for the Jobs Plus! Program on or before the expiration of the initial period.

PEMCO Group, Inc. shall have a purchase option on the property, with conditions precedent to exercising such purchase option including receipt of all material site plan approvals, project financing, and project assistance. The purchase price shall be Two Million Five Hundred Thousand Dollars (\$2,500,000.00). In no event shall the lease, lease-back, or purchase option extend beyond June 30, 2020.

Section 4. Effective Date.

This local law shall take effect upon filing, consistent with the provisions of the Municipal Home Rule Law, subject to a permissive referendum.

LL- Lot 17  
KMB  
dak

ADOPTED  
MAR 07 2017

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 7<sup>th</sup> DAY OF March, 20 17.

*Deborah A. Maturo*

CLERK, COUNTY LEGISLATURE  
ONONDAGA COUNTY, NEW YORK

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ONONDAGA COUNTY  
LEGISLATURE  
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