

B

LOCAL LAW NO. 6 - 2016

A LOCAL LAW AUTHORIZING A LEASE OF SPACE LOCATED WITHIN THE CITY OF SYRACUSE AND KNOWN AS THE TROLLEY LOT TO 400 SOUTH SALINA STREET, LLC, FOR PARKING PURPOSES

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

Section 1. Findings/Purpose. Onondaga County is the owner of a surface parking lot located at 102 Dickerson Street, Syracuse, New York 13202, between the elevated rail tracks and Onondaga Creek just south of the Armory Square area of downtown Syracuse, New York, and such parking lot is known as the "Trolley Lot". 400 South Salina Street, LLC, ("Lessee") has expressed an interest in leasing said property for parking purposes. Lessee would use such parking spaces to advance its redevelopment project within the downtown area of the City of Syracuse, in close proximity to the Trolley Lot. As such, this lease agreement would generate additional economic development for the benefit of the County's residents and also generate revenue to offset costs associated with the parking lot. The Clinton CSO Storage Facility has equipment and fixtures located adjacent to and underneath the lot. However, the surface of the lot is not presently needed for public purposes. The parking rates provided within the lease agreement are reasonable under the circumstances.

Section 2. Material Terms and Conditions of the Lease Agreement. The initial term of the lease agreement is for a twelve year period, and the lease agreement may be renewed for not more than two renewal terms, with each renewal term being for a five year period. Lessee may make the parking spaces available for use by its occupants for parking purposes, where such occupants shall be known as Authorized Users. The County will hold at least one hundred and not more than two hundred fifty parking spaces within the Trolley Lot each month for use by Lessee and its Authorized Users during the term of the Lease Agreement.

Parking rates to be paid to the County by Lessee for use of the spaces shall be based on the number of spaces held available for use, consistent with the following schedule.

Years within term of Lease Agreement:	Amount to be paid by Lessee per monthly parking pass held for use by Authorized Users:	
	<u>100-200 passes held</u>	<u>Greater than 200 passes held</u>
1 – 5	\$30.00 (per pass)	\$25.00 (per pass)
6 – 12	\$35.00 (per pass)	\$30.00 (per pass)

The amounts to be paid within the renewal terms shall be subject to mutual agreement by the parties.

Section 3. SEQRA. Documentation shall be retained showing that activities undertaken in connection with this local law are in compliance with the State Environmental Quality Review Act and have been subjected to the appropriate programmatic reviews.

Section 4. Lease Authorized. The County Executive is hereby authorized to lease such property to 400 South Salina Street, LLC, and to enter into any and all agreements and execute documents for the lease of the above described premises upon the terms provided for herein and to implement the intent of this local

law.

Section 5. Effective Date. This Local Law shall be subject to permissive referendum and take effect upon filing in accordance with the Municipal Home Rule Law.

M:\Legislature\2016\Local Laws - Drafts\LL - Trolley Lot Lease.doc
KMB

ADOPTED
MAY 03 2016

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

3rd DAY OF May, 2016.

Deborah A. Matuso

CLERK, COUNTY LEGISLATURE
ONONDAGA COUNTY, NEW YORK

RECEIVED
ONONDAGA COUNTY
LEGISLATURE
16 APR 22 PM 3:05