

A.

LOCAL LAW NO. 3 - 2019

A LOCAL LAW AUTHORIZING A LEASE AGREEMENT FOR THE USE OF NBT BANK STADIUM

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

Section 1. Findings.

Onondaga County owns NBT Bank Stadium, and such stadium has been used to host professional baseball. The Community Baseball Club of Central New York, Inc. owns the right to operate a professional Triple-A minor league baseball team. To continue the stadium's use, it is necessary to authorize the execution of a lease and the lease hereby is authorized.

The term will be for an initial period, concluding on October 31, 2025, and an extended period, commencing on November 1, 2025, and concluding on October 31, 2043.

During each lease year of the initial term, the amount of the base rent is fixed at Two Hundred Thousand Dollars and 00/100 (\$200,000.00) for each such year, payable in seven (7) equal installments during the months of April, May, June, July, August, September, and October in the then current lease year.

During each Lease Year of the extended term, Lessee's base rent (per lease year) is set forth in the following schedule, payable in seven (7) equal installments during the months of April, May, June, July, August, September, and October during the lease year in question :

Lease Year	Base Rent
Commences	(Per Lease Year)
November 1 in:	

2025	\$ 225,000
2026	\$ 225,000
2027	\$ 225,000
2028	\$ 225,000
2029	\$ 225,000
2030	\$ 250,000
2031	\$ 250,000
2032	\$ 250,000
2033	\$ 250,000
2034	\$ 275,000
2035	\$ 275,000
2036	\$ 275,000
2037	\$ 275,000
2038	\$ 275,000
2039	\$ 300,000
2040	\$ 300,000
2041	\$ 300,000
2042	\$ 300,000

The term concludes on October 31, 2043, unless earlier terminated pursuant to the lease agreement.

There shall be no additional rent beyond the Base Rent.

Section 2. Environmental Review.

The County of Onondaga accepts the determination that the proposed project is a Type II Action under the New York State Environmental Quality Review Act (SEQRA), with no further review of environmental impacts being required.

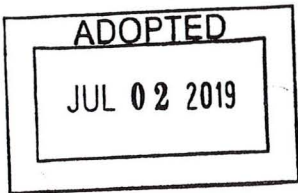
Section 3. Lease Authorized.

The County Executive is authorized to enter into any agreements and execute documents reasonably necessary to allow the Community Baseball Club of Central New York, Inc. to lease the NBT Bank Stadium for the proposed rent and terms described within Section 1 of this local law and the execution of documents hereby is ratified.

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 – NBT Bank Stadium Lease  
LHT  
dak



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, 2019.

*Deborah L. Matuso*

CLERK, COUNTY LEGISLATURE  
ONONDAGA COUNTY, NEW YORK

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