

B.

LOCAL LAW NO. 13 - 2014

A LOCAL LAW PROVIDING FOR A LEASE OF SPACE FROM THE ONONDAGA GALLERIES, LLC, FOR THE ONONDAGA COUNTY CENTRAL LIBRARY RENOVATION PROJECT, 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, 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, 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 basement, first, and second floors. 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. The County is hereby authorized to lease from The Onondaga Galleries, LLC approximately 29,444 square feet of space located within the basement, first, and second floors of the unit known as the "Commercial Unit" within the condominium located within the 400 block of South Salina Street, Syracuse, New York.

The initial term of the lease shall be for a period of years needed to cover the period for which the County has authorized bonds outstanding for the library renovation project, but in any event, such initial period shall not exceed 25 years. The County may unilaterally extend the lease for three additional terms of five years each.

The County shall pay to The Onondaga Galleries, LLC rent at a rate of \$8.00 per square foot upon the County's taking possession of the leased property.

The County shall have an option to purchase the leased property from The Onondaga Galleries, LLC, for \$2,355,520, and such option may be exercised after November 1, 2017, but not later than December 31, 2019.

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 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. 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.

LL - OCPL - Galleries
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FILED WITH CLERK
ONONDAGA CO. LEG.
Sept. 26, 2014
KMF

ADOPTED
NOV 03 2014

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 L. Mature

CLERK, COUNTY LEGISLATURE
ONONDAGA COUNTY, NEW YORK

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