



Onondaga County Legislature

JUDITH A. TASSONE
County Legislator – 4TH District
4855 Thornwood Dr.
Liverpool, New York 13088
Legislature (315) 435-2070
Tel. Res. (315) 457-5458
Fax: (315) 435-8434
EMail – JTasson3@verizon.net

COUNTY FACILITIES COMMITTEE AGENDA

10:30 a.m.
February 15, 2012

Room 407
Court House

- A. READING OF THE MINUTES OF THE PROCEEDINGS OF THE PREVIOUS COMMITTEE (UNLESS WAIVED)
- B. APPROVAL OF THE MINUTES OF THE PROCEEDINGS OF THE PREVIOUS COMMITTEE
- C. PRESENTATION OF RESOLUTIONS AND LOCAL LAWS:

1. TRANSPORTATION:

- a. Amending the 2012 County Budget and Authorizing the County to Pay in the First Instance 100% of the Federal and State Aid Eligible Costs at a Maximum Amount of \$4,617,000 and Authorizing the County Executive to Enter into Agreements for the Fremont Road Bridge Over the CSX Railroad, C.R. No. 136, C - 906, BIN 3358210, PIN 3754.78 (\$4,617,000)

2. PARKS AND RECREATION:

- a. Memorializing the New York State Legislature to Adopt Legislation Authorizing a Lease of Property at Onondaga Lake Park to the Onondaga Yacht Club for a Period up to Twenty-Five Years
- b. Authorizing the County Executive to Enter into a Lease Agreement with the Onondaga Yacht Club for Property Located within Onondaga Lake Park for a Period of up to Twenty-Five Years
- c. Memorializing the New York State Legislature to Adopt Legislation Authorizing a Lease of Property Located at Onondaga Lake Park to Syracuse University for a Period up to Twenty-Five Years
- d. Authorizing the County Executive to Enter into a Lease Agreement with Syracuse University for the Boathouse Property at Onondaga Lake Park for a Period of up to Twenty-Five Years

- D. ADJOURNMENT

11a

March 6, 2012

Motion Made By Mrs. Tassone

RESOLUTION NO. _____

AMENDING THE 2012 COUNTY BUDGET AND AUTHORIZING THE COUNTY TO PAY IN THE FIRST INSTANCE 100% OF THE FEDERAL AND STATE AID ELIGIBLE COSTS AT A MAXIMUM AMOUNT OF \$4,617,000 AND AUTHORIZING THE COUNTY EXECUTIVE TO ENTER INTO AGREEMENTS FOR THE FREMONT ROAD BRIDGE OVER THE CSX RAILROAD, C.R. NO. 136, C - 906, BIN 3358210, PIN 3754.78

WHEREAS, a project for the Fremont Road Bridge over the CSX Railroad, C.R. No. 136, C - 906, BIN 3358210, PIN 3754.78, funded for in Title 23 US Code, as amended, calls for the apportionment of the costs of such project to be allocated at the ratio of 80% Federal funds (\$3,888,000) and 20% non-Federal funds (\$972,000) for a total Project cost of \$4,860,000; and

WHEREAS, the State of New York requires Onondaga County to contribute up to 100% of the non-Federal share of the Construction phase of this project, and to pay in the first instance the total Federal share of the cost of the Construction phase; and

WHEREAS, State funds are available to cover 75% of the non-Federal share of the project (\$729,000), which the County is required to pay in the first instance, and local dollars are available to cover the remaining 25% of the non-Federal share (\$243,000); and

WHEREAS, the amount of \$243,000 is available in previously appropriated DOT capital funds and is available to cover the local share of the Project costs; and

WHEREAS, the County of Onondaga desires to pay in the first instance the Federal and State share of the costs (\$4,617,000) for the above project; now, therefore be it

RESOLVED, that the County Legislature hereby approves the project, agrees to participate and pay up to 100% of the non-Federal share of the project and agrees to pay in the first instance up to 100% of the total Federal and State share of the project; and, be it further

RESOLVED, that the County Executive is hereby authorized to execute agreements to implement the intent of this resolution and to provide for County participation in the cost of the local share of the project; and, be it further

RESOLVED, that the 2012 County Budget Capital Project Fund 21 be amended as follows:

REVENUES:

H510 Estimated Revenues	\$4,617,000
In Administrative Unit 80-93-20	
Highway Division	
FAMIS Index 532309	
Capital Project 535156	
Phase 002 – Fremont Road Bridge over CSX	
- Construction	
In Account 014-0171	
Federal Aid Highway Capital Projects	\$4,617,000

APPROPRIATIONS:

H960 Appropriations

\$4,617,000

In Administrative Unit 80-93-20

Highway Division

FAMIS Index 532309

Capital Project 535156

\$4,617,000

Phase 002 – Fremont Road Bridge over CSX

- Construction

Fremont Road Bridge.doc

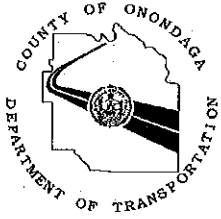
BJD/TSC/ccr

clm

kam

12 JAN 27 PM 2:42

RECEIVED
SACDAGA COUNTY
LEGISLATURE



1a

**DEPARTMENT OF TRANSPORTATION
PROGRAM AND FINANCIAL INFORMATION SHEET
FOR THE CONSTRUCTION COSTS ASSOCIATED
WITH THE FREMONT ROAD BRIDGE OVER THE
CSX RAILROAD, PIN 3754.78**

PURPOSE:

This resolution is needed to authorize the Comptroller to pay in the first instance \$4,617,000 of federal and state reimbursable monies.

OBJECTIVE/ WORK PLAN:

The objective of this project is to repair all deficient bridge elements, and the highway approaches to the bridge. The bridge work includes replacing the concrete deck, bridge sidewalk, parapets, bearings, and joints. The steel girders and diaphragms will remain, however they would be sandblasted and painted. All deteriorated concrete on the piers and abutments will be repaired and the pedestals would be replaced.

FUNDING SOURCE:

The \$4,860,000 authorization of the Construction Phase of this project is funded with 80% Federal Dollars, 15% State Dollars (Marchiselli) and 5% local dollars through the Department's Annual Highway Workplan.

BUDGET:

The County match amount of \$243,000 is available through the 2011 Workplan.

2a.

March 6, 2012

Motion Made By Mrs. Tassone

RESOLUTION NO. _____

MEMORIALIZING THE NEW YORK STATE LEGISLATURE TO ADOPT LEGISLATION
AUTHORIZING A LEASE OF PROPERTY AT ONONDAGA LAKE PARK TO THE ONONDAGA
YACHT CLUB FOR A PERIOD UP TO TWENTY-FIVE YEARS

WHEREAS, the County of Onondaga is the owner of Onondaga Lake Park; and

WHEREAS, since 1937, the Onondaga Yacht Club has owned and maintained the Onondaga Yacht Club, located at Onondaga Lake Park, for the purpose of promoting boating at Onondaga Lake; and

WHEREAS, previous state legislation has authorized the lease of property at Onondaga Lake to the Onondaga Yacht Club, consisting of approximately 37,220± square feet of land, to promote boating activities on Onondaga Lake; and

WHEREAS, the Onondaga Yacht Club has requested to renew the lease of said property, and it is the desire of the County to authorize the renewal of said lease for a period up to twenty-five years with the ability of the County to reopen said lease, amend the lease terms, or terminate said lease every five years; and

WHEREAS, leasing the property to the Onondaga Yacht Club will enhance public recreational use, participation and enjoyment of Onondaga Lake Park; and

WHEREAS, it is necessary to obtain State approval to lease the Onondaga Yacht Clubhouse property to the Onondaga Yacht Club; now, therefore be it

RESOLVED, that the Onondaga County Legislature hereby memorializes the New York State Legislature and the Governor of the State of New York to enact legislation authorizing the lease of approximately 37,220 ± square feet of property located at Onondaga Lake Park by the County of Onondaga to the Onondaga Yacht Club, said property described in the previous lease between the parties, for a period of up to twenty-five years; and, be it further

RESOLVED, that the Clerk of this Legislature is hereby directed to forward a certified copy of this resolution to the Governor and the New York State Legislators representing Onondaga County, requesting them to implement the intent of this resolution.

Yacht Club.doc
MJM/cmb
LHT 1.26.12
clm
kam

12 JAN 27 PM 2:43

LEGISLATURE
ONONDAGA COUNTY
RECEIVED

2b.

March 6, 2012

Motion Made By Mrs. Tassone

RESOLUTION NO. _____

AUTHORIZING THE COUNTY EXECUTIVE TO ENTER INTO A LEASE AGREEMENT WITH THE ONONDAGA YACHT CLUB FOR PROPERTY LOCATED WITHIN ONONDAGA LAKE PARK FOR A PERIOD OF UP TO TWENTY-FIVE YEARS

WHEREAS, the County of Onondaga is the owner of Onondaga Lake Park; and

WHEREAS, since 1937, a portion of said property containing 37,220± square feet of land has been used by the Onondaga Yacht Club for the purpose of maintaining a clubhouse in furtherance of boating activities on Onondaga Lake; and

WHEREAS, the Onondaga Yacht Club has requested to renew its lease at Onondaga Lake Park, and the County is willing to renew that lease for a period of up to twenty-five years, with the ability of the County to renegotiate the lease terms or terminate said lease every five years; and

WHEREAS, the Onondaga Yacht Club has proposed to pay an annual fee of \$1,800 per year, with increases of \$50 per year, subject to the rights of the County to reopen said lease every five years; and

WHEREAS, a lease of the property to the Onondaga Yacht Club will enhance the public recreational use, participation and enjoyment of Onondaga Lake Park; and

WHEREAS, said lease renewal is a Type II Action within the meaning of the New York State Environmental Quality Review Act (SEQRA), as a lease renewal with no material change in lease conditions or the scope of permitted activities; now, therefore be it

RESOLVED, that the County Executive is hereby authorized to enter into a lease for a period up to twenty-five years with the Onondaga Yacht Club for property located in Onondaga Lake Park, containing 37,220± square feet of land, subject to the enactment of State Legislation approving said lease renewal and subject to the reopener provisions provided for herein; and, be it further

RESOLVED, that said lease shall provide for the ability of the County Legislature, every five years by duly enacted resolution, to reopen said lease to approve revised lease terms or terminate said lease for any reason; and, be it further

RESOLVED, that the annual rental fee shall be \$1,800 per year, with an increase of \$50 per year, subject to any reopener, renegotiation or termination as provided for herein; and, be it further

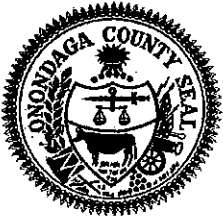
RESOLVED, that in January of 2017, 2022, 2027, and 2032, the County Parks Commissioner shall brief the appropriate legislative committee on the current lease terms; and, be it further

RESOLVED, that at the aforementioned Committee meetings the County Parks Commissioner shall advise the Committee of their ability to reopen said lease as provided for herein; and, be it further

RESOLVED, that the County Executive is authorized to enter into agreements to implement the intent of this Resolution.

Yacht Club contracts.doc
MJM/cmb
LHT 1.26.12/
clm
kam

12 JAN 27 PM 2:42
RECEIVED
LEGISLATURE
JONADAGA COUNTY



**DEPARTMENT OF PARKS AND RECREATION
PROGRAM AND FINANCIAL INFORMATION SHEET**

PURPOSE:

To enter into a lease agreement with the Onondaga Yacht Club.

OBJECTIVE/ WORK PLAN:

The Onondaga Yacht Club operates out of a building located at the Onondaga Lake Park Marina. This building is owned by the Onondaga Yacht Club. It is located on park land because many years ago when the level of the lake was higher, the building was built on stilts and was actually located above the water. When the level of the lake was lowered, new parkland was created and the building was suddenly located on parkland. Onondaga Yacht Club is a benefit to the community and is a pleasure to have at Onondaga Lake Park

The previous lease was signed in August 2002 and expires on December 31st, 2011. The payment schedule was:

Year	Payment Amount
2002	\$ 1,300.00
2003	\$ 1,350.00
2004	\$ 1,400.00
2005	\$ 1,450.00
2006	\$ 1,500.00
2007	\$ 1,550.00
2008	\$ 1,600.00
2009	\$ 1,650.00
2010	\$ 1,700.00
2011	\$ 1,750.00
2012	\$ 1,800.00

Dimensions of property are about 165' of lakefront by about 235'. The building is 32' by 100'. The parking lot is about 40' by 60'.

FUNDING SOURCE:

The Onondaga Yacht Club will pay the Parks Department \$1,800 rent on July 15, 2012 and rental price will increase by \$50 per year for the next 25 years. An appraiser recently determined the the market rent on the property is \$410.50.

BUDGET:

\$0

2c.

March 6, 2012

Motion Made By Mrs. Tassone

RESOLUTION NO. _____

MEMORIALIZING THE NEW YORK STATE LEGISLATURE TO ADOPT LEGISLATION
AUTHORIZING A LEASE OF PROPERTY LOCATED AT ONONDAGA LAKE PARK TO
SYRACUSE UNIVERSITY FOR A PERIOD UP TO TWENTY-FIVE YEARS

WHEREAS, the County of Onondaga is the owner of Onondaga Lake Park; and

WHEREAS, since 1986, Syracuse University has leased property at Onondaga Lake Park to operate and maintain a boathouse for the purpose of promoting boating activities, athletic events and recreational uses at Onondaga Lake Park; and

WHEREAS, previous state legislation has authorized the lease of property at Onondaga Lake to Syracuse University, consisting of approximately 2.5± acres of land, for such boating and recreational purposes; and

WHEREAS, Syracuse University has requested to renew the lease of said property, and it is the desire of the County to authorize the renewal of said lease for a period up to twenty-five years, with the ability of the County to reopen said lease, amend the lease terms, or terminate said lease every five years; and

WHEREAS, a lease of the property to Syracuse University will enhance public recreational use, participation and enjoyment of Onondaga Lake Park; and

WHEREAS, it is necessary to obtain State approval to lease said property to Syracuse University; now, therefore be it

RESOLVED, that the Onondaga County Legislature hereby memorializes the New York State Legislature and the Governor of the State of New York to enact legislation authorizing the lease of approximately 2.5 ± acres of property located at Onondaga Lake Park by the County of Onondaga to Syracuse University, said property described in the previous lease between the parties, for a period up to twenty-five years; and, be it further

RESOLVED, that the Clerk of this Legislature is hereby directed to transmit this resolution to the Governor and the New York State Legislators representing Onondaga County, requesting them to implement the intent of this resolution.

SU Boathouse mem.doc
MIM/cmb
LHT 1.26.12
clm
kam

12 JAN 27 PM 2:43

LEGISLATURE
ONONDAGA COUNTY
RECEIVED

2d

March 6, 2012

Motion Made By Mrs. Tassone

RESOLUTION NO. _____

AUTHORIZING THE COUNTY EXECUTIVE TO ENTER INTO A LEASE AGREEMENT WITH SYRACUSE UNIVERSITY FOR THE BOATHOUSE PROPERTY AT ONONDAGA LAKE PARK FOR A PERIOD OF UP TO TWENTY-FIVE YEARS

WHEREAS, the County of Onondaga is the owner of Onondaga Lake Park; and

WHEREAS, since 1986, Syracuse University has leased the boathouse property at Onondaga Lake Park, presently consisting of 2.5 ± acres of land, for sporting, athletic and recreational purposes; and

WHEREAS, Syracuse University has requested to renew its lease at Onondaga Lake Park, and the County is willing to renew said lease for a period of up to twenty-five years with the ability of the County to renegotiate the lease terms or terminate said lease every five years; and

WHEREAS, Syracuse University will pay an annual fee of \$12,000 per year, plus utilities, together with increases of 5% per year, subject to the rights of the County to reopen said lease every five years; and

WHEREAS, Syracuse University intends to sponsor, organize and conduct sporting, athletic and recreational events and contests for the enjoyment of the public, and a lease of the property to Syracuse University will enhance public recreational use and enjoyment of Onondaga Lake Park; and

WHEREAS, said lease renewal is a Type II Action within the meaning of the New York State Environmental Quality Review Act (SEQRA), as a lease renewal with no material change in lease conditions or the scope of permitted activities; now, therefore be it

RESOLVED, that the County Executive is hereby authorized to enter into a lease for a period up to twenty-five years with Syracuse University for property located in Onondaga Lake Park, consisting of 2.5 ± acres of land, subject to the enactment of State Legislation approving said lease renewal and subject to the reopener provisions provided for herein; and, be it further

RESOLVED, that said lease shall provide for the ability of the County Executive and/or the County Legislature, once every five years by duly enacted resolution, to reopen said lease and approve revised lease terms or extinguish said lease in the event Onondaga County and Syracuse University fail to agree to revised lease terms; and, be it further

RESOLVED, that in January of 2017, 2022, 2027, and 2032, the County Parks Commissioner shall brief the appropriate legislative committee on the current lease terms, provide an update on maintenance performed over the past five year period by Onondaga County and Syracuse University, and brief the Committee on any and all capital improvements advanced by the County or Syracuse University; and, be it further

RESOLVED, that at the aforementioned Committee meetings the County Parks Commissioner shall advise the Committee of their ability to reopen said lease as provided for herein; and, be it further

RESOLVED, that the annual rental fee shall be \$12,000 per year, plus utilities, with an increase of 5% per year, subject to any reopener, renegotiation or termination as provided for herein; and, be it further

RESOLVED, that the County Executive is authorized to enter into agreements to implement the intent of this Resolution.

SU Boathouse lease.doc
MJM/cmb
LHT 1.26.12
elm
kam

12 JAN 27 PM 2:42

LEGISLATURE
JONADAGA COUNTY
RECEIVED



2d.

**DEPARTMENT OF PARKS AND RECREATION
PROGRAM AND FINANCIAL INFORMATION SHEET**

PURPOSE:

To renew a lease agreement with Syracuse University regarding the boathouse located at the north end of Onondaga Lake in Onondaga Lake Park.

OBJECTIVE/WORK PLAN:

Syracuse University rents the boathouse near the north end of Onondaga Lake Park to conduct athletic and recreational activities. The previous lease was originated in 1987, amended in March 1997 and the term expires on June 30, 2012.

A legislative resolution in 1986 and contract in 1987 established an annual lease payment of \$4,000 with a \$200 increase per year. The value of all payments received to date is \$160,000. As proposed, the value of all payments to the County will be \$732,725 through 2036.

A 1986 legislative resolution and contract in 1987 authorized spending of \$133,000 for improvements and renovations to the SU Boathouse. The total value of the county's overall expenses regarding the boathouse from 1987 to 2011 is \$251,613.53.

Records indicate that this boathouse would not likely have been built if it were not for SU's initial investment since Onondaga County financed 29% of all new construction and renovation.

SU works with community groups and provides a valuable service to the park in the form of rowing community use.

Dimensions of property are 195' by 292'. Dimensions of boathouse are 112' by 54'. Steel pole barn dimensions are 70' by 80'.

Below is a timeline:

1937: Boathouse constructed with 75% funding from the Works Progress Administration, 20% funding from SU Alumni, and 5% funding from Onondaga County.

1986: Legislative resolution authorizing 25 year lease and investment in improving the boathouse and surrounding area.

1987: 25 year lease signed with rent of \$4,000 per year to increase by \$200 per year. At this time the County invested \$133,000 and SU invested \$467,000. Lease expires 6/30/2012.

1997: Due to the damage to the boathouse facility by floods, the 1987 contract is amended to allow SU to reconstruct and repair portions of the boathouse facility. The County applied \$55,084.53 toward the reconstruction and repair of the boathouse facility. The \$55,084.53 was paid to Onondaga County through an insurance reimbursement due to the damage at the facility. SU funded the balance of the reconstruction and repair.

2006: Onondaga County spends \$63,529 repairing the boathouse roof and painting the boathouse.

FUNDING SOURCE:

Syracuse University will pay the Onondaga County Parks Department \$12,000 rent on July 15, 2012 and the rental price will increase by five percent per year for the next 25 years.

From 2012 - 2036, Onondaga County will collect a total of \$572,725 in rent from the boathouse facility. There are only \$15,000 of expenses expected on the structure of the building from 2012 - 2036.

As shown in Appendix A, considering the past expenses, this is a 7.5% rate of return for the county.

BUDGET:

2d

Appendix A: Market Value Analysis

	SU Expenses	OC Expenses	Total
1937 Construction	\$ 7,000.00	\$ 1,750.00	\$ 8,750.00
1987 Rehabilitation	\$ 467,000.00	\$ 133,000.00	\$ 600,000.00
Structural Improvements	\$ 144,915.47	\$ 118,613.53	\$ 263,529.00
Total Structure Costs	\$ 618,915.47	\$ 253,363.53	\$ 872,279.00
Share of Building	71%	29%	100%
Building Market Value	\$ 265,935.00	\$ 108,865.00	\$ 374,800.00

	Onondaga Lake Park	SU Boathouse	
Land	84.61	2.50	87.11
Share of Land	97%	3%	100%
Land Market Value	\$ 1,734,840.10	\$ 51,259.90	1,786,100.00

$$\begin{array}{r}
 \text{Net Rent} = \\
 \$ 12,000.00
 \end{array}
 =
 \begin{array}{r}
 \text{Market Value} \\
 \$ 160,124.90
 \end{array}
 \times
 \begin{array}{r}
 \text{Rate of Return} \\
 7.5\%
 \end{array}$$

Note: The information used in this analysis was obtained from the Tax Map ID/Property Data that is shown below.

Land Assessment	\$ 1,786,100.00
Building Assessment	\$ 374,800.00
Total Assessment	\$ 2,160,900.00