LOCAL LAW NO. 1 - 2003

A LOCAL LAW AUTHORIZING THE LEASE OF COUNTY PROPERTY LOCATED IN THE COUNTY OF ONONDAGA TO THE SYRACUSE SMSA LIMITED PARTNERSHIP

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

Section 1. The County of Onondaga is the owner of property located at 650 Hiawatha Boulevard West, Syracuse, New York, known as the Plant Operations Building of the Department of Water Environment Protection.

Section 2. The Syracuse SMSA Limited Partnership, doing business as Verizon Wireless has expressed as interest in leasing approximately three hundred (300) square feet of interior and rooftop space for the installation, operation and maintenance of radio communication facilities.

Section 3. The term of the proposed lease is five (5) years, with four (4) five-year (5) renewals.

Section 4. The amount of proposed rent is Fifteen Thousand Dollars ($15,000.00) per year during the first year with an increase of three per cent (3%) per year thereafter. The amount of proposed rent is fair and reasonable.

Section 5. That portion of the Plant Operations Building property to be leased is not currently needed for County purposes pursuant to Section 215 of the County Law.

Section 6. Syracuse SMSA Limited Partnership will provide insurance and pay for all utilities consumed by its equipment.

Section 7. An analysis of the potential environmental impacts of the aforementioned lease, if any, has been done under the State Environmental Quality Review Act (SEQRA). The County of Onondaga is hereby authorized, directed and designated to act as the lead agency.

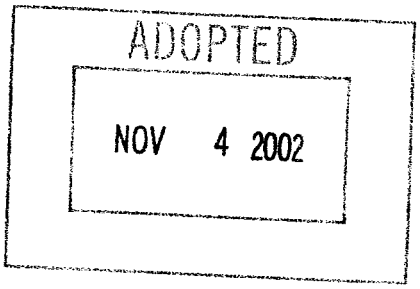
Section 8. As lead agency, the County Legislature hereby determines that the proposed action is an Unlisted Action under SEQRA.

Section 9. The Environmental Assessment Form filed with the County Legislature is satisfactory with respect to scope and content and adequacy in compliance with SEQRA and is hereby accepted by the County.

Section 10. The County of Onondaga does hereby make and adopt a Negative Declaration for the project, and determines that the proposed action will not have a significant effect on the environment.

Section 11. The County Executive is hereby authorized to enter into any and all agreements and execute all documents for the lease of the above described space to Syracuse SMSA Limited Partnership for a period of five years, with four (4) five-year (5) renewals.

Section 12. This Local Law supersedes the public bidding requirements of Section 215 of the County Law and is subject to a permissive referendum.

Section 13. This Local Law shall take effect in accordance with Sections 20, 21, and 24 of the Home Municipal Rule Law.

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