

(11/18)

1:00 P.M.

- BY PRESIDENT HUDSON AND COUNCILOR GETHERS:***

- a. Amend – Local Law of the City of Syracuse, to amend the City Charter, Article VIII entitled “Miscellaneous Provisions,” Section 8-115 entitled “Civil Actions against the City”. Amend to remove all references to the “Commissioner of Public Works” and replace the same with the “City Clerk.” Add: “Unless written notice was actually given to the City Clerk in the form of a letter or mailed or otherwise properly hand delivered to the Office of City Clerk in City Hall.” In addition, written notice should be defined as being “non-digital” in the format mailed or delivered to the City Clerk. The Local Law should include language stating that the City’s use of internet applications for public reporting should include a statement that “filing a complaint here does not constitute written notice to the City Clerk.” Also, the Local Law should require that the City’s webpage relative to the Clerk’s duties add that “The Clerk is responsible for receiving written notices for defects in the right-of-way.”

BY COUNCILOR WILLIAMS:

- b. *Local Law – Of the City of Syracuse, to enter into an easement agreement, to allow Crown Castle, Inc. (“Crown Castle”) permission to install a conduit on the City-owned property located at 1171 West Fayette Street (Tax Parcel 099.-03-01), as shown on Appendix “A” for the new Public Safety Headquarters Building located at 1153 West Fayette Street to ensure internet connectivity, for \$1.00 deposited in Account #01.424100.*

NEW BUSINESS

BY PRESIDENT HUDSON:

10. *Resolution - Approving the Appointment of Various Persons as Commissioners of Deeds for 2025/2026.*

BY COUNCILOR PANIAGUA AND PRESIDENT HUDSON:

11. *Resolution – To Adopt changes to the 2024-2025 Syracuse Common Council Rules of Procedure, as it relates to the ten (10) Standing Committees of the Common Council, as detailed in the legislation, pursuant to provision of Article II, Section 3-106, Paragraph 2 of the City Charter.*

BY COUNCILOR CALDWELL:

12. *Authorize – Payment to Eric Jones for a performance by Trump Tight 315, at the Home for the Holiday’s Tree Lighting, at Clinton Square on Friday, November 28, 2025. Total cost not to exceed \$700 from the Celebrations Account #504610 Fund #25 and Account #01.71400.540552.*
13. *Accept - From the Tipperary Hill Neighborhood Association, a Bronze Statue, Granite Base, Pavers, and Benches valued at \$63,716.24, that will be known as the Fallen Officers Memorial, to be installed at James Pass Arboretum at the corner of South Avery Avenue and Salisbury Road, in the Tipp Hill Neighborhood, representing a community led effort to commemorate two Central New York police officers – Lt. Michael Hoosock of the Onondaga County Sherriff’s Office and Officer Michael Jensen of the Syracuse Police Department. The Association is managing installation of the statue and site elements. The City will provide the concrete base and planting concepts. A Spring dedication and unveiling ceremony will be coordinated jointly between the Tipp Hill Neighborhood Association, the City and County.*

BY COUNCILOR MAJOK:

14. Agreement - With Spectrum, to provide 25 cable TV Set Back Boxes (at \$7.00/mo. each) with IP delivery and fiber base internet service, on behalf of the Police Department, at the property located at 1153 West Fayette Street, for a period of three (3) years at a monthly fee of \$387.50, with a one-time installation fee of \$625. Total cost not to exceed \$14,575, from Account #541134.01.31230. The Mayor waived the RFP process.
15. Amend _ Ord. #808 (10/20/2025) "Authorize – The purchase and installation of Furniture, Fixtures, and Equipment (FFE) from Syracuse Office Environment (SOE) (RFP 26-021). The FFE will be for the Department of Police and Fire for use at 1153 West Fayette Street, which is being renovated. Total amount not to exceed \$1,000,000 (Bond Ord. #548-2025), to be deposited in an account determined by the Commissioner of Finance". Amend to add two FFE vendors Cueva Contract Inc. dba Interior Innovations (\$227,850) and Design Specialists (\$111,000) and reduce the amount allocated to SOE to \$114,000, as it relates to Bond Ord's. 548 and 560.

BY COUNCILOR MAJOK & COUNCILOR GETHERS:

16. Lease Agreement - With Erie Place Associates III, LLC, ("Landlord") for the parking lot located at 500 West Fayette Street, to provide an additional 225 parking spaces, on behalf of the Police Department for supplemental parking at 1153 West Fayette Street, (Appendix "A"), as detailed in the legislation, from February 1, 2026 - June 30, 2026 at a cost not to exceed \$56,250 (\$11,250 per month), from Account #90000.01.590810.

BY COUNCILOR GETHERS:

17. Accept – Lining of a 12" and 18" Combined Sewer Main along Harrison Street (1110 & 1200 Blocks) by Syracuse University, the owner of 315 Waverly Avenue New Residence Hall and 501 Comstock Avenue New Residence Hall projects, in accordance with Onondaga County's 1:1 offset requirement (Local Law No. 1, 2011). No cost to the City.
18. Accept - Lining of two sewer manholes and the replacement of the frames & covers by the Rescue Mission Alliance, the owner of the Mission Exchange Building project (155 Gifford Street). The location of the work will be at the intersection of Harrison Street & East Adams Street and the intersection of Granger Street and McCormick Avenue, in accordance with Onondaga County's 1:1 offset requirement (Local Law No. 1, 2011). No cost to the City.
19. Agreement – With New York, Susquehanna and Western Railway, Corporation (NYS&W Railway) for Entry upon Lands owned by NYS&W Railway associated with a beautification project at South State Street, Syracuse NYS&W MP 270.40. Access is needed to the concrete abutments and columns for installation of an art project. The fee is being waived by NYS&W Railway.

20. *Permission – To Northland Networks Ltd DBA Northland Communications, to construct, own, operate and maintain a telecommunication network below grade in City Streets and at existing pole locations. Northland will pay an annual fee of one dollar and ninety cent per linear foot conduit charge per 4 inch per conduit owned and installed by Northland Place underground in the City's Public right of way, as detailed in the legislation.*
21. *Amend - Ord. #677 (07/22/2024) "Agreement – With GHD Consulting Services, Inc. for the design of the Intake #2 Extension, on behalf of the Department of Water, to address turbidity concerns, to include public engagement services, water quality monitoring, additional soil boring, and design services involving extending the intake to a water depth of 80 feet compared to 60 feet, for the period of 835 days. Total cost not to exceed to \$1,224,486, charged to Account #05.83110.541500." Amend to extend the agreement to June 30, 2026. All other terms and conditions remain the same.*
22. *Amend - Ord. #573 (07/07/2025), "Authorize - An Intermunicipal Agreement with the Onondaga County Soil and Water Conservation District (Skaneateles Lake Watershed Agricultural Program) to protect and improve water quality using Best Management Practices, for the period of July 1, 2025 – June 30, 2026. This is a requirement of June 28, 2004, filtration waiver issued by the NYS Department of Health. Total cost not to exceed \$888,851, to be charged to Skaneateles Watershed Budget Account #05.83350.541500". Amend to increase the amount not to exceed to \$935,851. All other terms and conditions remain the same.*
23. *Authorize - A Right of Way Easement agreement to TJMG Properties, to replace a wooden deck structure with a new composite deck at the property located at 110 Simmons Terrace, Camillus, NY. The existing deck crosses over the City's 60-foot-wide right of way water that crosses the property and permission is needed to replace it, at no cost to the City. The deck will be same size.*
24. *Purchase w/c/b – From Office Design for specific weight paper for the printing of water bill, on behalf of the Department of Water, for the period of July 1, 2025 – June 30, 2026, Total cost not to exceed \$10,000 charged to Account #05.83400.540552.*

BY COUNCILOR HOGAN:

25. *Special Permit – Authorizing the Revocation of a Special Use Permit granted to 634 South Geddes Street. The property has been the site of unauthorized car sales. The business operating at the property has been cited numerous times by the DMV for selling unroadworthy cars and for engaging in fraudulent business practices, as detailed in Exhibit "A" which violates the terms and conditions of the Special Use Permit. A detailed explanation of Exhibit A is filed in the Clerk's Office. (A Public Hearing to be held on Wednesday, November 19, 2025, at 5:30 PM).*

26. *Special Permit - To establish a "Utility Major" to establish Battery Energy Storage System (BESS) on the property located at 426 East Brighton Avenue. No one spoke in favor, and no one spoke in opposition to the proposal. Owner, Joseph Tesiero. Applicant, Terrence Nolan.*

BY COUNCILOR WILLIAMS:

27. *Agreement – With Mosaic Consulting Group (RFP #25-266) for Software Implementation Services for UKG Pro (Human Capital Management and Payroll Modernization, from the date of execution for the period of eighteen (18) months expiring March 2027. Total cost not to exceed \$900,000, paid monthly over the term of the contract at \$50,000 per month, charged to Account #599807.07.700045423.*
28. *Authorize – The City to adopt a Type II determination pursuant to the New York State Environmental Quality Review Act, to complete the JSCB Phase 3 Construction Projects, in accordance with Article 8 of the Environmental Conservation Law, which will not have a significant impact on the environment and is not subject to further review under SEQRA.*
29. *Bond Ordinance - Authorizing the issuance and sale of Bond Anticipation Notes (BAN's) of the City of Syracuse to be used to defray the cost of Phase III projects of the Joint Schools Construction Board, as authorized by SCSD Resolution #1125-092. Total amount not to exceed \$4,000,000.*
30. *Local Law - Amend - Local Law #12 (12/02/2019) of the City of Syracuse providing for an exemption from Real Property Taxes for qualified Residential-Commercial Urban Real Property, as authorized by Section 485-a of New York Real Property Tax Law.*
31. *Amend - Ord. #136 (03/25/2024), "Approve - Settlement of Tax Certiorari Proceedings – McKesson Corporation vs. The City of Syracuse, et al. – 800 Van Rensselaer Street, (Tax Map No.: 116.-01-09.0) relative to assessed value - Tax Years 2022/2023, 2023/2024". Amend for a technical amendment, as it relates to Tax Year 2023/2024.*

BY COUNCILOR JONES-ROWSER:

32. *Local Law – Amend – "Local Law #5 (03/17/2011), of the City of Syracuse to adopt the NYS Uniform Fire Prevention and Building Code which includes the latest editions of the following codes: Building, Residential, Existing Building, Fire, Plumbing, Mechanical, Fuel/Gas, Energy Conservation Construction and Property Maintenance". Amend for various provisions as detailed in the legislation, to bring the City's Local Law up to date with current New York State Code.*

33. *Authorize - A municipal endorsement in support of the Land Bank Application to NYS Home and Community Renewal (HCR) for funding under the MOVE-IN NY Program, to build 50-60 "CrossMod" homes for income qualified home ownership, on vacant Land Bank properties. Land Bank Resolution & MOVE-IN NY Application is attached.*
34. *Amend - Ord. #783 (11/13/2023), "Contract - With the following six (6) (Crisafulli Trucking Inc, Bronze Contracting, LLC, Jackson Demolitions, Republic Services, Ritter & Paratore Contracting, LLC and Scanlon Trucking & Excavation, LLC) firms to be permitted to quote the Removal of Blighted Structures, on behalf of the Division of Code Enforcement. The contract will be for the period of two (2) years with a one (1) year renewal option with the approval of the Mayor and the Common Council. Total cost not to exceed \$633,934, from Account #596220.01.90000. The firms were recommended by the RFQ Committee." Amend to renew the contract for one (1) additional year, effective November 16, 2025 - November 15, 2026. All other terms and conditions remain the same.*
35. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 1601 Butternut Street & Hood Avenue, a wood house & garage, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 1).*
36. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 711 Avery Avenue, a wood house & garage, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
37. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 1025 Danforth Street, a wood house & garage, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
38. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 213 Davis Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
39. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 215 Davis Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
40. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 545-547 Delaware Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
41. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 124 Fitch Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
42. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 142 Fitch Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*

43. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 148-150 Fitch Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
44. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 200 Fitch Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
45. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 204 Fitch Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
46. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 206 Fitch Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
47. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 225 Fitch Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
48. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 230 Fitch Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
49. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 232 Fitch Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
50. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 234 Fitch Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
51. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 238-240 Fitch Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
52. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 242 Fitch Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
53. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 107-109 Grace Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
54. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 127-129 Grace Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*

55. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 167-169 Grace Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
56. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 173-175 Grace Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
57. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 123-125 Holland Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
58. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 320-322 Holland Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
59. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 113 Kellogg Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
60. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 200 Kellogg Street & Congress Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
61. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 212 Kellogg Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
62. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 918 Milton Avenue, a wood house & garage, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
63. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 114 Putnam Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
64. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 223 Putnam Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
65. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 225 Putnam Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
66. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 234 Putnam Street, a wood house & garage, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*

67. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 235 Merriman Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
68. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 134 Nelson Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
69. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 140 Nelson Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
70. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 141 Nelson Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$1 (District 2).*
71. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 217 Sabine Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 2).*
72. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 702 Bellevue Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*
73. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 704 Bellevue Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*
74. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 149 Berger Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$1 (District 4).*
75. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 105 Dearborn Place & Martin Luther King Blvd West, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*
76. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 1116 Cannon, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*
77. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 264 Crescent Avenue & Creek, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*
78. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 419-421 Cortland Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*
79. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 110 Elmhurst Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*

80. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 209-211 Holland Street, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*
81. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 232-234 Martin Luther King Blvd West, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*
82. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 318 ½ Palmer Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$1 (District 4).*
83. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 320 Palmer Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*
84. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 328-330 Palmer Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*
85. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 119 Randall Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*
86. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 200 Webster Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*
87. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 204-206 Webster Avenue, a vacant lot, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*
88. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 129 West Brighton Avenue, a wood house, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 4).*
89. *Sell – All right, title and interest of the City of Syracuse in and to the premises known as 104 Green Street Place, a wood house, to the Greater Syracuse Property Development Corporation for the total sum of \$326 (District 5).*

BY COUNCILOR MONTTO & COUNCILOR WILLIAMS:

90. *Revoke - Ord. #621 (07/01/2024) Permission – (revocable) To Flock Group, Inc., to construct, own, operate and maintain a Citywide Deployment of Flock Safety Automatic License Plate Reading (ALPR) Cameras (Solar Powered) in the City Right of Way, under a Master Services Agreement executed with the Department of Police, relative to Ord. #630-2023, in accordance with Section 15 of the Ordinance. The revocation is necessary because of the possibility that Flock has been collecting personal data that may violate the privacy of members of the public and the concerns that such data may be inappropriately shared. This legislation demands the removal of Flock cameras from the City right of way.*

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91. *Revoke - Ord. #361 (05/27/2025) Permission – (revocable) To Flock Group, Inc., to install, own, operate, and maintain two (2) Flock Safety Automatic License Plate Reading (ALPR) Cameras (Solar Powered) attached to two (2) City-owned cobra head streetlight poles, located in the City right-of-way on Waverly Avenue, between Crouse and Walnut Avenues, under an agreement with Syracuse University. There is no cost to the City). in accordance with Section 15 of the Ordinance. The revocation is necessary because of the possibility that Flock has been collecting personal data that may violate the privacy of members of the public and the concerns that such data may be inappropriately shared. This legislation demands the removal of Flock cameras from the City right of way.*

DRAFT

**A LOCAL LAW OF THE CITY OF SYRACUSE
AMENDING SUBDIVISION (1) OF SECTION
8-115 OF THE CHARTER OF THE CITY OF
SYRACUSE-1960, AS AMENDED, RELATIVE TO
NOTICE OF CIVIL ACTION**

BE IT ENACTED, by the Common Council of the City of Syracuse, as follows:

Section 1. Subdivision (1) of Section 8-115 of the Charter of the City of Syracuse-1960, as amended, is hereby amended to read as follows:

Section 8-115. Civil actions against the city

(1) No civil action shall be maintained against the city for damages or injuries to person or property sustained in consequence of any street, highway, bridge, culvert, sidewalk or crosswalk being defective, out of repair, unsafe, dangerous or obstructed unless previous to the occurrence resulting in such damages or injury written notice of the defective, unsafe, dangerous, obstructed condition of said street, highway, bridge, culvert, sidewalk or crosswalk was actually given to the city clerk, in the form of a letter mailed or otherwise properly hand delivered to the office of city clerk in city hall with such notice being in a "non-digital" format and that there was a failure or neglect within a reasonable time after the giving of such notice to repair or remove the defect, danger or obstruction complained of. No such action shall be maintained for damages or injuries to the person or property sustained solely in consequence of the existence of snow or ice upon any sidewalk, crosswalk or street unless written non-digital notice thereof relating to the particular place was actually given to the city clerk, and there was a failure or neglect to cause such snow or ice to be removed, or the place otherwise made reasonably safe within a reasonable time after the receipt of such notice.

- (a) Use of internet applications-the city's use of internet applications for the public reporting of defective street, highway, bridge, culvert, sidewalk or crosswalk conditions shall include a statement that "filing a complaint using the application does not constitute written notice to the city clerk for notices of a civil action".
- (b) City clerk webpage-the following statement will be added to the city clerk's webpage and updated from time to time if required by operation of law: "The Clerk is also responsible for receiving written notices for defects in the right-of-way and for issuing and recording marriage license and fishing, hunting and dog licenses".

Section 2. Severability Clause

Severability is intended throughout and within the provisions of this Local Law. If any section, subsection, sentence, clause, phrase or portion of this Local Law is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Local Law.

Section 3. Savings Clause

This Local Law is not intended to rescind or repeal any existing City of Syracuse Charter Provision, Local Law, or General Ordinance unless such change is made by its express terms. Otherwise all other provisions of the Syracuse City Charter, Revised General Ordinances and Local Laws not inconsistent with the provisions of this Local Law shall remain in full force and effect.

Section 4. Effective and Operative Date

This Local Law shall be effective immediately in accordance with the provisions of New York State Municipal Home Rule Law.



9A. 9

DEPARTMENT OF LAW

OFFICE OF THE CORPORATION COUNSEL

CITY OF SYRACUSE, MAYOR BEN WALSH

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October 29, 2025

Ms. Patricia K. McBride

City Clerk

Room 231, City Hall

Syracuse, NY 13202

Re: City Charter Amendment-Civil Actions Process

Local Law Amendment of City Charter Section 8-115 relative to Notice of Civil Action

Dear Ms. McBride:

Please prepare legislation for the November 10, 2025 Common Council meeting to amend Section 8-115 of the City Charter entitled "Civil Actions against the City".

Section 8-115 (1) should be amended to remove all references to the "Commissioner of Public Works" and replace the same with the "City Clerk". Also, it should read "unless written notice was actually given to the City Clerk in the form of a letter mailed or otherwise properly hand delivered to the Office of City Clerk in City Hall". In addition, written notice should be defined as being "non-digital" in the format mailed or delivered to the City Clerk.

The local law should include language stating that the City's use of internet applications for public reporting should include a statement that "filing a complaint here does not constitute written notice to the City Clerk".

In addition, the local law should require that the City's webpage relative to the Clerk's duties be changed as follows:

As for the Clerk's duties on the webpage

The City Clerk publishes the proceedings of the Common Council, processes all request of Common Council legislation from City department heads and Councilors, and prepares agenda for Council meetings. The Clerk records and certifies all City ordinances, resolutions, and local laws enacted by the Council. The City Clerk presides over public auctions of City property. The Clerk is also responsible for receiving written notices for defects in the right-of-way and for issuing and recording marriage licenses and fishing, hunting and dog licenses.

Topic:

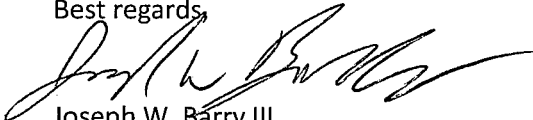
29 October 2025

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Per our previous discussions on this matter, this change is being recommended by the Corporation Counsel due to recent litigation. The Law Department will be prepared to discuss this matter in executive session with the Common Council as it pertains to litigation and Law's recommendations as to how to protect the City from liability.

Please let me know if you have any questions or concerns.

Best regards,

A handwritten signature in black ink, appearing to read "Joseph W. Barry III", is written over the typed name.

Joseph W. Barry III

First Assistant Corporation Counsel

DRAFT

Section 8-115. - Civil actions against the city.

(1)

No civil action shall be maintained against the city for damages or injuries to person or property sustained in consequence of any street, highway, bridge, culvert, sidewalk or crosswalk being defective, out of repair, unsafe, dangerous or obstructed unless previous to the occurrence resulting in such damages or injury written notice of the defective, unsafe, dangerous, obstructed condition of said street, highway, bridge, culvert, sidewalk or crosswalk was actually given to the commissioner of public works and that there was a failure or neglect within a reasonable time after the giving of such notice to repair or remove the defect, danger or obstruction complained of. No such action shall be maintained for damages or injuries to the person or property sustained solely in consequence of the existence of snow or ice upon any sidewalk, crosswalk or street unless written notice thereof relating to the particular place was actually given to the commissioner of public works, and there was a failure or neglect to cause such snow or ice to be removed, or the place otherwise made reasonably safe within a reasonable time after the receipt of such notice.

(2)

The city shall not be liable in a civil action for damages or injuries to person or property or invasion of personal or property rights of any name or nature whatsoever, whether casual or continuing, arising at law or in equity, alleged to have been caused or sustained, in whole or in part, by or because of any omission of duty, wrongful act, fault, neglect, misfeasance or negligence on the part of the city, or any of its agents, officers or employees unless a notice of claim shall have been made and served in compliance with *section 50-e* of the General Municipal Law, nor unless an action shall be commenced thereon within one year and ninety (90) days after the happening of such accident or injury or the occurrence of such act, omission, fault or neglect; but no action shall be commenced to recover upon or enforce any such claim against the city until the expiration of thirty (30) days after the service of said notice. Nothing herein contained, however, shall be held to revive any claim or cause of action now barred by any existing requirement or statute of limitations or to waive any existing limitation now applicable to any claim or cause of action against the city.

(3)

No action or special proceeding, for any cause whatever, except as hereinafter provided, relating to city property or involving the rights or interests of the city shall be prosecuted or maintained against the city unless it shall appear by and as an allegation in the complaint or necessary moving papers that a written verified claim upon which such action or special proceeding is founded was served on the city, in the same manner as a summons under the CPLR, within three (3) months after the accrual of such claim. The provisions of this *section* shall not apply to an action or special proceeding founded upon tort which shall be governed by the provisions of *sections 50-i and 50-e* of the General Municipal Law.

90. 43

**Local Law No.
City of Syracuse**

2025

**A LOCAL LAW OF THE CITY OF SYRACUSE
AUTHORIZING THE MAYOR TO GRANT AND
CONVEY TO CROWN CASTLE, INC. A
PERMANENT EASEMENT ON CITY OWNED
PROPERTY LOCATED AT 1171 WEST FAYETTE
STREET (TAX PARCEL NO. 099.-03-01) FOR A
NEW CONDUIT AS DETAILED IN APPENDIX
“A”**

BE IT ENACTED, by the Common Council of the City of Syracuse, as follows:

Section 1. In accordance with the City Charter Section 6-202(3), the Mayor is hereby authorized and empowered to grant and convey to Crown Castle, Inc. a permanent easement on City owned property located at 1171 West Fayette Street, Syracuse, New York (Tax Parcel No. 099.-03-01) as more fully described in the Easement Sketch for Work Order #11-25-31171345 attached hereto as Appendix “A”, in consideration of One Dollar (\$1.00), upon such terms and provisions and conditions as the Mayor may prescribe subject to the approval of the Corporation Counsel, in order for Crown Castle, Inc. to complete the installation of a new underground conduit to ensure that the new public safety headquarters building at 1153 West Fayette Street is properly supported by redundant internet connectivity, and also granting to Crown Castle, Inc. the right of ingress and egress over said parcel to inspect, repair, and maintain, the new underground conduit.

Section 2. This local law shall take effect immediately, subject to the provisions of the Municipal Home Rule Law of the State of New York.



DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

43
9b.

October 23, 2025

Matthew D. Oja
Commissioner

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

Michael A. Lehmann
Deputy Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Re: Request for Legislation – Easement Agreement for Installation of Internet Services Conduit on City-Owned Property

Dear Ms. McBride:

Please prepare legislation for the next Common Council meeting authorizing the City of Syracuse to enter into an easement agreement to allow Crown Castle, Inc. ("Crown Castle") permission to install a conduit on the City-owned property located at 1171 West Fayette Street (Tax Parcel 099.-03-01).

The Department of Assessment has been working with the Police, Fire, Engineering, and IT departments to ensure that the new public safety headquarters building at 1153 West Fayette Street is properly supported by redundant internet connectivity.

Installation of a conduit at 1171 West Fayette Street will allow for this connectivity; the conduit shall be installed underground (see Appendix A for location). A specific date for installation shall be determined subsequent to Common Council approval.

The City of Syracuse shall be compensated in the amount of One Dollar (\$1.00), to be deposited into Account No. 01.424100.

Pending Council approval, the Department of Assessment and the Office of Corporation Counsel will negotiate and draft the terms of the easement agreement.

Sincerely,

Michael A. Lehmann
Deputy Commissioner of Assessment

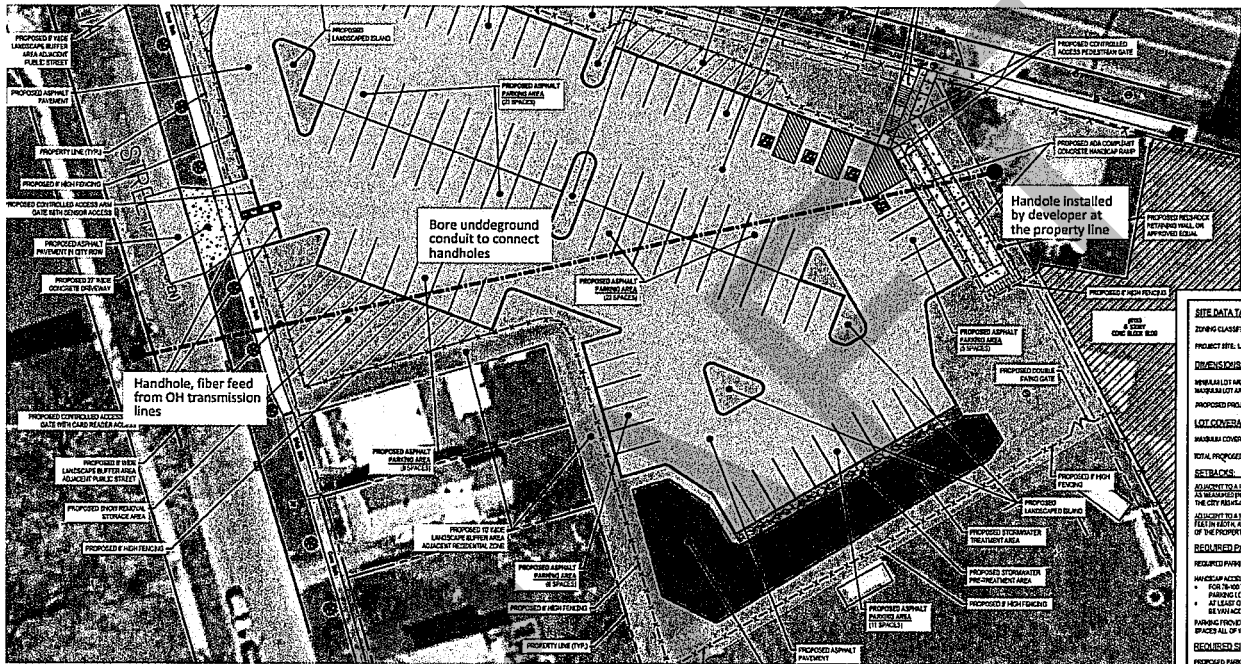
**Department of
Assessment**
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

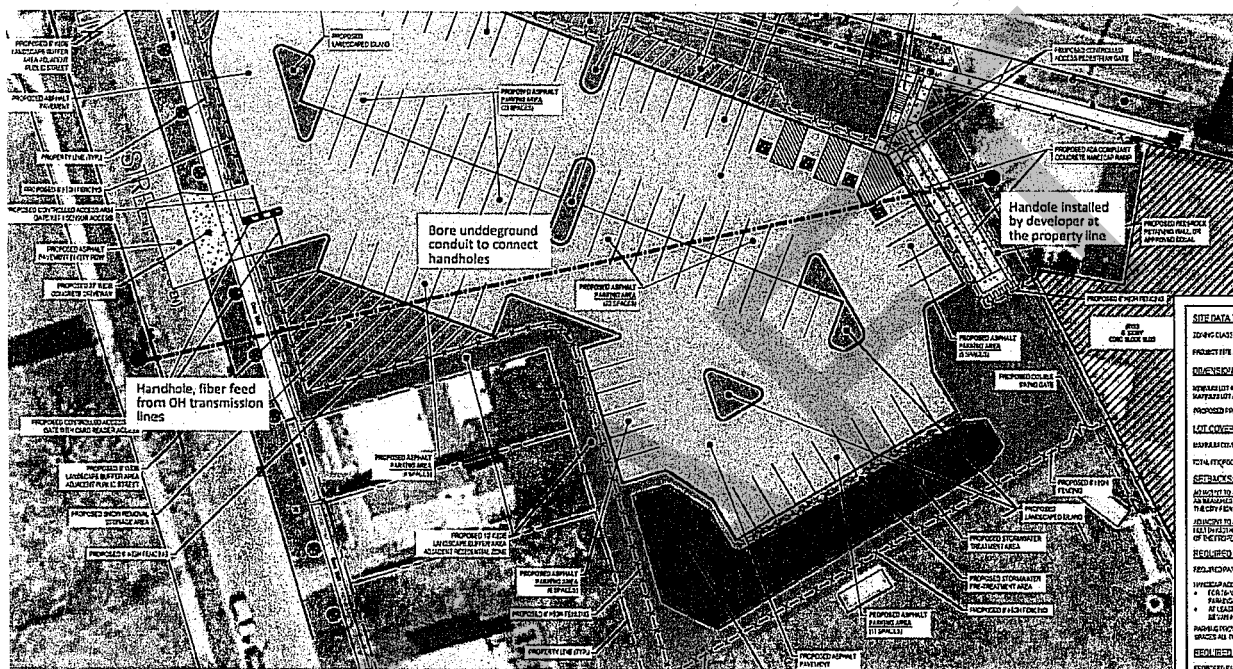
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32

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.



GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.





OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Julie Castellitto
Acting Director

TO: Mayor Ben Walsh
FROM: Julie Castellitto, Director of Management and Budget *JC*
DATE: October 30, 2025
SUBJECT: Easement Agreement – Crown Castle, Inc.

On behalf of the Department of Assessment, I am requesting the City of Syracuse enter into an easement agreement to allow Crown Castle, Inc. ("Crown Castle") permission to install a conduit on the City-owned property located at 1171 West Fayette Street (Tax Parcel 099.-03-01).

The Department of Assessment has been working with the Police, Fire, Engineering, and IT departments to ensure that the new public safety headquarters building at 1153 West Fayette Street is properly supported by redundant internet connectivity.

Installation of a conduit at 1171 West Fayette Street will allow for this connectivity; the conduit shall be installed underground (see Appendix A for location). A specific date for installation shall be determined subsequent to Common Council approval.

The City of Syracuse shall be compensated in the amount of One Dollar (\$1.00), to be deposited into Account No. 01.424100.

Pending Council approval, the Department of Assessment and the Office of Corporation Counsel will negotiate and draft the terms of the easement agreement.

Please indicate your concurrence by signing below and returning this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syr.gov.net

Ben Walsh

Mayor Ben Walsh
City of Syracuse, New York

10/31/2025
Date



CITY OF SYRACUSE COMMON COUNCIL

RITA M. PANIAGUA
Councilor-at-Large

November 18, 2025

Patricia K. McBride
City Clerk
230 City Hall
Syracuse, New York 13203

Dear Ms. McBride,

Pursuant to the provision of Article II, Section 3-106, Paragraph 2 of the Charter of the City of Syracuse-1960, the Common Council of the City of Syracuse, please prepare legislation for the next Common Council meeting to amend Number (7) of the Syracuse Common Council 2024-2025 Rules of Procedure to adopt the Committee name changes, as set forth below:

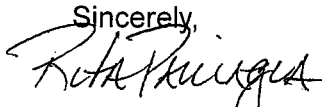
RULE OF PROCEDURE COMMON COUNCIL CITY OF SYRACUSE FOR 2024-2025

Paragraph Number 7:

- 1) Charter, Rules, RFP, and Intergovernmental Service Consolidation
- 2) Economic Development & Opportunity
- 3) Education, Workforce and Community Advancement
- 4) Finance, Taxation and Assessment
- 5) Housing Preservation Support and Development,
- 6) Parks, Recreation, and Youth Programs (Veterans Affairs)
- 7) Public Safety
- 8) Public Transportation
- 9) Public Works and Infrastructure
- 10) Technology and Operational Efficiency

The 2024-25 Rules will be amended subject to adoption by the Common Council of the Rules for 2025-26 at the organizational meeting in January of 2026.

Sincerely,


Rita Paniagua
Councilor at Large


Helen Hudson
President of the Council

Ordinance No.

2025

**ORDINANCE AUTHORIZING A PAYMENT
OF AN AMOUNT NOT TO EXCEED \$700.00
TO ERIC JONES OF TRUMPTIGHT 315 FOR
A PERFORMANCE AT THE DEPARTMENT
OF PARKS, RECREATION AND YOUTH
PROGRAMS 2025 HOME FOR THE HOLIDAYS
TREE LIGHTING**

BE IT ORDAINED, that the Commissioner of Finance be and he is hereby authorized to issue warrants to cover costs associated with a performance at the Department of Parks, Recreation and Youth Programs' Home for the Holidays Tree Lighting scheduled to be held in Clinton Square on November 28, 2025

- Eric Jones of Trumptight 315 \$700.00

and

BE IT FURTHER ORDAINED, that said payments shall be charged in part to Celebrations Account #25.71400.504610 with the remainder due to be charged to Account #01.71400.540552 or another appropriate account as designated by the Commissioner of Finance.



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DEPARTMENT OF PARKS, RECREATION & YOUTH PROGRAMS

CITY OF SYRACUSE, MAYOR BEN WALSH

November 4, 2025

Syeisha Byrd
Commissioner

Chris Abbott
Deputy Commissioner

Patricia McBride
City Clerk
231 City Hall
Syracuse, NY 13202

RE: REQUEST FOR LEGISLATION

Ms. McBride,

Please prepare legislation for the next Common Council meeting to allow the Department of Parks, Recreation and Youth Programs to authorize payment, at a cost not to exceed \$700.00, to Eric Jones of Trump Tight 315 for performing at the Home for the Holiday's Tree Lighting on Friday, November 28, 2025, at Clinton Square.

Part of the monies will come from the Celebrations Account Project #504610 Fund #25. The balance will come from 01.71400.540552.

If you have any questions or comments regarding this, please contact our office.

Sincerely,

Syeisha Byrd
Commissioner

Syracuse Department
of Parks, Recreation
& Youth Programs
412 Spencer Street
Syracuse, N.Y. 13204

Office 315 473 4330
Fax 315 428 8513

www.syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING ACCEPTANCE
BY THE CITY OF A DONATION OF VARIOUS
PAVERS, TWO (2) BENCHES, A GRANITE BASE,
AND A BRONZE STATUE, HAVING AN
ESTIMATED VALUE OF \$63,716.24, FROM THE
TIPPERARY HILL NEIGHBORHOOD
ASSOCIATION TO BE INSTALLED AT JAMES
PASS ARBORETUM AT THE CORNER OF
SOUTH AVERY AVENUE AND SALISBURY
ROAD IN THE TIPPERARY HILL
NEIGHBORHOOD OF SYRACUSE TO
COMMEMORATE THE LIVES OF TWO
CENTRAL NEW YORK POLICE OFFICERS,
LIEUTENANT MICHAEL HOOSOCK OF THE
ONONDAGA COUNTY SHERIFF'S OFFICE AND
OFFICER MICHAEL JENSEN OF THE
SYRACUSE POLICE DEPARTMENT, WHO
WERE KILLED IN THE LINE OF DUTY**

BE IT ORDAINED, that this Common Council hereby authorizes the acceptance of a donation of various pavers, two (2) benches, a granite base, and a bronze statue, having an estimated value of \$63,716.24, from the Tipperary Hill Neighborhood Association; these donated items are to be installed at James Pass Arboretum at the corner of South Avery Avenue and Salisbury Road in the Tipperary Hill Neighborhood of Syracuse to commemorate the lives of two Central New York police officer, Lieutenant Michael Hoosock of the Onondaga County Sheriff's Office and Officer Michael Jensen of the Syracuse Police Department, who were killed in the line of duty in April of 2024; and

BE IT FURTHER ORDAINED, that The Fallen Officers Memorial consists of a bronze statue depicting the two officers, a polished granite base, surrounding paver walkway, and two benches designed to create a reflective public space at the entrance of James Pass Arboretum. The project was fully funded through local donations and organized by neighborhood residents in

coordination with the families of the fallen officers, the Syracuse Police Department, and Onondaga County. Installation of the statue and site elements is being managed by the Tipperary Hill Neighborhood Association, with the City of Syracuse providing the concrete base and planting concepts; and

BE IT FURTHER ORDAINED, a spring dedication and unveiling ceremony will be coordinated jointly by the Tipperary Hill Neighborhood Association, the City of Syracuse, and Onondaga County.



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DEPARTMENT OF PARKS, RECREATION & YOUTH PROGRAMS

CITY OF SYRACUSE, MAYOR BEN WALSH

November 5th, 2025

Syeisha Byrd
Commissioner

Chris Abbott
Deputy Commissioner

Patricia McBride
City Clerk
231 City Hall
Syracuse, NY 13202

RE: REQUEST FOR LEGISLATION: Accepting the Donation of a Bronze Statue, Granite Base, Pavers, and Benches known as the Fallen Officers Memorial, at James Pass Arboretum, in the Tipp Hill Neighborhood

Dear Ms. McBride:

Please have the following legislation prepared and placed on the next Common Council meeting agenda:

- Ordinance authorizing the City of Syracuse to accept a donation of various pavers, two benches, a granite base, and a bronze statue, from the Tipperary Hill Neighborhood Association valued at \$63,716.24, which is to be installed at James Pass Arboretum at the corner of South Avery Avenue and Salisbury Road in the Tipp Hill Neighborhood.

This donation, provided by the Tipperary Hill Neighborhood Association, represents a community-led effort to commemorate two Central New York police officers—Lt. Michael Hoosock of the Onondaga County Sheriff's Office and Officer Michael Jensen of the Syracuse Police Department—who were killed in the line of duty in 2024.

The Fallen Officers Memorial consists of a bronze statue depicting the two officers, a polished granite base, surrounding paver walkway, and two benches designed to create a reflective public space at the entrance of James Pass Arboretum. The project was fully funded through local donations and organized by neighborhood residents in coordination with the families of the fallen officers, the Syracuse Police Department, and Onondaga County. Installation of the statue and site elements is being managed by the Association, while the City of Syracuse provided the concrete base and planting concepts. A spring dedication and unveiling ceremony will be coordinated jointly by the Tipperary Hill Neighborhood Association, the City of Syracuse, and Onondaga County.

If you have any questions or comments regarding this, please contact our office.

Sincerely,

Syeisha Byrd
Commissioner

Syracuse Department
of Parks, Recreation
& Youth Programs
412 Spencer Street
Syracuse, N.Y. 13204

Office 315 473 4330
Fax 315 428 8513

www.syr.gov.net



OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Julie Castellitto
Acting Director

TO: Mayor, Ben Walsh
FROM: Julie Castellitto, Director of Management and Budget *cc*
DATE: November 5, 2025
SUBJECT: Waiver of RFP Process & Agreement – Spectrum

On behalf of the Syracuse Police Department, I am requesting the City of Syracuse waive the RFP process and enter into an agreement with Spectrum.

This agreement, if approved, will provide the new Police Department at 1153 W. Fayette St. with 25 cable TV Set Back Boxes (at \$7.00/mo. each) with IP delivery service with Spectrum fiber based internet. The agreement would be a three (3) year term for \$387.50 per month. There is also a one-time installation fee of \$625.00.

Expenditures made under this request not to exceed \$14,575 over the three-year period and will be charged to account 541134.01.31230.

Please indicate your concurrence by signing below and returning this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.

Mayor Ben Walsh
City of Syracuse, New York

Date

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syrgov.net

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1st Deputy Chief
Richard F. Shoff, Jr.



Deputy Chiefs
Richard H. Trudell
Julie L. Shulsky
Mark M. Rusin

SYRACUSE POLICE DEPARTMENT

Joseph L. Cecile, Chief

October 30, 2025

Patricia McBride
City Clerk
City Hall
Syracuse, New York 13202

Dear Ms. McBride,

I hereby request that you take the necessary action to have legislation introduced at the next regular meeting of the Syracuse Common council to approve a Waiver of the RFP process to authorize the Syracuse Police Department to enter into a contractual agreement with Spectrum.

This agreement, if approved, will provide the new Police Department at 1153 W. Fayette St. with 25 cable TV Set Back Boxes (at \$7.00/mo. each) with IP delivery service with Spectrum fiber based internet. The agreement would be a three (3) year term for \$387.50 per month. There is also a one-time installation fee of \$625.00

The adoption of this waiver is not an attempt by our Department to circumvent other established purchasing policies and procedures. With the approval of this waiver, internet service purchased will be purchased in accordance with any other policies as established by the Commissioner of Purchase and subject to the approval of the Department of Purchase.

Expenditures made under this request not to exceed \$14,575 over the three-year period and will be charged to account 541134.01.31230.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "DCR Shoff, Jr. #310".
Richard Shoff, Jr.
First Deputy Chief of Police

Policing the community through partnerships, prevention, and problem-solving.

511 South State Street, Syracuse, NY 13202

315.442.5250

www.syr.gov/police



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

November 5, 2025

Matthew D. Oja
Commissioner

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

Michael A. Lehmann
Deputy Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Re: **Request for Legislation – Amend Ordinance 808-2025 to Retain
Additional Vendors for Syracuse Fire and Police Departments’ Relocation**

Dear Ms. McBride:

Please prepare legislation for the next Common Council to include the following requests:

1. Amend ordinance 808-2025 to include the hiring of the following additional vendors for the following Furniture, Fixtures, and Equipment categories and not to exceed the following amounts:

Vendor Name	FFE Category	Bid Amount
Cueva Contract Inc. dba Interior Innovations	Lockers	\$227,850.00
Design Specialists	Window Treatments	\$111,000.00

2. Increase the amount allocated to Syracuse Office Environments (“SOE”). The cost for SOE shall be charged in part as authorized in Ordinance 548-2025 and in part as authorized in Ordinance 560-205 as follows:
- Ordinance 548: \$1,000,000.00
 - Ordinance 560: \$114,000.00

SOE products and services categories:

Syracuse Office Environments	Office Furniture	\$879,000.00
	Storage/Shelving	\$235,000.00
	Total:	\$1,114,000.00

**Department of
Assessment**
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

The City of Syracuse followed the Request for Proposals procedure, advertising its intent to hire qualified furniture, fixtures, and equipment (“FFE”) vendors to provide FFE in accordance with the needs of the Fire and Police Departments and the building configurations.

The vendors shall receive, store, deliver, and install the FFE in line with the project's schedule. The anticipated duration of these services is four (4) months.

The associated account will be determined by the Commissioner of Finance. Project bonding and authorization was previously approved by Ordinance No. 560-2025.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael A. Lehmann", with a horizontal line extending to the right.

Michael A. Lehmann
Deputy Commissioner of Assessment

DRAFT



DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

16

November 5, 2025

Patricia K. McBride
City Clerk
230 City Hall
Syracuse, New York 13202

Matthew D. Oja
Commissioner

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

Michael A. Lehmann
Deputy Commissioner

Re: Request for Legislation – Lease Agreement for Parking Lot

Dear Ms. McBride:

Please prepare legislation for the next Common Council meeting authorizing the City of Syracuse to enter into a lease agreement with Erie Place Associates III, LLC ("Landlord") for the parking lot located at 500 West Fayette Street, Syracuse NY 13204 and owned by that entity.

The purpose of this lease is to provide an additional 225 parking spaces for Syracuse Police Department to supplement the spaces available at and near 1153 West Fayette Street. Please see Appendix A.

The lease shall include the following terms:

1. Monthly rent of \$11,250.00.
2. One year term, beginning on or about February 1, 2026.
3. Landlord would clean up all debris and sweep the lot prior to occupancy.
4. Landlord would repair all fencing that is currently in need of repair.
5. The City of Syracuse would have the right to add cameras at its own expense.
6. Landlord responsible for repairing the access gate. The City of Syracuse would be responsible for making it compatible with the City of Syracuse's key fob system.
7. 24/7 access.
8. The City of Syracuse would be responsible for snow plowing and all ongoing maintenance of the parking lot for the lease term.

Please authorize a not to exceed amount of One Hundred and Thirty-Five Thousand Dollars (\$135,000) to be drawn from account 90000.01.590810.

Sincerely,

Michael A. Lehmann
Deputy Commissioner of Assessment

**Department of
Assessment**
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

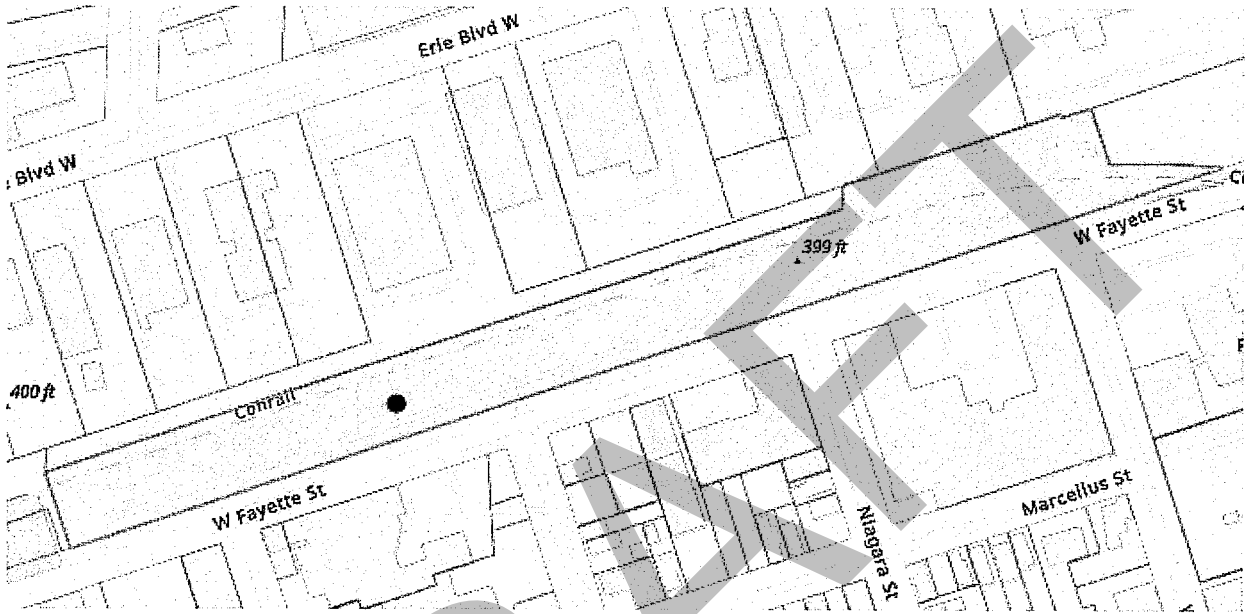
Office 315 448 8270
Fax 315 448 8190

assessment@syrgov.net

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14

APPENDIX A




GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.



OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Julie Castellitto
Acting Director

TO: Mayor Ben Walsh
FROM: Julie Castellitto, Director of Management and Budget 
DATE: November 5, 2025
SUBJECT: Lease Agreement – Erie Place Assoc III, LLC

On behalf of the Department of Assessment, I am requesting the City of Syracuse enter into a lease agreement with Erie Place Assoc III, LLC ("Landlord") for the parking lot located at 500 West Fayette Street, Syracuse NY 13204 and owned by that entity.

The purpose of this lease is to provide an additional 225 parking spaces for Syracuse Police Department to supplement the spaces available at and near 1153 West Fayette Street. Please see Appendix A.

The lease shall include the following terms:


1. Monthly rent of \$11,250.00.
2. One year term, beginning February 1, 2026.
3. Landlord would clean up all debris and sweep the lot prior to occupancy.
4. Landlord would repair all fencing that is currently in need of repair.
5. The City of Syracuse would have the right to add cameras at its own expense.
6. Landlord responsible for repairing the access gate. The City of Syracuse would be responsible for making it compatible with the City of Syracuse's key fob system.
7. 24/7 access.
8. The City of Syracuse would be responsible for snow plowing and all ongoing maintenance of the parking lot for the lease term.

The total liability for the City in the first year would not exceed \$135,000.

Please authorize a not to exceed amount of Fifty-Six Thousand and two hundred fifty Dollars (\$56,250) to be drawn from account #90000.01.590810 or an account to be determined by the Commissioner of Finance. This amount represents payment for the months of February – June, 2026.

Please indicate your concurrence by signing below and returning this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.



Mayor Ben Walsh
City of Syracuse, New York

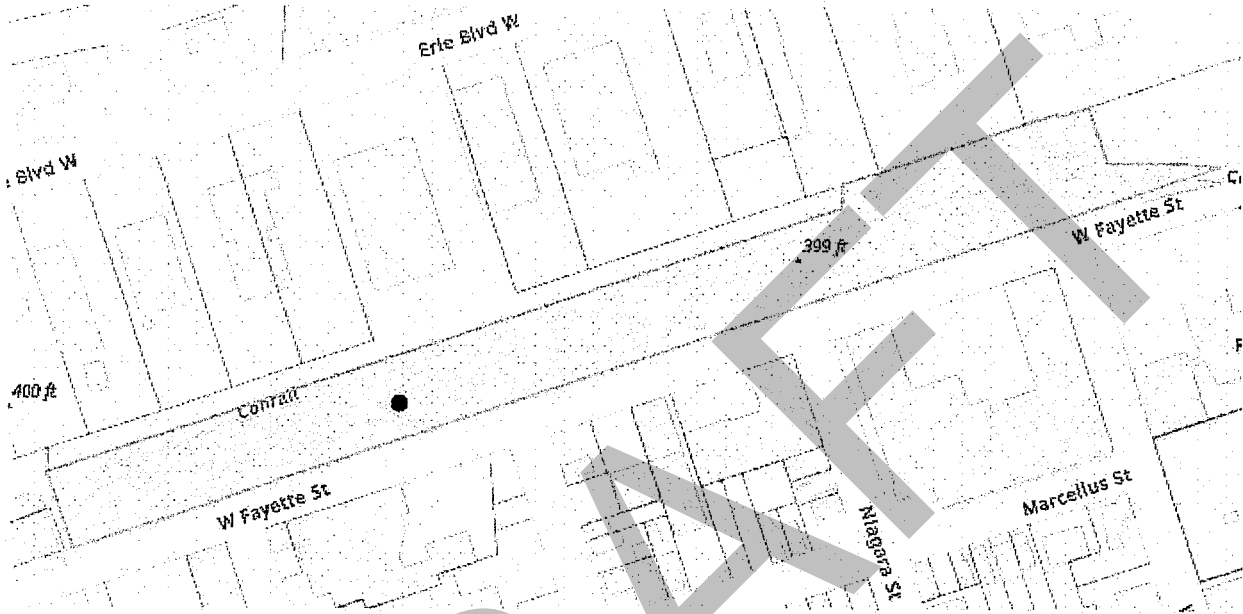
11/12/25
Date

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syr.gov

APPENDIX A



GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.



DEPARTMENT OF ENGINEERING

CITY OF SYRACUSE, MAYOR BEN WALSH

05 November 2025

Ms. Patricia K. McBride
Office of the City Clerk
233 E. Washington Street, Room 231
Syracuse, N.Y. 13202

Mary E. Robison, PE
City Engineer

John Kivlehan
Design and Construction

Public Buildings

Marc Romano
Mapping and
Surveying

Re: Legislation Request – Accept the Lining of a 12" and 18" Combined Sewer Main along Harrison Street (1100 & 1200 Blocks) by Syracuse University, the owner of 315 Waverly Avenue New Residence Hall and 501 Comstock Avenue New Residence Hall projects at No Cost to the City. The sewer main lining along Harrison Street (1100 & 1200 Blocks) is a result of Onondaga County's 1:1 offset requirement (Local Law No.1, 2011).

Dear Ms. McBride:

I request the following legislation for the next meeting of the Common Council be prepared:

An Ordinance authorizing the City of Syracuse to Accept the Lining of a 12" and 18" Combined Sewer Main along Harrison Street (1100 & 1200 Blocks) by Syracuse University, the owner of 315 Waverly Avenue New Residence Hall and 501 Comstock Avenue New Residence Hall projects at No Cost to the City. The sewer main lining along Harrison Street (1100 & 1200 Blocks) is a result of Onondaga County's 1:1 offset requirement (Local Law No.1, 2011).

This department has reviewed, coordinated with other City departments and is of the opinion that the installed facilities described in the plans and specifications on file at the City Engineer's office are to the benefit of the public use of the streets. It is therefore, recommended that an ordinance be submitted for consideration by the Common Council permitting the Department of Public Works to accept own and maintain the above described infrastructure improvements constructed in the City Right of Way's by Syracuse University as part of the Onondaga County's 1:1 offset requirement as shown on the plans as forwarded to the Department of Engineering prepared for Syracuse University by Peterson Guadagnolo Consulting Engineers, PC and titled "City Sewer Improvement Plan", dated May 02, 2025.

**Department of
Engineering**
233 E. Washington St.
City Hall, Room 401
Syracuse, N.Y. 13202
Office 315 448-8200
Fax 315 448-8488

www.syr.gov.net

1. The Owner shall construct, without cost to the City, and in accordance with plans, specifications and final locations to be approved by the City Engineer and the Commissioner of Public Works, the lining of a 12" and 18" Combined Sewer Main along Harrison Street (1100 & 1200 Blocks) which are the subjects of this action.
2. The plans and specifications required to construct all facilities subject to this ordinance shall be prepared by a Professional Engineer registered by the State of New York. **The plans for the work shall be approved by the City Engineer, and record drawings, including AutoCad and GIS formats on magnetic media referenced**

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

to New York State plane coordinate, Central Zone shall be provided to the City Engineer subsequent to the completion of the work. Syracuse University shall endeavor to provide certification by a Professional Engineer as to the accuracy of the as-built drawings and attest to the fact that the improvements were constructed in conformity with the plans and specifications approved by the City. As-built drawings and a certification of completion shall be submitted within 30 days after the Department of Public Works has determined that the project is complete. If this information is not received, you will be subject to a \$500.00 penalty fee and additional collection fees if necessary.

3. That traffic shall be maintained at all times during construction. The entire excavation of said work is to be protected by suitable guards and signal both by day and night and precautions are to be taken by all reasonable means to prevent any accident or injury while the work is in progress.
4. That said applicant, its successors or assigns, shall within thirty (30) days from the adoption of this Ordinance execute and file in the Office of the City Clerk written acceptance of this permission and consent.
5. That all ordinances, rules and regulations of the City and its departments shall at all times be complied with including the Building Code of the City of Syracuse.
6. The Work shall be subject to street cut and repair permitting process administered by the Commissioner of Public Works and any other standard permitting processes that exist. Restoration of pavement shall be completed in accordance with all City of Syracuse standards and as ordered by the City Engineer.
7. That the City Engineer and the Commissioner of Public Works shall be advised in advance of time when the work is to be done and the work of installation, including shoring, protection of pipes and facilities and other safety measures, shall be subject to the supervision of the City Engineer and the Commissioner of Public Works.
8. All work shall be done in a skillful manner with reasonable dispatch and in accordance with plans and specifications and all conditions imposed by any laws, rules or regulations which may apply to the work. A dust and sediment and erosion control program shall be in effect for the duration of the project to prevent a nuisance and to prevent interference with or damage to adjacent property, streets, sewers and drainage courses.
9. That Syracuse University shall adequately and properly protect any existing underground utilities located within or near said installation. If any such property or facilities are interfered with or damaged, Syracuse University, or its successors and assigns, shall be responsible for replacement to the satisfaction of the City Engineer. Should the City Engineer determine that City facilities or utilities require relocation, temporary support or other modification as a result of this Work, said modifications shall be made as directed by the City Engineer.

10. That Syracuse University, its successors, assigns, and agents shall obtain and keep in force for the duration of this permission, a general liability insurance policy, in the amount of \$2,000,000, naming the City of Syracuse as an additional insured. A Certificate of said insurance, along with the declaration page or blanket endorsement confirming the City of Syracuse as an additional insured shall be submitted to the City Engineer, Department of Engineering, Room 401 City Hall, 233 E. Washington Street, Syracuse, NY 13202.
11. That Syracuse University, their successors, assigns, and agents shall at all times defend and indemnify and save harmless the City of Syracuse, its officers and servants from any and all liability and from any and all claims, damages, costs and expenses of every name and nature to person or property which may accrue or grow out of the CIP lining, spot repairs and associated improvements in said street and shall defend and indemnify and save harmless said City from all costs, damages and expenses by reason of any damages or injuries to any gas pipe, water pipe, sewers, other utilities, pipes or construction work now located in, under and along the surface of said street at the point and place or places where said work is to be performed and maintained.
12. The foregoing conditions may be modified or expanded from time to time as agreed upon by the Corporation Counsel, City Engineer and Syracuse University.
13. The construction and restoration permitted by the terms of this ordinance must be carried out and completed within two (2) years from the date of its adoption.
14. All monuments shall be referenced prior to construction. If any monuments are disturbed or moved, the monuments shall be replaced in the same location and recertified by a licensed surveyor to the City of Syracuse. All expenses for the above shall be paid for by Syracuse University.
15. Follow all weather and seasonal limitations per City/NYS DOT specifications for all construction in the City R.O.W.. By consequence of the ordinance or subsequent approvals authorized by the ordinance, the City of Syracuse makes no representation, express or implied, as to the feasibility of the proposed plans or Work or to the extent of Work involved in accommodating any existing utility or facility located within the City rights-of-way. Any coordination with the various utility operators, private and/or public, is the responsibility of Syracuse University. Upon completion of the facilities and acceptance and approval of the improvements by the City Engineer, Commissioner of Public Works, the use, operation and maintenance of the lining of the 12" and 18" Combined Sewer Main along Harrison Street (1100 & 1200 Blocks) shall revert to the City.
16. The City reserves the right to reject any and all materials, and workmanship of the planned work at any time during construction.

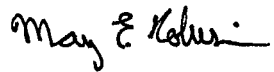
17. The City shall be notified, consulted and prior approval obtained on all field changes/field change sheets, RFI's etc. related to the work of this approval.
18. Syracuse University shall hire a professional consultant engineering company for the duration of the lining permission. The consultant shall have experience in the rehabilitation and lining of sewers. The consultant engineer shall be responsible for:
 - Review pre inspection TV footage
 - Preparation of a pre-lining report
 - Review and approve lining materials, bypass plan & other related materials
 - Provide a full-time inspector for the duration of construction
 - Full time inspector to keep detailed inspection reports
 - Full time inspector to ensure construction follows plans, recognized construction practices and procedures
 - Review post-lining TV footage
 - Provide a post lining report with as-built records, certifying the lining was completed in accordance with the plans, submittals and that all lateral connections are reinstated correctly.
 - If the consultant reports a deficiency between the pre- and post-lining conditions, the consultant shall notify their client that corrective action is required. Upon completion of any corrective action the consultant engineer shall certify the correction is acceptable.

All construction and inspection documentation including but not limited to shop drawings, pre and post TV inspection logs, consultant reports, and digital copies of the videos, sewer testing and as-built drawings shall be handed over to the City for their review and approval prior to the City's acceptance of the work.

19. The completed work shall be subject to approval by the Commissioner of Public Works and the City Engineer, and Syracuse University shall warranty the same for two (2) years from the date of acceptance.
20. Failure or refusal of Syracuse University to complete the work as required by this ordinance shall result in City of Syracuse holding the temporary certificate of occupancy for Residence Hall Projects located at 315 Waverly Avenue and 501 Comstock Avenue until the work is complete.
21. The applicant shall submit to the City of Syracuse a refundable fee in the amount of \$122,000.00 as estimated by the Department of Engineering as the approximate cost to complete the work. The fee shall only be returned upon successful completion of the sewer offset construction and acceptance of the work by the City Engineer. Failure to complete the work shall result in the City retaining the fee.

Additional terms and conditions, as recommended by the City Engineer and the Corporation Counsel, shall be set forth in the Ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary E. Robison".

Mary E. Robison, P.E.
City Engineer

DRAFT



DEPARTMENT OF ENGINEERING

CITY OF SYRACUSE, MAYOR BEN WALSH

05 November 2025

Ms. Patricia K. McBride
Office of the City Clerk
233 E. Washington Street, Room 231
Syracuse, N.Y. 13202

Mary E. Robison, PE
City Engineer

John Kivlehan
Design and Construction

Public Buildings

Marc Romano
Mapping and
Surveying

Re: Legislation Request – Accept the lining of two sewer manholes and the replacement of the frames & covers by The Rescue Mission Alliance of Syracuse, NY, the owner of the Mission Exchange Building project (155 Gifford Street) at No Cost to the City. The two sewer manholes to be lined and the replacement of the frames & covers shall be located at the intersection of Harrison Street & East Adams Street and at the intersection of Granger Street and Mc Cormick Avenue. This is a result of the Onondaga County's 1:1 offset requirement (Local Law No.1, 2011).

Dear Ms. McBride:

I request the following legislation for the next meeting of the Common Council be prepared:

An Ordinance authorizing the City of Syracuse to Accept the lining of two sewer manholes and the replacement of the frames & covers by The Rescue Mission Alliance of Syracuse, NY, the owner of the Mission Exchange Building project (155 Gifford Street) at No Cost to the City. The two sewer manholes to be lined and the frames & covers replaced shall be located at the intersection of Harrison Street & East Adams Street and at the intersection of Granger Street and Mc Cormick Avenue. This is a result of the Onondaga County's 1:1 offset requirement (Local Law No.1, 2011).

This department has reviewed, coordinated with other City departments and is of the opinion that the installed facilities described in the plans and specifications on file at the City Engineer's office are to the benefit of the public use of the streets. It is therefore, recommended that an ordinance be submitted for consideration by the Common Council permitting the Department of Public Works to accept own and maintain the above described infrastructure improvements constructed in the City Right of Way's by The Rescue Mission Alliance of Syracuse, NY as part of the Onondaga County's 1:1 offset requirement as shown on the plans as forwarded to the Department of Engineering prepared for The Rescue Mission Alliance of Syracuse, NY by Keplinger Freeman Associates and titled "I&I Offset Plans Plan", dated May 02, 2025.

**Department of
Engineering**
233 E. Washington St.
City Hall, Room 401
Syracuse, N.Y. 13202
Office 315 448-8200
Fax 315 448-8488

www.syr.gov.net

1. The Rescue Mission Alliance of Syracuse, NY shall construct, without cost to the City, and in accordance with plans, specifications and final locations to be approved by the City Engineer, and the Commissioner of Public Works, the lining and replacement of frames & covers of two sewer manholes at the intersection of Harrison Street & East

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Adams Street and at the intersection of Granger Street and Mc Cormick Avenue which are the subjects of this action.

2. The plans and specifications required to construct all facilities subject to this ordinance shall be prepared by a Professional Engineer registered by the State of New York. **The plans for the work shall be approved by the City Engineer, and record drawings, including AutoCad and GIS formats on magnetic media referenced to New York State plane coordinate, Central Zone shall be provided to the City Engineer subsequent to the completion of the work.** The Rescue Mission Alliance of Syracuse, NY shall endeavor to provide a certification by a Professional Engineer as to the accuracy of the as-built drawings and attest to the fact that the improvements were constructed in conformity with the plans and specifications approved by the City. As-built drawings and a certification of completion shall be submitted within 30 days after the Department of Public Works has determined that the project is complete. If this information is not received, you will be subject to a \$500.00 penalty fee and additional collection fees if necessary.
3. That traffic shall be maintained at all times during construction. The entire excavation of said work is to be protected by suitable guards and signal both by day and night and precautions are to be taken by all reasonable means to prevent any accident or injury while the work is in progress.
4. That said applicant, its successors or assigns, shall within thirty (30) days from the adoption of this Ordinance execute and file in the Office of the City Clerk written acceptance of this permission and consent.
5. That all ordinances, rules and regulations of the City and its departments shall at all times be complied with including the Building Code of the City of Syracuse.
6. The Work shall be subject to street cut and repair permitting process administered by the Commissioner of Public Works and any other standard permitting processes that exist. Restoration of pavement shall be completed in accordance with all City of Syracuse standards and as ordered by the City Engineer.
7. That the City Engineer and the Commissioner of Public Works shall be advised in advance of time when the work is to be done and the work of installation, including shoring, protection of pipes and facilities and other safety measures, shall be subject to the supervision of the City Engineer and the Commissioner of Public Works.
8. All work shall be done in a skillful manner with reasonable dispatch and in accordance with plans and specifications and all conditions imposed by any laws, rules or regulations which may apply to the work. A dust and sediment and erosion control program shall be in effect for the duration of the project to prevent a nuisance and to prevent interference with or damage to adjacent property, streets, sewers and drainage courses.

9. That The Rescue Mission Alliance of Syracuse, NY shall adequately and properly protect any existing underground utilities located within or near said installation. If any such property or facilities are interfered with or damaged, The Rescue Mission Alliance of Syracuse, NY, or its successors and assigns, shall be responsible for replacement to the satisfaction of the City Engineer. Should the City Engineer determine that City facilities or utilities require relocation, temporary support or other modification as a result of this Work, said modifications shall be made as directed by the City Engineer.
10. That The Rescue Mission Alliance of Syracuse, NY, its successors, assigns, and agents shall obtain and keep in force for the duration of this permission, a general liability insurance policy, in the amount of \$2,000,000, naming the City of Syracuse as an additional insured. A Certificate of said insurance, along with the declaration page or blanket endorsement confirming the City of Syracuse as an additional insured shall be submitted to the City Engineer, Department of Engineering, Room 401 City Hall, 233 E. Washington Street, Syracuse, NY 13202.
11. That The Rescue Mission Alliance of Syracuse, NY, their successors, assigns, and agents shall at all times defend and indemnify and save harmless the City of Syracuse, its officers and servants from any and all liability and from any and all claims, damages, costs and expenses of every name and nature to person or property which may accrue or grow out of the CIPP lining and spot repairs and associated improvements in said streets and shall defend and indemnify and save harmless said City from all costs, damages and expenses by reason of any damages or injuries to any gas pipe, water pipe, sewers, other utilities, pipes or construction work now located in, under and along the surface of said street at the point and place or places where said work is to be performed and maintained.
12. The foregoing conditions may be modified or expanded from time to time as agreed upon by the Corporation Counsel, City Engineer and The Rescue Mission Alliance of Syracuse, NY.
13. The construction and restoration permitted by the terms of this ordinance must be carried out and completed within two (2) years from the date of its adoption.
14. All monuments shall be referenced prior to construction. If any monuments are disturbed or moved, the monuments shall be replaced in the same location and recertified by a licensed surveyor to the City of Syracuse. All expenses for the above shall be paid for by The Rescue Mission Alliance of Syracuse, NY.
15. Follow all weather and seasonal limitations per City/NYSDOT specifications for all construction in the City R.O.W.. By consequence of the ordinance or subsequent approvals authorized by the ordinance, the City of Syracuse makes no representation, express or implied, as to the feasibility of the proposed plans or Work or to the extent of Work involved in accommodating any existing utility or facility located within the City rights-of-way. Any coordination with the various utility operators, private and/or public, is the responsibility of The Rescue Mission Alliance of Syracuse,

NY. Upon completion of the facilities and acceptance and approval of the improvements by the City Engineer and the Commissioner of Public Works, the use, operation and maintenance of the lining of the one manhole shall revert to the City.

16. The City reserves the right to reject any and all materials, workmanship of the planned work at any time during construction.
17. The City shall be notified, consulted and prior approval obtained on all field changes/field change sheets, RFI's etc. related to the work of this approval.
18. The Rescue Mission Alliance of Syracuse, NY shall hire a professional consultant engineering company for the duration of the lining permission. The consultant shall have experience in the rehabilitation and lining of sewer manholes. The consultant engineer shall be responsible for:
 - Review pre inspection TV footage
 - Preparation of a pre-lining report
 - Review and approve lining materials, bypass plan & other related materials
 - Provide a full-time inspector for the duration of construction
 - Full time inspector to keep detailed inspection reports
 - Full time inspector to ensure construction follows plans, recognized construction practices and procedures
 - Review post-lining TV footage
 - Provide a post lining report with as-built records, certifying the lining was completed in accordance with the plans, submittals and that all lateral connections are reinstated correctly.
 - If the consultant reports a deficiency between the pre- and post-lining conditions, the consultant shall notify their client that corrective action is required. Upon completion of any corrective action the consultant engineer shall certify the correction is acceptable.

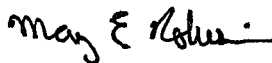
All construction and inspection documentation including but not limited to shop drawings, pre and post TV inspection logs, consultant reports, and digital copies of the videos, sewer testing and as-built drawings shall be handed over to the City for their review and approval prior to the City's acceptance of the work.

19. The completed work shall be subject to approval by the Commissioner of Public Works and the City Engineer, and The Rescue Mission Alliance of Syracuse, NY shall warranty the same for two (2) years from the date of acceptance.
20. Failure or refusal of The Rescue Mission Alliance of Syracuse, NY to complete the work as required by this ordinance shall result in City of Syracuse holding the temporary certificate of occupancy and the certificate of occupancy for the Mission Exchange Building Project located at 155 Gifford Street until the work is complete.

21. The applicant shall submit to the City of Syracuse a refundable fee in the amount of \$16,000.00 as estimated by the Department of Engineering as the approximate cost to complete the work. The fee shall only be returned upon successful completion of the sewer offset construction and acceptance of the work by the City Engineer. Failure to complete the work shall result in the City retaining the fee.

Additional terms and conditions, as recommended by the City Engineer and the Corporation Counsel, shall be set forth in the Ordinance.

Sincerely,



Mary E. Robison, P.E.
City Engineer



DEPARTMENT OF ENGINEERING

CITY OF SYRACUSE, MAYOR BEN WALSH

5 November 2025

Mary E. Robison, PE
City Engineer

John Kivlehan
Design & Construction

Public Buildings

Marc Romano
Mapping & Surveying

Ms. Patricia McBride
Office of the City Clerk
231 City Hall
Syracuse, New York 13202

Request for Legislation: An Ordinance Authorizing the City Engineer to enter into an Agreement with The New York, Susquehanna and Western Railway, Corporation (NYS&W Railway) for Entry upon Lands owned by NYS&W Railway Associated with a Beautification Project at S. State Street, Syracuse NYSW MP 270.40.

Dear Ms. McBride,

Please prepare the following legislation for the next meeting of the Syracuse Common Council:

An Ordinance Authorizing the City Engineer to enter into an Agreement with The New York, Susquehanna and Western Railway Corporation (NYS&W Railway) for Entry upon Lands owned by NYS&W Railway associated with a beautification project at S. State Street, Syracuse, NYSW MP 270.40. Access is needed to the concrete abutments and columns under the NYS&W Railway bridge at S. State Street, Syracuse, NY for the installation of an art project.

The fee is being waived by NYS&W Railway for this agreement.

Please let me know if you have any questions relative to this request.

Sincerely,

A handwritten signature in black ink that reads "Mary E. Robison".

Mary E. Robison, P.E.
City Engineer

Dept. of Engineering
233 E. Washington St.
City Hall, Room 401
Syracuse, N.Y. 13202
Office 315 448-8200
Fax 315 448-8488

www.syr.gov.net

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OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Julie Castellitto
Acting Director


TO: Honorable Mayor Ben Walsh
FROM: Julie Castellitto, Director of Management & Budget *JP*
DATE: November 6, 2025
SUBJECT: Agreement – The New York, Susquehanna and Western Railway

On behalf of the Department of Engineering, I am requesting the City of Syracuse enter into an Agreement with The New York, Susquehanna and Western Railway Corporation (NYS&W Railway) for Entry upon Lands owned by NYS&W Railway associated with a beautification project at S. State Street, Syracuse, NYSW MP 270.40. Access is needed to the concrete abutments and columns under the NYS&W Railway bridge at S. State Street, Syracuse, NY for the installation of an art project.

The fee is being waived by NYS&W Railway for this agreement.

Please indicate your concurrence by signing below and returning this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.



Mayor Ben Walsh
City of Syracuse, New York

11/12/25
Date

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syr.gov.net

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DEPARTMENT OF ENGINEERING

CITY OF SYRACUSE, MAYOR BEN WALSH

5 November, 2025

Mary E. Robison, PE
City Engineer

John Kivlehan
Design & Construction

Public Buildings

Marc Romano
Mapping & Surveying

Ms. Patricia K. McBride
City Clerk
233 E. Washington Street, Room 231
Syracuse, N.Y. 13202

Request for Legislation: An Ordinance Granting Permission to Northland Networks, Ltd DBA Northland Communications, to Construct, Own and Maintain a telecommunication network below grade In City Streets and at existing pole locations.

Dear Ms. McBride,

I request the following legislation for the next meeting of the Common Council be prepared:

An Ordinance Granting Permission to Northland Networks, Ltd DBA Northland Communications to Construct, Own and Maintain a telecommunication network below grade In City Streets and at existing pole locations.

To the extent required by Applicable Law, Northland Communications ("Northland"), has requested a city-wide permission to construct a telecommunication network in City Streets. Northland is engaged in the business of constructing facilities for use by itself and others in New York to provide telecommunication services; and Northland has requested a city-wide permission to utilize the City right-of-way for installation of Northland owned underground conduits and ducts and attachments to existing poles located within the City right-of-way for telecommunication purposes, all to be consistent with the City's authority to regulate its public rights of way pursuant to state and federal law, including, but not limited, Section 253 of the Telecommunications Act of 1996 (together, "Applicable Law").

Consistent with Applicable Law, NORTHLAND also seeks authority to use the City Right of Way for the construction of new aerial facilities, including attachments to utility poles. A street cut permit if applicable and a liability waiver for the actual temporary occupation of the City Right of Way during such construction and/or attachment will be required under the General Ordinances of the City as part of the City's right to manage its Rights of Way.

Whenever this Agreement refers to or implies an obligation of NORTHLAND to seek City approval or authorization with respect to Aerial wires and cables, it shall apply to NORTHLAND construction of new aerial facilities, including initial attachment to utility poles owned by other entities. Separate permits shall not be required for any routine or emergency maintenance activities on wires or cables. In attaching aerial cables to any pole owned by another utility, or for the maintenance or repair thereof, Northland shall require

Dept. of Engineering
233 E. Washington St.
City Hall, Room 401
Syracuse, N.Y. 13202
Office 315 448-8200
Fax 315 448-8488

www.syrgov.net

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and receive permission from the pole owner for such attachment and fully comply with all duties and obligations applicable to such pole attachments set forth in pole attachment agreements between Northland and such pole owners. As a result, the authorizations needed from the City for any aerial attachments and maintenance thereof shall be limited to uniformly applicable permits and authorizations required for temporary occupancy of City rights of way for the installation and attachment of such aerial cables.

The agreement will be subject to the following binding conditions:

1. As used herein, the following terms shall have the following meanings: "Facilities" means communications cables, conduits, converter, splice boxes, cabinets, and holes, manholes, vaults, equipment, drains, surface location markers, appurtenances and related facilities installed by NORTHLAND in the public right-of-way of City and to be used in the provision of telecommunication services. Provided, however, that nothing herein authorizes NORTHLAND to add or install small wireless facilities (as defined by the FCC) to the public right-of-way of the City.
 - a) "Public Right-of-Way" means the surface, the air space in, on, under, through or above the surface and the area in, on, under, through or below the surface of the particular public streets, roads, sidewalks, alleys, and ways specifically identified in Appendix A hereto or in permit applications which NORTHLAND may from time to time file with the City, including without limitation, appurtenant public utility and public service easements as the same may now or hereafter exist, that are under the jurisdiction of the City. This term shall not include any property owned by any person or agency other than the City, except as provided by applicable law or pursuant to an agreement between the City and any person permitting the City to authorize third parties to use such property.
 - b) "Aerial Project" means the construction or installation of Facilities above the ground in the Public Right-of-Way, as by attaching Facilities to existing utility poles. "Underground Project" means the construction or installation of Northland owned Conduit Facilities in, through, or below the surface of the Public Right-of-Way. "Projects" means Aerial and Underground Projects, collectively. For elimination of doubt, unless otherwise indicated herein, the placement of Northland cables and appurtenances in underground conduit owned by other entities shall not be considered an Underground Project. Provided, however, to the extent Northland work installing its own cables and appurtenances in underground conduit owned by other entities, Northland shall apply for standard permits for such work. In addition, all provision hereof relating to insurance, liability, and indemnification shall apply to any work performed by Northland in installing and maintaining such installations in conduit owned by other entities.
2. Grant of Street Cut Permits, Pole Permits and Other Permissions. The City hereby grants a non-exclusive permission, subject to the terms and conditions of this Ordinance, and NORTHLAND

hereby accepts the said permission, to enter the streets identified in the documents on file with City Engineer or in permit applications which NORTHLAND may from time to time file with the City, after applying for and being granted the required City street cut permits or any other necessary permits from the Commissioner of Public Works. In addition, NORTHLAND is granted city-wide permission to utilize the Public Right-of-Way, existing pole locations and new pole locations for Aerial Projects, subject to the need to obtain standard permits for work associated therewith. NORTHLAND shall submit evidence of its pole attachment agreements from the utility owning the pole to City Engineer. This permission shall authorize NORTHLAND to construct, install, own and operate, maintain, locate, upgrade, repair, move, operate, protect, reconstruct, relocate, remove and replace the facilities described in the documents on file with City Engineer. However, the installation of poles and overhead lines & crossings is prohibited in City districts, streets and Right of Ways, which are free & clear of poles and overhead lines and all overhead utilities have been placed underground in conduits. All planned installations in these areas shall be placed underground in conduits approved through the City's street cut permit. This permission authorizes NORTHLAND or its agents to commence and continue work so long as it is done in compliance with the insurance, construction, maintenance and other requirements described in this Ordinance and the requirements of the City Engineer for street cut and other permits. This permission shall authorize the Commissioner of Public Works to continue to issue street cut permits for Underground Projects, provided that NORTHLAND continues to comply with the terms and conditions of this Ordinance,

3. No Adverse Impact Upon Other Authorized Users. Except as permitted by applicable law or this permission, NORTHLAND shall not damage, or impair the use of, any Public Right-of-Way or any other authorized facilities therein, including without limitation, streets, sidewalks, sanitary sewers, storm drains, water mains, R.O.W. monuments, gas mains, poles, overhead or underground wires or conduits without the prior written approval of the City and any other owner(s) of the affected property.
4. NORTHLAND to Repair any Damages. NORTHLAND shall be responsible for any damage to City streets, existing utilities, R.O.W. monuments, curbs and sidewalks due to its installation, maintenance, repair or removal of its Facilities in the Public Right-of-Way, and shall repair, replace and restore in kind any such damage at its sole expense.
5. No Cost to City. The construction, installation, operation, maintenance and removal of Facilities shall be accomplished without cost or expense to the City and shall be subject to the approval of the Commissioner of the City's Department of Public Works ("Commissioner") and in accordance with such construction and other standards as the City may from time-to-time apply generally to users of the Public Right-of-Way and shall be accomplished in such manner as not to endanger persons or property or unreasonably obstruct access to, travel upon or other use of the specified Public Right-of-Way.
 - a. NORTHLAND shall remove or relocate, without cost or expense to City, the Facilities it installs under this Permission if and when made necessary by (i) any change of

grade, alignment or width of any street; (ii) any changes to the City's water system, storm sewers or sanitary sewers; (iii) construction, maintenance or operation of any other City underground or aboveground facilities; and/or (iv) such other municipal improvements as deemed in the public interest by the City. Said removal or relocation shall be completed within ninety days (90) days following written notification by City, or such shorter period as the Commissioner may reasonably direct in the event of an emergency, in either case recognizing the need to coordinate with other utilities and NORTHLAND having access to facilities of other utilities, including access to conduits and ducts owned by others in which NORTHLAND facilities are placed. Provided, however, that such access cannot be guaranteed by the City while a City right of way project as described above is under construction. In the event NORTHLAND fails to remove or relocate its Facilities within such period, City may cause the same to be done at the sole expense of NORTHLAND. The City will cooperate and issue, on an expedited basis, all permits necessary to enable NORTHLAND to relocate its facilities at minimal disruption to its services.

6. **Permission Subordinate.** This permission is subordinate (and non-exclusive) to the prior and continuing right of (i) the City; and (ii) other persons authorized under permissions issued prior to this Ordinance to use the specified Public Right-of-Way for the purpose of constructing, installing, maintaining, locating, upgrading, repairing, operating, protecting, reconstructing, relocating, replacing and removing all other facilities in, under, over, across and along the Public Right-of-Way, including ingress and egress. Each permission is also subordinate to all easements, restrictions, conditions, covenants, incumbrances and claims of title which may affect the specified Public Right-of-Way. NORTHLAND shall at its own expense, obtain such permissions as may be required because of existing or future rights granted to or held by other parties. The City agrees that future permissions or franchises shall contain the same aforementioned language.
7. **Abandonment of Facilities.** If any portion of NORTHLAND's Facilities covered by this permission are formally abandoned by NORTHLAND, it shall notify City in writing at least thirty (30) days in advance and NORTHLAND shall either promptly vacate and remove the Facilities at its own expense or, pursuant to the written approval of the Commissioner of Public Works, may abandon some or all of the Facilities in place.
8. **Removal or Relocation of Facilities.** NORTHLAND shall, after the removal or relocation of its Facilities, at its own cost, repair and return the Public Right-of-Way on which the Facilities had been located to a safe and satisfactory condition in accordance with the generally applicable construction standards and specifications established by the City. Should NORTHLAND remove or relocate its Facilities in the Public Right-of-Way, it shall give City not less than ten (10) days prior written notice of its intent to do so. Before proceeding with removal or relocation work NORTHLAND shall obtain such additional permits as may be required by the City.

9. Indemnification. NORTHLAND jointly and severally, for itself, its successors or assigns, agents, contractors and employees, shall at all times indemnify, defend (with counsel acceptable to City) and hold harmless the City, its officers, employees, agents, boards and commissions and any successors to the City's interest from and against any and all third party claims, demands, losses, damages (including personal injury resulting in death), liabilities, fines, penalties, charges, administrative and judicial proceedings and orders, judgements, remedial actions of any kind and all costs of any cleanup actions of any kind, all costs and expenses incurred in connection therewith, including without limitation, reasonable attorney's fees and costs of defense (collectively, the "Losses") arising out of the intentional acts, fault or negligent activities of NORTHLAND authorized by this permission.
- a. In addition to the aforesaid, NORTHLAND, jointly and severally, for itself, its successors and assigns, shall at all times indemnify, defend (with counsel acceptable to the City) and hold harmless the City, its officers, employees and agents, from and against any and all claims, demands, losses, damages (including personal injury resulting in death), judgements, fines as a result of damage to the property or personnel of the City caused by intentional acts, the fault or negligence of NORTHLAND or its agents,.
10. Acknowledgment by NORTHLAND. NORTHLAND acknowledges that it is proceeding at its own financial risk in electing to install Facilities without knowing what regulations, requirements and charges, if any, the City may lawfully impose upon new franchisees authorized to provide telecommunications services.
- a. NORTHLAND, for itself and its successors and assigns, consistent with Applicable Law, hereby specifically waives:
- (i) any claim that it has obtained any grand fathered or other special status by making any investment or implementing any service pursuant to this permission without knowing such requirements, regulations or changes; or
- (ii) any claim that it has taken any action pursuant to this permission in reliance upon any assumed regulatory or franchise fee environment, except where Northland's actions are confirmed by a court of competent jurisdiction or regulatory agency to be consistent with and authorized by Applicable Law.; or
- (iii) any claim that the final paragraph of Section 2 hereof (or any parallel regulation or requirement of any franchise) violates any due process rights of NORTHLAND or constitutes an uncompensated "taking" of its property interests created by this permission in violation of law.
- b. Notwithstanding the above, NORTHLAND does not waive, and specifically reserves the right to assert, any and all rights available to it under state and federal law, including but not limited to the Telecommunications Act of 1996
11. Waiver of Certain Possible Claims by City. City agrees that it will not assert any claim that NORTHLAND, by entering into this Agreement, has waived any right, except those enumerated in Section 10 above, it might otherwise have to challenge the lawfulness of any franchise

regulation, requirement or fee, or its application to NORTHLAND, provided however that the City acknowledges that it may not lawfully prohibit the use of its right-of-way for the purpose contemplated herein, so long as NORTHLAND complies with all City Ordinances and future franchise/telecommunications policy adopted by the Common Council which are uniformly applied to all telecommunications carriers and consistent with Applicable Law. The City acknowledges that City's rights, duties, obligations, requirements, and entitlements set forth in this Agreement are subject to all provisions of state and federal law, including but not limited to the provisions of the Telecommunications Act of 1996.

12. Reservation of Rights by Parties. Except as specifically set forth herein to the contrary, the City and NORTHLAND each reserve all rights under law, including any right either may have to impose and challenge, respectively, any and all franchise regulations, requirements and charges set forth herein, or which the City may promulgate in the course of developing its referenced comprehensive plan for franchising new providers of communication services.
13. Non-Discrimination. NORTHLAND shall not be required to comply with any of the terms and conditions of this permission unless and to the extent that the same terms and provisions are imposed upon and enforced against other providers of telecommunications services in the City. In the event that another provider of telecommunications services currently or in the future accesses the City's Public Right-of-Way pursuant to terms and conditions which, if applied to NORTHLAND, would be more favorable than those included herein, NORTHLAND shall have the option to incorporate any/or all such terms and conditions in substitution for or in addition to any term or condition included herein or in any future agreement upon written notice to the City. Upon NORTHLAND's written request, The City shall notify NORTHLAND of any agreement, with any other providers of telecommunications services by providing NORTHLAND with copies thereof.
14. Emergency Notifications to NORTHLAND. The NORTHLAND Operations Control Center shall be available to City staff 24 hours a day, 7 days a week, regarding problems or complaints resulting from the Facilities installed pursuant to this permission and may be contacted by telephone at the number which shall be provided to the City within ten (10) days of approval of this permission.
15. Notices Hereunder. All notices permitted or required hereunder shall be in writing and shall be transmitted via certified United States mail, return receipt requested, or by private delivery service and shall be addressed as follows or to such different addresses as the parties may from time to time designate:
 - a. if to the City, to:

Corporation Counsel
City Hall, Room 300

233 East Washington Street
Syracuse, New York 13202

City Engineer
City Hall Room 401
233 East Washington Street
Syracuse, New York 13202

b. if to NORTHLAND to:

NORTHLAND Communications
Chief Financial Officer
9560 Main St
PO Box 419
Holland Patent, NY 13354

Notices shall be deemed effective upon receipt.

16. Assignment Prohibited. This permission shall not be assigned by NORTHLAND except to a parent or affiliate, without the prior written approval of City, which approval shall not be unreasonably withheld.
17. Construction: Jurisdiction. This Permission shall be construed and enforced in accord with the laws of New York without regard to the conflict of law provisions thereof. As a matter of convenience, this Permission has been prepared by the City. It shall not be construed for or against any party on that account.
 - a. Each party hereby submits itself and its permitted assigns to the jurisdiction, including personal jurisdiction, of the Courts of New York in Onondaga County, and the US District Court for the Northern District of New York, Syracuse Division.
18. Revocable Nature of this Permission: This permission and consent and all rights under this ordinance shall cease and terminate in the event Northland commits a material breach of its obligations hereunder, and fails to correct such breach within 30 days after receiving written notice from the City thereof. Or the City, acting through its Mayor and Common Council determine that such Permission is no longer in the public interest and after ninety (90) days' notice and opportunity to attend a Public Hearing, the Ordinance is rescinded by the Common Council. In the event of such termination, NORTHLAND, its successors or assigns, shall remove said lines and work in connection therewith and restore the street, sidewalk and all other facilities at its sole cost and expense or the sole cost and expense of its successors and assigns, recognizing the need to coordinate with other utilities and having access to facilities of other

utilities, including access to conduits and ducts owned by others in which such facilities are placed. NORTHLAND shall be provided with written Notice and opportunity to comment before the Common Council session that would consider terminating this permission Ordinance.

19. Entire Agreement. This Ordinance contains the entire understanding between the parties with respect to the subject matter hereof. There are no representations, agreements or understanding (whether oral or written) between or among the parties relating to the subject matter of this permission which are not fully expressed herein. This Ordinance may not be amended except pursuant to a written instrument signed by all parties and authorized by the Mayor and Common Council.

- a. BE IT FURTHER ORDAINED, that NORTHLAND Facilities and operations shall meet the following requirements before construction commences and at all times thereafter:

20. Safe Condition. NORTHLAND shall construct and keep its Facilities in good and safe condition and free from any nuisance, to the reasonable satisfaction of the City. Without limiting the generality of the foregoing, NORTHLAND shall comply with: the lawful construction, maintenance, traffic plan and other standards issued by the City Engineer and as set forth in the revised General Ordinances of the City governing access to City Streets; the terms of this Ordinance; and any other lawful rules of City ordinances and regulations generally applicable to work in the Public Right-of-Way.
21. That NORTHLAND shall submit all plans, including a critical path schedule, for each proposed Northland owned conduit to the City Engineer for their approval, and final approval by the Commissioner of Public Works, prior to the issuance of street cut permits for Underground Projects or approval of the liability waiver for access to the Public Rights-of-Way for Aerial Projects, provided however, that a liability waiver shall not be required so long as NORTHLAND has insurance acceptable to the City in force at the time of the proposed Aerial Projects and no City owned pole is being attached to, and the commencement of any work for that Project. In addition, the City Engineer shall review and approve the location of any Northland owned conduit prior to the issuance of street cut permits to ensure the location of the conduit does not conflict with other utilities or City projects by the City. Furthermore, route location for the future Signal Interconnect Project shall have priority over the NORTHLAND Facilities planned locations, and the NORTHLAND Facilities shall be relocated to a mutually acceptable route. NORTHLAND shall provide, at no cost to the City, City Engineer with record drawings and as built maps/drawings, in .kmz or .pdf format for any underground Facilities, subsequent to the completion of the work. Plans indicating as-built conditions with locations of all underground conduit, not including Northland cables and appurtenances installed in conduit owned by other entities, and excluding pole attachments, appropriately shown on google earth and overlaid on other maps shall be submitted to City Engineer. NORTHLAND shall submit updated plans reflecting the location of all pole attachments. Maps and as built drawings in .kmz format shall have latitude/longitude information. Control monumentation information shall be available at

the City Engineer's Office. The as built drawings and referencing of Facilities shall be to the satisfaction of City Engineer. With respect to the construction and installation of Northland owned conduit, a Professional Engineer shall certify to the accuracy of the as-built drawings and attest to the fact that the improvements were constructed in conformity with the plans and specifications approved by the City.

22. That all ordinances, rules and regulations of the City and its departments shall at all times be complied with including the Building Code of the City of Syracuse.
23. That NORTHLAND, its successors and assigns, agree that the City, acting through its City Engineer, shall have the authority to demand any on site investigations, excavations or actions, to be taken at the sole expense of NORTHLAND, and which are necessary to ensure that any Underground Project in the Public Right-of-Way does not damage or impair City utilities or threaten the public health and welfare.
24. That the City Engineer shall be advised in advance of the time when the work is to be done for any Northland owned conduit, including shoring, protection of pipes and facilities and other safety measures, shall be subject to the supervision of the City Engineer. Monthly critical path updates shall be provided to the City Engineer during any Underground Project. The City Engineer shall be timely informed of the commencement and completion of any Aerial Project.
25. That NORTHLAND shall adequately and properly protect any existing underground utilities located within or near any Underground Project by NORTHLAND where NORTHLAND installs its own ducts or conduits.
26. That subject to the review and approval of the City Engineer, permission may be granted by the City for other utilities to cross the area to be occupied by the proposed Facilities, provided no damage to, or interference with, Northland's conduit will result, unless any costs associated with the protection or replacement of Northland's existing Facilities are paid by the other utility to Northland .
27. All work shall be done in a skillful manner with reasonable dispatch and in accordance with plans and specifications and all conditions imposed by any laws, rules or regulations which may apply to the work. A dust and sediment and erosion control program shall be in effect for the duration of the construction and installation of Northland owned conduit project to prevent a nuisance and to prevent interference with or damage to adjacent property, streets, sewers and drainage courses.
28. That the entire excavation of any Underground Project is to be protected by suitable guards and signals both by day and night and precautions are to be taken by all reasonable means to prevent any accident or injury while the work is in progress, and that for any Aerial Project, a Maintenance & Protection of Traffic Plan in accordance with the New York State Department of

Transportation's Manual of Uniform Traffic Control Devices shall be observed. Traffic maintenance, control and protection shall be the responsibility of NORTHLAND but such traffic management shall be as permitted by the Chief of Police and the City Engineer.

29. Plans and specifications required to construct all underground conduit owned and installed by NORTHLAND subject to this ordinance, shall be prepared by a Professional Engineer registered in New York State. The drawings and specifications shall be sealed and signed by the Professional Engineer. The Engineer shall certify that the plans and specifications have been prepared in conformance with the applicable codes, standards, and conditions of authorities governing the work.
30. That inspection of the Underground Projects, if requested by the City, for compliance with the plans, conditions and specifications of the City's permission must be carried out by a Professional Engineer (registered in New York State), or by personnel under the direct supervision of a professional engineer, at no cost to the City.
31. The City Engineer and their designated representatives reserve the right to enter all property through which the Projects will be constructed to observe the ongoing construction, to inspect materials and workmanship, or for any other purpose related to this action.
32. Upon completion of the facilities and acceptance and approval of the right of way restoration by the Commissioner of Public Works, the use, operation and maintenance of the street rights of way and utilities located there-in will be subject to all laws, rules ordinances and procedures which apply to streets and utilities throughout the City.
33. Liability Insurance. NORTHLAND, its successors or assigns, shall obtain, and maintain at all times during the term of this permission, commercial general, automotive liability and owners and contractors liability insurance protecting NORTHLAND in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence, including bodily injury and property damage, as a combined single limit or equivalent, with deductibles that are standard to NORTHLAND, such deductibles not to be increased without the prior consent of City. The City may require that the amount of such insurance be increased to an amount not to exceed Five Million Dollars (\$5,000,000) in the event that NORTHLAND constructs and installs any Northland owned conduit in the City's Public Right-of-Way. The coverages of any such insurance required by Northland hereunder may be satisfied in the aggregate by a combination of underlying primary policies together with an umbrella coverage policy. Such insurance shall name City as an additional insured party. Claims made policies are not acceptable. When umbrella or excess coverage is in effect, it must follow the form of the underlying coverage. Upon substantial completion of the Projects, as determined and certified by the City Engineer, the aforementioned insurance requirement shall be reduced to an amount not less than One Million Dollars (\$1,000,000.00) per occurrence which insurance shall be maintained for the duration of this permission. Such insurance shall not be canceled or altered to reduce coverage below the limits set forth in this

section without giving the City at least thirty (30) days advance written notice of such cancellation or change, and it shall be the responsibility of NORTHLAND to notify City of such change or cancellation. Certificates of Insurance and all insurance notices shall be sent to the Corporation Counsel, room 300 City Hall, Syracuse, N.Y. 13202 with a copy to the City Engineer, room 401 City Hall, Syracuse, N.Y. 13202.

34. Performance and Maintenance Bond: NORTHLAND, its successors or assigns, shall obtain and maintain at all times during which work occurs under this permission, a Performance and Maintenance Bond, made payable to the City, in an amount of at least Fifty Thousand Dollars (\$50,000), as a guaranty that all work authorized by this Permission shall be completed to the satisfaction of the City Engineer. The City may require that the amount of this bond be increased to an amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000) in the event that NORTHLAND constructs and installs any Northland owned conduit in the City's Public Rights-of-Way. This bond shall remain in full force and effect for a period of at least one (1) year after the completion of the project, as determined and certified by the City Engineer.
35. Workers Compensation Insurance. NORTHLAND shall obtain and maintain at all times during which work occurs under this permission, statutory Workers Compensation and employer's liability insurance as required by law.
36. Insurance Companies. Insurance companies from which NORTHLAND obtains coverage must be admitted in New York and rated at least B+IX in the current Best's Insurance Guide.
37. Proof of Insurance; Disclosure of Deductibles and Self Insurance Retention. Before commencing work, NORTHLAND shall provide the City a certificate of insurance showing proof of the required coverage. Any deductibles or self-insurance retention must be disclosed on the certificates of insurance.
38. As-Built Maps and Records. NORTHLAND shall maintain accurate maps, including, for Northland owned conduit installed underground, files in .kmz or .pdf format which can be opened in google earth and overlaid on other maps and other appropriate records of its Facilities as they are actually constructed in the Public Right-of-Way. NORTHLAND shall submit record plans reflecting the location of all pole attachments. NORTHLAND shall, upon request of the City, deliver to the City Engineer, within fourteen (14) days after such request, such maps and plans as may be required to show in detail the exact nature and location of all Facilities installed within the Public Right-of-Way. If NORTHLAND fails to supply the required As-Built Map and Records the City Engineer shall have the option of suspending any further NORTHLAND permits until such time that the required As Built Maps have been provided to the City.
39. Subsurface Installation Marking. In the event that NORTHLAND installs Facilities underground, NORTHLAND shall be a member, for the life of the proposed Facilities, of the Underground Facilities Protection organization or the existing regional "One Call" notification center for

subsurface installations. NORTHLAND shall comply with the requirements of NYS Industrial Code rule No. 53 and any modifications thereto. NORTHLAND shall field mark, at its sole expense, the locations of its underground Facilities in accordance with the recommendation of the "One Call" organization and the requirements of all applicable laws.

40. By consequence of the ordinance or subsequent approvals authorized by the ordinance, the City of Syracuse makes no representation, express or implied, as to the feasibility of the project, the proposed plans and locations, or the extent of work involved in accommodating any existing utility or facility located within the City's Public Rights-of-Way. Any coordination with the various utility operators, public or private, is the responsibility of NORTHLAND.
41. At the City's discretion, should NORTHLAND plan to construct and install in own conduit, NORTHLAND shall send direct notice to a list of telecommunications providers provided to NORTHLAND by the City Engineer a notice of NORTHLAND's intent to undertake an underground project within the City of Syracuse, and to the extent required by applicable law. NORTHLAND, shall offer spare fiber or conduit space to such other telecommunications providers on commercially reasonable terms.
42. Fees. NORTHLAND shall pay all non-discriminatory and generally applicable standard processing fees associated with obtaining the required City permits to facilitate the construction of the facilities,
43. NORTHLAND to Submit Plan of Its Complete System to City. NORTHLAND shall, within thirty (30) days following a written request from the City and no more often than annually, provide the City Engineer with a file in .kmz or .pdf format, which can be opened on google earth and overlaid on other maps showing the location and specific nature of all Facilities which NORTHLAND has constructed and/or plans to construct in any Public Right-of-Way within the City and at any time during the next year; provided, however, that NORTHLAND may change any such plans in the future so long as the City Engineer is provided with updated maps and plans in accordance with this permission. All maps and plans shall be produced and submitted to the City at the sole expense of NORTHLAND, its successors or assigns.
44. Construction of Extra Underground Conduit Capacity. In order to minimize the number of street cuts that may be required to accommodate the Facilities of NORTHLAND and any others, NORTHLAND, should it undertake any Underground Project and install its own ducts or conduits, shall construct conduit of sufficient capacity to meet its current and foreseeable future needs. If required of other utilities owning and installing underground conduit in the Public Right-of-Way covered by this permission, wherever NORTHLAND shall install underground conduit for its own use, NORTHLAND shall, to the extent technically as determined by the City Engineer, also install one extra 4-inch PVC conduit, for the exclusive use of the City, its successors or assigns, or its lessees . Such extra 4-inch PVC conduit installed for the City may be used solely and exclusively for agencies of the City carrying on a governmental function or purpose. There are no warranties,

representations or agreements, expressed or implied either in fact or by operation of law, statutory or otherwise, including warranties or merchantability or fitness for a particular purpose, made by NORTHLAND with respect to the extra 4-inch City dedicated conduit described above and in no event shall NORTHLAND be liable to City or any party for any direct, incidental, consequential, punitive or special damages with respect thereto.

45. Fees. To the extent the same non-discriminatory and uniform requirement is placed on all other entities owning and installing conduit, NORTHLAND shall pay an annual fee of One Dollar \$1.90 per linear foot conduit charge per 4 inch per conduit for conduit owned and installed by Northland placed underground in the City's Public Right-of-Way. The per linear foot per conduit charge shall be calculated based on the as built record drawings submitted to the City Engineer, to the City, as adjusted annually by any increases in the United States Consumer Price Index (US CPI) as published by the Bureau of Labor Statistics or its successor, to the City on or before July 31 of each year that this permission is in force. In the event that this Ordinance is superseded by a lawful Franchise pursuant to the enactment of the City's comprehensive telecommunications policy as set forth in Section 2 hereof, any fees paid by NORTHLAND to the City pursuant to this Ordinance shall be credited as an offset against any fees due for the same calendar year pursuant to the superseding Franchise.
46. NORTHLAND, its successors and assigns, shall within thirty (30) days from the adoption of this Ordinance execute and file in the Office of the City Clerk, with a copy to the Corporation Counsel and the City Engineer, written acceptance of this permission and consent and such communication shall constitute an agreement on the part of NORTHLAND, its successors and assigns to abide by the terms and conditions of this ordinance

Additional terms and conditions, as recommended by the City Engineer and the Corporation Counsel, shall be set forth in the Ordinance.



Sincerely,
Mary E. Robison, P.E.
City Engineer



OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Julie Castellitto
Acting Director

TO: Honorable Mayor Ben Walsh
FROM: Julie Castellitto, Director of Management & Budget *cc*
DATE: November 6, 2025
SUBJECT: Agreement – Northland Networks, LTD dba Northland Communications

On behalf of the Department of Engineering, I am requesting the City of Syracuse enter into an Agreement with Northland Networks, LTD dba Northland Communications granting permission to Construct, Own and Maintain a telecommunication network below grade In City Streets and at existing pole locations.

To the extent required by Applicable Law, Northland Communications ("Northland"), has requested a city-wide permission to construct a telecommunication network in City Streets. Northland is engaged in the business of constructing facilities for use by itself and others in New York to provide telecommunication services; and Northland has requested a city-wide permission to utilize the City right-of-way for installation of Northland owned underground conduits and ducts and attachments to existing poles located within the City right-of-way for telecommunication purposes, all to be consistent with the City's authority to regulate its public rights of way pursuant to state and federal law, including, but not limited, Section 253 of the Telecommunications Act of 1996 (together, "Applicable Law").

Consistent with Applicable Law, NORTHLAND also seeks authority to use the City Right of Way for the construction of new aerial facilities, including attachments to utility poles. A street cut permit if applicable and a liability waiver for the actual temporary occupation of the City Right of Way during such construction and/or attachment will be required under the General Ordinances of the City as part of the City's right to manage its Rights of Way.

Whenever this Agreement refers to or implies an obligation of NORTHLAND to seek City approval or authorization with respect to Aerial wires and cables, it shall apply to NORTHLAND construction of new aerial facilities, including initial attachment to utility poles owned by other entities. Separate permits shall not be required for any routine or emergency maintenance activities on wires or cables. In attaching aerial cables to any pole owned by another utility, or for the maintenance or repair thereof, Northland shall require and receive permission from the pole owner for such attachment and fully comply with all duties and obligations applicable to such pole attachments set forth in pole attachment agreements between Northland and such pole owners. As a result, the authorizations needed from the City for any aerial attachments and maintenance thereof shall be limited to uniformly applicable permits and authorizations required for temporary occupancy of City rights of way for the installation and attachment of such aerial cables.

The agreement will be subject to the following binding conditions:

1. As used herein, the following terms shall have the following meanings: "Facilities" means communications cables, conduits, converter, splice boxes, cabinets, and holes, manholes,

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Room 213
Syracuse, N.Y. 13202

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Fax 315 448-8116

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vaults, equipment, drains, surface location markers, appurtenances and related facilities installed by NORTHLAND in the public right-of-way of City and to be used in the provision of telecommunication services. Provided, however, that nothing herein authorizes NORTHLAND to add or install small wireless facilities (as defined by the FCC) to the public right-of-way of the City.

- a) "Public Right-of-Way" means the surface, the air space in, on, under, through or above the surface and the area in, on, under, through or below the surface of the particular public streets, roads, sidewalks, alleys, and ways specifically identified in Appendix A hereto or in permit applications which NORTHLAND may from time to time file with the City, including without limitation, appurtenant public utility and public service easements as the same may now or hereafter exist, that are under the jurisdiction of the City. This term shall not include any property owned by any person or agency other than the City, except as provided by applicable law or pursuant to an agreement between the City and any person permitting the City to authorize third parties to use such property.
 - b) "Aerial Project" means the construction or installation of Facilities above the ground in the Public Right-of-Way, as by attaching Facilities to existing utility poles. "Underground Project" means the construction or installation of Northland owned Conduit Facilities in, through, or below the surface of the Public Right-of-Way. "Projects" means Aerial and Underground Projects, collectively. For elimination of doubt, unless otherwise indicated herein, the placement of Northland cables and appurtenances in underground conduit owned by other entities shall not be considered an Underground Project. Provided, however, to the extent Northland work installing its own cables and appurtenances in underground conduit owned by other entities, Northland shall apply for standard permits for such work. In addition, all provision hereof relating to insurance, liability, and indemnification shall apply to any work performed by Northland in installing and maintaining such installations in conduit owned by other entities.
2. Grant of Street Cut Permits, Pole Permits and Other Permissions. The City hereby grants a non-exclusive permission, subject to the terms and conditions of this Ordinance, and NORTHLAND hereby accepts the said permission, to enter the streets identified in the documents on file with City Engineer or in permit applications which NORTHLAND may from time to time file with the City, after applying for and being granted the required City street cut permits or any other necessary permits from the Commissioner of Public Works. In addition, NORTHLAND is granted city-wide permission to utilize the Public Right-of-Way, existing pole locations and new pole locations for Aerial Projects, subject to the need to obtain standard permits for work associated therewith. NORTHLAND shall submit evidence of its pole attachment agreements from the utility owning the pole to City Engineer. This permission shall authorize NORTHLAND to construct, install, own and operate, maintain, locate, upgrade, repair, move, operate, protect, reconstruct, relocate, remove and replace the facilities described in the documents on file with City Engineer. However, the installation of poles and overhead lines & crossings is prohibited in City districts, streets and Right of Ways, which are free & clear of poles and overhead lines and all overhead utilities have been placed underground in conduits. All planned installations in these areas shall be placed underground in conduits approved through the City's street cut permit. This permission

authorizes NORTHLAND or its agents to commence and continue work so long as it is done in compliance with the insurance, construction, maintenance and other requirements described in this Ordinance and the requirements of the City Engineer for street cut and other permits. This permission shall authorize the Commissioner of Public Works to continue to issue street cut permits for Underground Projects, provided that NORTHLAND continues to comply with the terms and conditions of this Ordinance,

3. No Adverse Impact Upon Other Authorized Users. Except as permitted by applicable law or this permission, NORTHLAND shall not damage, or impair the use of, any Public Right-of-Way or any other authorized facilities therein, including without limitation, streets, sidewalks, sanitary sewers, storm drains, water mains, R.O.W. monuments, gas mains, poles, overhead or underground wires or conduits without the prior written approval of the City and any other owner(s) of the affected property.
4. NORTHLAND to Repair any Damages. NORTHLAND shall be responsible for any damage to City streets, existing utilities, R.O.W. monuments, curbs and sidewalks due to its installation, maintenance, repair or removal of its Facilities in the Public Right-of-Way, and shall repair, replace and restore in kind any such damage at its sole expense.
5. No Cost to City. The construction, installation, operation, maintenance and removal of Facilities shall be accomplished without cost or expense to the City and shall be subject to the approval of the Commissioner of the City's Department of Public Works ("Commissioner") and in accordance with such construction and other standards as the City may from time-to-time apply generally to users of the Public Right-of-Way and shall be accomplished in such manner as not to endanger persons or property or unreasonably obstruct access to, travel upon or other use of the specified Public Right-of-Way.
 - a. NORTHLAND shall remove or relocate, without cost or expense to City, the Facilities it installs under this Permission if and when made necessary by (i) any change of grade, alignment or width of any street; (ii) any changes to the City's water system, storm sewers or sanitary sewers; (iii) construction, maintenance or operation of any other City underground or aboveground facilities; and/or (iv) such other municipal improvements as deemed in the public interest by the City. Said removal or relocation shall be completed within ninety days (90) days following written notification by City, or such shorter period as the Commissioner may reasonably direct in the event of an emergency, in either case recognizing the need to coordinate with other utilities and NORTHLAND having access to facilities of other utilities, including access to conduits and ducts owned by others in which NORTHLAND facilities are placed. Provided, however, that such access cannot be guaranteed by the City while a City right of way project as described above is under construction. In the event NORTHLAND fails to remove or relocate its Facilities within such period, City may cause the same to be done at the sole expense of NORTHLAND. The City will cooperate and issue, on an expedited basis, all permits necessary to enable NORTHLAND to relocate its facilities at minimal disruption to its services.

6. **Permission Subordinate.** This permission is subordinate (and non-exclusive) to the prior and continuing right of (i) the City; and (ii) other persons authorized under permissions issued prior to this Ordinance to use the specified Public Right-of-Way for the purpose of constructing, installing, maintaining, locating, upgrading, repairing, operating, protecting, reconstructing, relocating, replacing and removing all other facilities in, under, over, across and along the Public Right-of-Way, including ingress and egress. Each permission is also subordinate to all easements, restrictions, conditions, covenants, incumbrances and claims of title which may affect the specified Public Right-of-Way. NORTHLAND shall at its own expense, obtain such permissions as may be required because of existing or future rights granted to or held by other parties. The City agrees that future permissions or franchises shall contain the same aforementioned language.
7. **Abandonment of Facilities.** If any portion of NORTHLAND's Facilities covered by this permission are formally abandoned by NORTHLAND, it shall notify City in writing at least thirty (30) days in advance and NORTHLAND shall either promptly vacate and remove the Facilities at its own expense or, pursuant to the written approval of the Commissioner of Public Works, may abandon some or all of the Facilities in place.
8. **Removal or Relocation of Facilities.** NORTHLAND shall, after the removal or relocation of its Facilities, at its own cost, repair and return the Public Right-of-Way on which the Facilities had been located to a safe and satisfactory condition in accordance with the generally applicable construction standards and specifications established by the City. Should NORTHLAND remove or relocate its Facilities in the Public Right-of-Way, it shall give City not less than ten (10) days prior written notice of its intent to do so. Before proceeding with removal or relocation work NORTHLAND shall obtain such additional permits as may be required by the City.
9. **Indemnification.** NORTHLAND jointly and severally, for itself, its successors or assigns, agents, contractors and employees, shall at all times indemnify, defend (with counsel acceptable to City) and hold harmless the City, its officers, employees, agents, boards and commissions and any successors to the City's interest from and against any and all third party claims, demands, losses, damages (including personal injury resulting in death), liabilities, fines, penalties, charges, administrative and judicial proceedings and orders, judgements, remedial actions of any kind and all costs of any cleanup actions of any kind, all costs and expenses incurred in connection therewith, including without limitation, reasonable attorney's fees and costs of defense (collectively, the "Losses") arising out of the intentional acts, fault or negligent activities of NORTHLAND authorized by this permission.
 - a. In addition to the aforesaid, NORTHLAND, jointly and severally, for itself, its successors and assigns, shall at all times indemnify, defend (with counsel acceptable to the City) and hold harmless the City, its officers, employees and agents, from and against any and all claims, demands, losses, damages (including personal injury resulting in death), judgements, fines as a result of damage to the property or personnel of the City caused by intentional acts, the fault or negligence of NORTHLAND or its agents,.
10. **Acknowledgment by NORTHLAND.** NORTHLAND acknowledges that it is proceeding at its own financial risk in electing to install Facilities without knowing what regulations, requirements

and charges, if any, the City may lawfully impose upon new franchisees authorized to provide telecommunications services.

- a. NORTHLAND, for itself and its successors and assigns, consistent with Applicable Law, hereby specifically waives:
 - (i) any claim that it has obtained any grand fathered or other special status by making any investment or implementing any service pursuant to this permission without knowing such requirements, regulations or changes; or
 - (ii) any claim that it has taken any action pursuant to this permission in reliance upon any assumed regulatory or franchise fee environment, except where Northland's actions are confirmed by a court of competent jurisdiction or regulatory agency to be consistent with and authorized by Applicable Law.; or
 - (iii) any claim that the final paragraph of Section 2 hereof (or any parallel regulation or requirement of any franchise) violates any due process rights of NORTHLAND or constitutes an uncompensated "taking" of its property interests created by this permission in violation of law.
 - b. Notwithstanding the above, NORTHLAND does not waive, and specifically reserves the right to assert, any and all rights available to it under state and federal law, including but not limited to the Telecommunications Act of 1996
11. Waiver of Certain Possible Claims by City. City agrees that it will not assert any claim that NORTHLAND, by entering into this Agreement, has waived any right, except those enumerated in Section 10 above, it might otherwise have to challenge the lawfulness of any franchise regulation, requirement or fee, or its application to NORTHLAND, provided however that the City acknowledges that it may not lawfully prohibit the use of its right-of-way for the purpose contemplated herein, so long as NORTHLAND complies with all City Ordinances and future franchise/telecommunications policy adopted by the Common Council which are uniformly applied to all telecommunications carriers and consistent with Applicable Law. The City acknowledges that City's rights, duties, obligations, requirements, and entitlements set forth in this Agreement are subject to all provisions of state and federal law, including but not limited to the provisions of the Telecommunications Act of 1996.
 12. Reservation of Rights by Parties. Except as specifically set forth herein to the contrary, the City and NORTHLAND each reserve all rights under law, including any right either may have to impose and challenge, respectively, any and all franchise regulations, requirements and charges set forth herein, or which the City may promulgate in the course of developing its referenced comprehensive plan for franchising new providers of communication services.
 13. Non-Discrimination. NORTHLAND shall not be required to comply with any of the terms and conditions of this permission unless and to the extent that the same terms and provisions are imposed upon and enforced against other providers of telecommunications services in the City. In the event that another provider of telecommunications services currently or in the future accesses the City's Public Right-of-Way pursuant to terms and conditions which, if applied to NORTHLAND, would be more favorable than those included herein, NORTHLAND shall have the option to incorporate any/or all such terms and conditions in substitution for or in addition to

any term or condition included herein or in any future agreement upon written notice to the City. Upon NORTHLAND's written request, The City shall notify NORTHLAND of any agreement, with any other providers of telecommunications services by providing NORTHLAND with copies thereof.

14. Emergency Notifications to NORTHLAND. The NORTHLAND Operations Control Center shall be available to City staff 24 hours a day, 7 days a week, regarding problems or complaints resulting from the Facilities installed pursuant to this permission and may be contacted by telephone at the number which shall be provided to the City within ten (10) days of approval of this permission.
15. Notices Hereunder. All notices permitted or required hereunder shall be in writing and shall be transmitted via certified United States mail, return receipt requested, or by private delivery service and shall be addressed as follows or to such different addresses as the parties may from time to time designate:

a. if to the City, to:

Corporation Counsel
City Hall, Room 300
233 East Washington Street
Syracuse, New York 13202

City Engineer
City Hall Room 401
233 East Washington Street
Syracuse, New York 13202

b. if to NORTHLAND to:

NORTHLAND Communications
Chief Financial Officer
9560 Main St
PO Box 419
Holland Patent, NY 13354

Notices shall be deemed effective upon receipt.

16. Assignment Prohibited. This permission shall not be assigned by NORTHLAND except to a parent or affiliate, without the prior written approval of City, which approval shall not be unreasonably withheld.
17. Construction: Jurisdiction. This Permission shall be construed and enforced in accord with the laws of New York without regard to the conflict of law provisions thereof. As a matter of

convenience, this Permission has been prepared by the City. It shall not be construed for or against any party on that account.

- a. Each party hereby submits itself and its permitted assigns to the jurisdiction, including personal jurisdiction, of the Courts of New York in Onondaga County, and the US District Court for the Northern District of New York, Syracuse Division.

18. **Revocable Nature of this Permission:** This permission and consent and all rights under this ordinance shall cease and terminate in the event Northland commits a material breach of its obligations hereunder, and fails to correct such breach within 30 days after receiving written notice from the City thereof. Or the City, acting through its Mayor and Common Council determine that such Permission is no longer in the public interest and after ninety (90) days' notice and opportunity to attend a Public Hearing, the Ordinance is rescinded by the Common Council. In the event of such termination, NORTHLAND, its successors or assigns, shall remove said lines and work in connection therewith and restore the street, sidewalk and all other facilities at its sole cost and expense or the sole cost and expense of its successors and assigns, recognizing the need to coordinate with other utilities and having access to facilities of other utilities, including access to conduits and ducts owned by others in which such facilities are placed. NORTHLAND shall be provided with written Notice and opportunity to comment before the Common Council session that would consider terminating this permission Ordinance.
19. **Entire Agreement.** This Ordinance contains the entire understanding between the parties with respect to the subject matter hereof. There are no representations, agreements or understanding (whether oral or written) between or among the parties relating to the subject matter of this permission which are not fully expressed herein. This Ordinance may not be amended except pursuant to a written instrument signed by all parties and authorized by the Mayor and Common Council.
 - a. **BE IT FURTHER ORDAINED,** that NORTHLAND Facilities and operations shall meet the following requirements before construction commences and at all times thereafter:
20. **Safe Condition.** NORTHLAND shall construct and keep its Facilities in good and safe condition and free from any nuisance, to the reasonable satisfaction of the City. Without limiting the generality of the foregoing, NORTHLAND shall comply with: the lawful construction, maintenance, traffic plan and other standards issued by the City Engineer and as set forth in the revised General Ordinances of the City governing access to City Streets; the terms of this Ordinance; and any other lawful rules of City ordinances and regulations generally applicable to work in the Public Right-of-Way.
21. That NORTHLAND shall submit all plans, including a critical path schedule, for each proposed Northland owned conduit to the City Engineer for their approval, and final approval by the Commissioner of Public Works, prior to the issuance of street cut permits for Underground Projects or approval of the liability waiver for access to the Public Rights-of-Way for Aerial Projects, provided however, that a liability waiver shall not be required so long as NORTHLAND has insurance acceptable to the City in force at the time of the proposed Aerial Projects and no City owned pole is being attached to, and the commencement of any work for that Project. In

addition, the City Engineer shall review and approve the location of any Northland owned conduit prior to the issuance of street cut permits to ensure the location of the conduit does not conflict with other utilities or City projects by the City. Furthermore, route location for the future Signal Interconnect Project shall have priority over the NORTHLAND Facilities planned locations, and the NORTHLAND Facilities shall be relocated to a mutually acceptable route. NORTHLAND shall provide, at no cost to the City, City Engineer with record drawings and as built maps/drawings, in .kmz or .pdf format for any underground Facilities, subsequent to the completion of the work. Plans indicating as-built conditions with locations of all underground conduit, not including Northland cables and appurtenances installed in conduit owned by other entities, and excluding pole attachments, appropriately shown on google earth and overlaid on other maps shall be submitted to City Engineer. NORTHLAND shall submit updated plans reflecting the location of all pole attachments. Maps and as built drawings in .kmz format shall have latitude/longitude information. Control monumentation information shall be available at the City Engineer's Office. The as built drawings and referencing of Facilities shall be to the satisfaction of City Engineer. With respect to the construction and installation of Northland owned conduit, a Professional Engineer shall certify to the accuracy of the as-built drawings and attest to the fact that the improvements were constructed in conformity with the plans and specifications approved by the City.

22. That all ordinances, rules and regulations of the City and its departments shall at all times be complied with including the Building Code of the City of Syracuse.
23. That NORTHLAND, its successors and assigns, agree that the City, acting through its City Engineer, shall have the authority to demand any on site investigations, excavations or actions, to be taken at the sole expense of NORTHLAND, and which are necessary to ensure that any Underground Project in the Public Right-of-Way does not damage or impair City utilities or threaten the public health and welfare.
24. That the City Engineer shall be advised in advance of the time when the work is to be done for any Northland owned conduit, including shoring, protection of pipes and facilities and other safety measures, shall be subject to the supervision of the City Engineer. Monthly critical path updates shall be provided to the City Engineer during any Underground Project. The City Engineer shall be timely informed of the commencement and completion of any Aerial Project.
25. That NORTHLAND shall adequately and properly protect any existing underground utilities located within or near any Underground Project by NORTHLAND where NORTHLAND installs its own ducts or conduits.
26. That subject to the review and approval of the City Engineer, permission may be granted by the City for other utilities to cross the area to be occupied by the proposed Facilities, provided no damage to, or interference with, Northland's conduit will result, unless any costs associated with the protection or replacement of Northland's existing Facilities are paid by the other utility to Northland .

27. All work shall be done in a skillful manner with reasonable dispatch and in accordance with plans and specifications and all conditions imposed by any laws, rules or regulations which may apply to the work. A dust and sediment and erosion control program shall be in effect for the duration of the construction and installation of Northland owned conduit project to prevent a nuisance and to prevent interference with or damage to adjacent property, streets, sewers and drainage courses.
28. That the entire excavation of any Underground Project is to be protected by suitable guards and signals both by day and night and precautions are to be taken by all reasonable means to prevent any accident or injury while the work is in progress, and that for any Aerial Project, a Maintenance & Protection of Traffic Plan in accordance with the New York State Department of Transportation's Manual of Uniform Traffic Control Devices shall be observed. Traffic maintenance, control and protection shall be the responsibility of NORTHLAND but such traffic management shall be as permitted by the Chief of Police and the City Engineer.
29. Plans and specifications required to construct all underground conduit owned and installed by NORTHLAND subject to this ordinance, shall be prepared by a Professional Engineer registered in New York State. The drawings and specifications shall be sealed and signed by the Professional Engineer. The Engineer shall certify that the plans and specifications have been prepared in conformance with the applicable codes, standards, and conditions of authorities governing the work.
30. That inspection of the Underground Projects, if requested by the City, for compliance with the plans, conditions and specifications of the City's permission must be carried out by a Professional Engineer (registered in New York State), or by personnel under the direct supervision of a professional engineer, at no cost to the City.
31. The City Engineer and their designated representatives reserve the right to enter all property through which the Projects will be constructed to observe the ongoing construction, to inspect materials and workmanship, or for any other purpose related to this action.
32. Upon completion of the facilities and acceptance and approval of the right of way restoration by the Commissioner of Public Works, the use, operation and maintenance of the street rights of way and utilities located there-in will be subject to all laws, rules ordinances and procedures which apply to streets and utilities throughout the City.
33. Liability Insurance. NORTHLAND, its successors or assigns, shall obtain, and maintain at all times during the term of this permission, commercial general, automotive liability and owners and contractors liability insurance protecting NORTHLAND in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence, including bodily injury and property damage, as a combined single limit or equivalent, with deductibles that are standard to NORTHLAND, such deductibles not to be increased without the prior consent of City. The City may require that the amount of such insurance be increased to an amount not to exceed Five Million Dollars (\$5,000,000) in the event that NORTHLAND constructs and installs any Northland owned conduit in the City's Public Right-of-Way. The coverages of any such insurance required by Northland hereunder may be satisfied in the aggregate by a combination of underlying primary policies

together with an umbrella coverage policy. Such insurance shall name City as an additional insured party. Claims made policies are not acceptable. When umbrella or excess coverage is in effect, it must follow the form of the underlying coverage. Upon substantial completion of the Projects, as determined and certified by the City Engineer, the aforementioned insurance requirement shall be reduced to an amount not less than One Million Dollars (\$1,000,000.00) per occurrence which insurance shall be maintained for the duration of this permission. Such insurance shall not be canceled or altered to reduce coverage below the limits set forth in this section without giving the City at least thirty (30) days advance written notice of such cancellation or change, and it shall be the responsibility of NORTHLAND to notify City of such change or cancellation. Certificates of Insurance and all insurance notices shall be sent to the Corporation Counsel, room 300 City Hall, Syracuse, N.Y. 13202 with a copy to the City Engineer, room 401 City Hall, Syracuse, N.Y. 13202.

34. Performance and Maintenance Bond: NORTHLAND, its successors or assigns, shall obtain and maintain at all times during which work occurs under this permission, a Performance and Maintenance Bond, made payable to the City, in an amount of at least Fifty Thousand Dollars (\$50,000), as a guaranty that all work authorized by this Permission shall be completed to the satisfaction of the City Engineer. The City may require that the amount of this bond be increased to an amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000) in the event that NORTHLAND constructs and installs any Northland owned conduit in the City's Public Right-of-Way. This bond shall remain in full force and effect for a period of at least one (1) year after the completion of the project, as determined and certified by the City Engineer.
35. Workers Compensation Insurance. NORTHLAND shall obtain and maintain at all times during which work occurs under this permission, statutory Workers Compensation and employer's liability insurance as required by law.
36. Insurance Companies. Insurance companies from which NORTHLAND obtains coverage must be admitted in New York and rated at least B+IX in the current Best's Insurance Guide.
37. Proof of Insurance; Disclosure of Deductibles and Self Insurance Retention. Before commencing work, NORTHLAND shall provide the City a certificate of insurance showing proof of the required coverage. Any deductibles or self-insurance retention must be disclosed on the certificates of insurance.
38. As-Built Maps and Records. NORTHLAND shall maintain accurate maps, including, for Northland owned conduit installed underground, files in .kmz or .pdf format which can be opened in google earth and overlaid on other maps and other appropriate records of its Facilities as they are actually constructed in the Public Right-of-Way. NORTHLAND shall submit record plans reflecting the location of all pole attachments. NORTHLAND shall, upon request of the City, deliver to the City Engineer, within fourteen (14) days after such request, such maps and plans as may be required to show in detail the exact nature and location of all Facilities installed within the Public Right-of-Way. If NORTHLAND fails to supply the required As-Built Map and Records the City Engineer shall have the option of suspending any further NORTHLAND permits until such time that the required As Built Maps have been provided to the City.

39. Subsurface Installation Marking. In the event that NORTHLAND installs Facilities underground, NORTHLAND shall be a member, for the life of the proposed Facilities, of the Underground Facilities Protection organization or the existing regional "One Call" notification center for subsurface installations. NORTHLAND shall comply with the requirements of NYS Industrial Code rule No. 53 and any modifications thereto. NORTHLAND shall field mark, at its sole expense, the locations of its underground Facilities in accordance with the recommendation of the "One Call" organization and the requirements of all applicable laws.
40. By consequence of the ordinance or subsequent approvals authorized by the ordinance, the City of Syracuse makes no representation, express or implied, as to the feasibility of the project, the proposed plans and locations, or the extent of work involved in accommodating any existing utility or facility located within the City's Public Rights-of-Way. Any coordination with the various utility operators, public or private, is the responsibility of NORTHLAND.
41. At the City's discretion, should NORTHLAND plan to construct and install in own conduit, NORTHLAND shall send direct notice to a list of telecommunications providers provided to NORTHLAND by the City Engineer a notice of NORTHLAND's intent to undertake an underground project within the City of Syracuse, and to the extent required by applicable law. NORTHLAND, shall offer spare fiber or conduit space to such other telecommunications providers on commercially reasonable terms.
42. Fees. NORTHLAND shall pay all non-discriminatory and generally applicable standard processing fees associated with obtaining the required City permits to facilitate the construction of the facilities,
43. NORTHLAND to Submit Plan of Its Complete System to City. NORTHLAND shall, within thirty (30) days following a written request from the City and no more often than annually, provide the City Engineer with a file in .kmz or .pdf format, which can be opened on google earth and overlaid on other maps showing the location and specific nature of all Facilities which NORTHLAND has constructed and/or plans to construct in any Public Right-of-Way within the City and at any time during the next year; provided, however, that NORTHLAND may change any such plans in the future so long as the City Engineer is provided with updated maps and plans in accordance with this permission. All maps and plans shall be produced and submitted to the City at the sole expense of NORTHLAND, its successors or assigns.
44. Construction of Extra Underground Conduit Capacity. In order to minimize the number of street cuts that may be required to accommodate the Facilities of NORTHLAND and any others, NORTHLAND, should it undertake any Underground Project and install its own ducts or conduits, shall construct conduit of sufficient capacity to meet its current and foreseeable future needs. If required of other utilities owning and installing underground conduit in the Public Right-of-Way covered by this permission, wherever NORTHLAND shall install underground conduit for its own use, NORTHLAND shall, to the extent technically as determined by the City Engineer, also install one extra 4-inch PVC conduit, for the exclusive use of the City, its successors or assigns, or its lessees . Such extra 4-inch PVC conduit installed for the City may be used solely and exclusively for

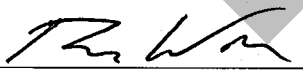
agencies of the City carrying on a governmental function or purpose. There are no warranties, representations or agreements, expressed or implied either in fact or by operation of law, statutory or otherwise, including warranties or merchantability or fitness for a particular purpose, made by NORTHLAND with respect to the extra 4-inch City dedicated conduit described above and in no event shall NORTHLAND be liable to City or any party for any direct, incidental, consequential, punitive or special damages with respect thereto.

45. Fees. To the extent the same non-discriminatory and uniform requirement is placed on all other entities owning and installing conduit, NORTHLAND shall pay an annual fee of One Dollar \$1.90 per linear foot conduit charge per 4 inch per conduit for conduit owned and installed by Northland placed underground in the City's Public Right-of-Way. The per linear foot per conduit charge shall be calculated based on the as built record drawings submitted to the City Engineer, to the City, as adjusted annually by any increases in the United States Consumer Price Index (US CPI) as published by the Bureau of Labor Statistics or its successor, to the City on or before July 31 of each year that this permission is in force. In the event that this Ordinance is superseded by a lawful Franchise pursuant to the enactment of the City's comprehensive telecommunications policy as set forth in Section 2 hereof, any fees paid by NORTHLAND to the City pursuant to this Ordinance shall be credited as an offset against any fees due for the same calendar year pursuant to the superseding Franchise.
46. NORTHLAND, its successors and assigns, shall within thirty (30) days from the adoption of this Ordinance execute and file in the Office of the City Clerk, with a copy to the Corporation Counsel and the City Engineer, written acceptance of this permission and consent and such communication shall constitute an agreement on the part of NORTHLAND, its successors and assigns to abide by the terms and conditions of this ordinance

Additional terms and conditions, as recommended by the City Engineer and the Corporation Counsel, shall be set forth in the Ordinance.

Please indicate your concurrence by signing below and returning this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.



Mayor Ben Walsh
City of Syracuse, New York

11/12/25

Date



DEPARTMENT OF WATER

CITY OF SYRACUSE, MAYOR BEN WALSH

21

Robert Brandt
Commissioner

November 5, 2025

Ms. Patricia McBride
City Clerk
Room 231 City Hall
Syracuse, New York 13202

**RE: Skaneateles Lake Water Intake Extension (GHD)
Amendment - Water Department**

Dear Ms. McBride:

Please prepare legislation for consideration at the next meeting of the Common Council to amend ordinance 677-2024 "Ordinance authorizing a contract with GHD relative to providing design services for the Intake #2 Extension for the Department of Water". Please extend the no-cost time extension to June 30, 2026.

The no cost time extension will allow additional monitoring of the turbidity in deeper winter through the winter months.

All costs associated with this will be charged to 05.83110.541500.

Please call me if you have any questions.

Sincerely,


Robert Brandt.
Commissioner of Water

Department Of Water
101 N. Beech Street
Syracuse, N.Y. 13210

Office 315 448-8340
Fax 315 473-2608
Emergency 24 Hours
315-448-8360

9



OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Julie Castellitto
Acting Director

TO: Mayor Ben Walsh
FROM: Julie Castellitto, Director of Management and Budget
DATE: November 6, 2025
SUBJECT: Amend Agreement – GHD


On behalf of the Department of Water, I am requesting that the City of Syracuse amend Ordinance #677-2024 "Ordinance authorizing a contract with GHD relative to providing design services for the Intake #2 Extension for the Department of Water". Please extend the no-cost time extension to June 30, 2026.

The no cost time extension will allow additional monitoring of the turbidity in deeper water through the winter months.

All costs associated with this will be charged to account #05.83110.541500.

Please indicate your concurrence by signing below and returning this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.



Mayor Ben Walsh
City of Syracuse, New York

11/12/25

Date

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syrgov.net



DEPARTMENT OF WATER

CITY OF SYRACUSE, MAYOR BEN WALSH

22

November 5, 2025

Ms. Patricia McBride
City Clerk
Room 231 City Hall
Syracuse, New York 13202

Robert Brandt
Commissioner

**RE: Amendment - Onondaga County Soil and Water Conservation District
(Skaneateles Lake Watershed Agricultural Program)**

Dear Ms. McBride,

Please place the above-mentioned intermunicipal agreement on the next Common Council agenda. Please amend Ordinance # 573-2025 "Agreement with Onondaga Soil and Conservation District" to increase the contract by \$47,000 to a new not to exceed amount of \$935,851. This increase will allow for additional inspections of residences and farms throughout the watershed.

The Skaneateles Lake Watershed Agricultural Program is conducted as a requirement of the June 28, 2004, filtration waiver issued by the New York State Department of Health (NYSDOH). This will be the thirty-first year of a renewable intermunicipal agreement with the Onondaga County Soil and Water Conservation District (OSWCD), which administers the program for the city. This program is intended to protect and improve water quality through the use of Best Management Practices. These practices provide for the conservation of soil and water resources to control and abate non-point sources of water pollution in the Skaneateles Watershed.

This intermunicipal agreement will continue the program for the period from July 1, 2025, through June 30, 2026, and will be in the amount of \$888,851. The costs for this agreement will be charged to Skaneateles Watershed Water Budget FY26 05.83350.541500.

Very truly yours,

Robert Brandt
Commissioner of Water

Department Of Water
101 N. Beech Street
Syracuse, N.Y. 13210

Office 315 448-8340
Fax 315 473-2608
Emergency 24 Hours
315-448-8360



OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Julie Castellitto
Acting Director

TO: Mayor Ben Walsh
FROM: Julie Castellitto, Director of Management and Budget
DATE: November 6, 2025
SUBJECT: Amend Agreement – Onondaga County Soil and Water Conservation Districts


On behalf of the Department of Water, I am requesting that the City of Syracuse amend Ordinance #573-2025 "Agreement with Onondaga Soil and Conservation District" to increase the contract by \$47,000 to a new not to exceed amount of \$935,851. This increase will allow for additional inspections of residences and farms throughout the watershed.

The Skaneateles Lake Watershed Agricultural Program is conducted as a requirement of the June 28, 2004, filtration waiver issued by the New York State Department of Health (NYSDOH). This will be the thirty-first year of a renewable intermunicipal agreement with the Onondaga County Soil and Water Conservation District 9SWCD, which administers the program for the city. This program is intended to protect and improve water quality through the use of Best Management Practices. These practices provide for the conservation of soil and water resources to control and abate non-point sources of water pollution in the Skaneateles Watershed.

This intermunicipal agreement will continue the program for the period from July 1, 2025, through June 30, 2026, and will be in the amount of \$935,851. The costs for this agreement will be charged to Skaneateles Watershed Water Budget FY26 05.83350.541500.

Please indicate your concurrence by signing below and returning this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.



Mayor Ben Walsh
City of Syracuse, New York

11/12/25

Date

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syr.gov



DEPARTMENT OF WATER

CITY OF SYRACUSE, MAYOR BEN WALSH

November 5, 2025

Patricia McBride
City Clerk
City Hall
Syracuse, New York

Robert Brandt
Commissioner

RE: Right-of-Way easement agreement 110 Simmons Terrace, Camillus, NY

Dear Ms. McBride,

Please prepare legislation to permit an easement on the City of Syracuse R.O.W. on behalf of TJMG Properties. An easement at 110 Simmons Terrace, Camillus, NY. The City has a 60-foot-wide Right-of-Way that crosses the property. It contains a 36-inch diameter water main.

Keith Jones, on behalf of TJMG properties, is seeking permission to replace a wooden deck structure with a new composite deck. Since the existing deck crosses over the water conduit permission is needed to replace it. The deck will be the same size as the existing.

I have reviewed this proposal and recommend that an ordinance be submitted for consideration by the Common Council as follows:

1. The right to occupy shall be limited to the existing deck. The footprint of the new composite deck shall be the same size as the existing wooden deck.
2. TJMG Properties will not interfere with the City's water conduits now or hereafter constructed, reconstructed, or maintained on or in said lands and right-of-way or with any apparatus or facility of the City used connection herewith.
3. That said TJMG properties shall at all times indemnify and save harmless the City of Syracuse, its officers and servants from any and all liability and any and all claims, damages, costs and expenses of every name and nature to person or property which may accrue or arise or grow out of the said construction of said crossing and shall indemnify and save harmless said City from all costs, damages, and expenses by reason of any damages and expenses to City's water pipe or conduits or any other facilities, pipes or construction work now or hereafter located in under or along the surface of said lands above named at the point or place or places where said pavement are to be constructed.
4. In the event of a conduit leak, break, repair or maintenance the City will not be responsible for any damage caused to the property, road, utilities or other infrastructure items within the right of way.

Sincerely,

Robert Brandt
Commissioner

Department Of Water
101 N. Beech Street
Syracuse, N.Y. 13210

Office 315 448-8340
Fax 315 473-2608
Emergency 24 Hours
315-448-8360



OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

24

November 6, 2025

Julie Castellitto
Acting Director

Ms. Patricia McBride
City Clerk
City Hall
Syracuse, New York

RE: Waiver Request for Paper for Water Bills

Dear Ms. McBride,

Please prepare legislation to be introduced at the next scheduled Common Council Meeting authorizing a waiver of the competitive bid process for the purchase of specific weight paper from Office Design. They are the only vendor with the correct paper that works with the printing of water bills. Other paper vendors offer a slightly different weight of paper and is not appropriate for the printer.

Total expenditure is estimated not to exceed \$10,000 and will be charged to account #05.83400.540552.

Thank you.

Sincerely,

Julie Castellitto
Director of Management and Budget

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syr.gov.net

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DEPARTMENT OF WATER

CITY OF SYRACUSE, MAYOR BEN WALSH

Robert Brandt
Commissioner

November 5, 2025

Julie Castellitto
Acting Director of Management and Budget
City Hall
Syracuse, New York 13202

RE: Waiver Request for paper for water bills

Dear Julie,

Please prepare the following legislation for the next meeting of the Common Council:

- Ordinance authorizing a waiver of competitive bidding for the purchase of specific weight paper from Office Design. They are the only vendor with the correct paper that works with the printing of water bills. Other paper vendors offer a slightly different weight of paper and is not appropriate for the printer.

Total expenditure is estimated not to exceed \$10,000 and will be charged to account 05.83400.540552.

Very truly yours,

Robert Brandt
Commissioner of Water

Department Of Water
101 N. Beech Street
Syracuse, N.Y. 13210

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Emergency 24 Hours
315-448-8360

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR BEN WALSH

Jacob R. Dishaw
Zoning Administrator

Meira Hertzberg
Land Use & Zoning
Attorney

Zhitong Wu
Director of Zoning

Haohui Pan
Zoning Planner II

Amber Dillon
Zoning Planner II

Noah Garcia
Zoning Planner I

Eric Auwaerter
Zoning Administration
Specialist

October 21, 2025

Ms. Patricia McBride
City Clerk
231 City Hall
Syracuse, New York 13202

RE: Request for Legislation to Revoke Special Use Permits Previously Issued to 634 S. Geddes

Dear Ms. McBride:

Please prepare legislation for the Common Council Meeting of November 10, 2025, authorizing the revocation of the Special Use Permits previously issued to 634 South Geddes Street. The property has been the site of unauthorized car sales. The business operating at the property has been cited numerous times by the DMV for selling unroadworthy cars and for engaging in fraudulent business practices. This activity violates the terms and conditions of the Special Use Permits previously issued to 634 South Geddes. A Report requesting the Special Use Permit revocation is attached hereto as Exhibit A.

In accordance with the ReZone Zoning Ordinance and Map Article 5.4 (B)(3)(f)(3) a Common Council Public Hearing is also requested prior to the Common Council acting on the revocation.

Finally, I note that there are no other pending license revocation proceedings against the property at this time.

Sincerely,

Jacob R. Dishaw
Zoning Administrator

21

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202

Office: 315 448 8640 | zoning@syr.gov | www.syr.gov

**Report Requesting Revocation of Special Use Permits SP-86-14, SP-89-25, and SP-89-25M1, Previously Issued to
634 South Geddes Street**

October 21, 2025

Submitted by:

**Jake Dishaw
Zoning Administrator
Department of Neighborhood and Business Development**

EXHIBIT LIST

- Exhibit 1 – Property Description Report for 634 South Geddes Street, Syracuse, New York 13204, obtained from the Onondaga County’s website on September 8, 2025.
- Exhibit 2 – 2021 Special Use Permit Application filed for 634 South Geddes Street, Syracuse, New York, 13204.
- Exhibit 3 – 2021 Ordinance approving 2021 modification to Special Use Permit issued to 634 South Geddes Street, Syracuse, New York 13204.
- Exhibit 4 – City of Syracuse Zoning Map.
- Exhibit 5 – Portion of the City of Syracuse’s Zoning Ordinance containing a description of MX-3 Zoning District and the Table of Allowable Uses.
- Exhibit 6 – 1985 Special Use Permit issued to 634 South Geddes Street, Syracuse, New York 13204.
- Exhibit 7 – 1989 Special Use Permit Modification issued to 634 South Geddes Street, Syracuse, New York 13204.
- Exhibit 8 – Portion of the City’s Zoning Ordinance containing procedure for Special Use Permit Revocations.
- Exhibit 9 – History of DMV Enforcement Activity against Nembhard’s Auto Sales.
- Exhibit 10 – DMV Investigation Report for DMV Case Number 4DE3-06090.
- Exhibit 11 – May 3, 2023 correspondences sent by the DMV to affected buyers.
- Exhibit 12 – January 26, 2024 DMV Findings and Disposition for Case Number 4DE3-06090.
- Exhibit 13 – April 25, 2023 Complaint to DMV regarding Nembhard’s Auto Sales.
- Exhibit 14 – DMV Investigative Report for DMV Case Number 4DE3-07329.
- Exhibit 15 – February 2, 2024 DMV Findings and Disposition for Case Number 4DE3-07329
- Exhibit 16 – March 31, 2025 Complaint made by Syracuse resident to DMV.
- Exhibit 17 – March 26, 2025 Complaint made by a Syracuse resident to DMV.

- Exhibit 18 – DMV Investigative Report for Case Number 4DE5-01045.
- Exhibit 19 – DMV Investigative Report for Case Number 4DE5-05623.
- Exhibit 20 – DMV Investigative Report for Case Number 4DE5-06723.
- Exhibit 21 – DMV Investigative Report for Case Number 4DE5-06724.
- Exhibit 22 – March 24, 2025 correspondence sent by DMV to affected buyers.

DRAFT

PRELIMINARY STATEMENT

Pursuant to ReZone Section 5.4(B)(3)(f)(3), I submit this report in support of the proposed ordinance before the City of Syracuse Common Council requesting revocation of prior Special Use Permits previously issued to 634 South Geddes Street, Syracuse, New York 13204 (the "Premises" or "Property"). In recent years, the Premises has operated as a used car dealership in clear violation of the Syracuse Zoning Ordinance. Relevantly, prior Special Use Permits issued to the Property do not grant permission to operate a car dealership. Additionally, the New York State Department of Motor Vehicles (the "DMV") has repeatedly found the car dealership to be in violation of New York State Law, including fraudulent business practices and has revoked the dealership's license on multiple occasions. Despite this, the Property has continued to sell cars and has been the subject of numerous complaints.

Based on the repeated instances of unlawful and unlicensed vehicle dealer activity occurring at the Property, it is my opinion that the Property has violated the terms and conditions of its Special Use Permits. Further, it is my opinion that the violations have had a detrimental effect on the character and development of the surrounding properties and neighborhood. Therefore, I respectfully request that the Common Council revoke the Special Use Permits previously issued to the Property.

RELEVANT BACKGROUND INVESTIGATION

1. Property and Business Description

The real property located at 634 South Geddes Street, Syracuse, New York, 13204 is owned by Mr. Ian Nembhard. Exhibit 1. In 2021, the Property submitted an application for a Special Use Permit to the City, indicating that the Property would be used as a drive-thru car wash with light-duty motor vehicle repair. Exhibit 2. The 2021 application for a Special Use Permit was ultimately approved. Exhibit 3.

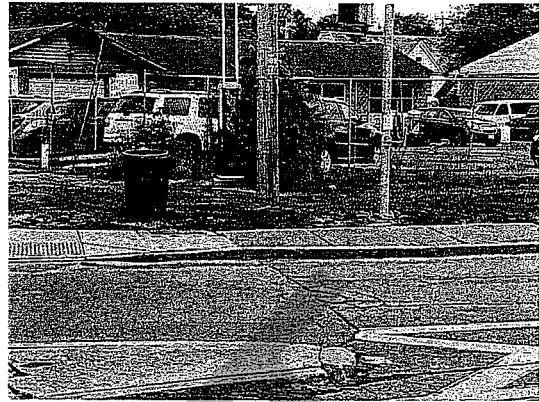
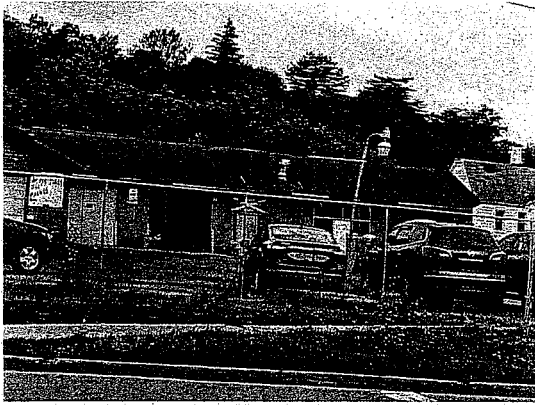
An aerial picture of 634 South Geddes Street, obtained from Google Maps on September 8, 2025, is reproduced below.

Figure No. 1: Google Maps overhead view of 634 South Geddes Street, Marked by a red pin.



A street view of 634 South Geddes Street, taken during a Division of Code Enforcement employee on July 15, 2025 is reproduced below.

Figure No. 2: Street view of 634 South Geddes Street on July 15, 2025.



2. Relevant Zoning Information

634 South Geddes Street is currently located in a MX-3 zoning district. Exhibit 4. A portion of the current Syracuse Zoning Map depicting 634 South Geddes Street is reproduced below. The land parcel containing 634 South Geddes Street has been outlined in red.

Figure No. 3: Current Zoning Map for 634 South Geddes Street



Under ReZone, “MX-3” is a “Mixed-Use Transition Zone District” that was established to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses.” ReZone, Sect. 2.9(A), Exhibit 5.

ReZone contains a list of permissible uses for a MX-3 Zoning District. Exhibit 5. Relevant here, automobile sales are only permissible in an MX-3 Zoning District with a Special Use Permit. Exhibit 5, at p. 9.

3. Relevant History of 634 South Geddes Street's Special Use Permit.

In 1985, the Property applied for and received a Special Use Permit allowing a car wash to operate at the Property. *See* Exhibit 6. The Special Use Permit stated that the Property must install and maintain planting beds along the east property line. Exhibit 6.

In 1989, the Property applied for and received a Modification to the 1985 Special Use Permit, allowing the Property to add a drive-thru car wash bay. Exhibit 7.

In 2021, the Property applied for and received a Modification to the 1989 Special Use Permit, allowing the Property to include Light-Duty Motor Vehicle Repair services on the Property. Exhibit 3.

Relevantly, all three Special Use Permit approvals issued to the Property indicated that the proposed land uses would not create hazardous or obnoxious conditions to the Property, or create risks to public welfare and safety. *See* Exhibits. 3, 6, 7. Additionally, all three Special Use Permit approvals required the Property to be maintained in a neat and orderly conditions, and specifically indicated that the Property would need to remain in compliance with local and state regulatory and licensing provisions. *Id.*

REZONE'S PROCEDURE FOR REVOKING A SPECIAL USE PERMIT

ReZone states that revocation of a special use permit is permissible when a property has failed "to comply with the conditions set forth in a special use permit" The exact procedure for revoking a special use permit is contained in ReZone Section 5.4(B)(3)(f)(3). *See* Exhibit 8. Specifically, the relevant zoning provision states that "[r]evocation shall be based on a finding by the Common Council that the failure to comply [with the conditions set forth in a special use permit] has or will have a detrimental effect on the character and development of the surrounding properties." Exhibit 8. Per ReZone, the Common Council's "[d]eliberations leading to revocation shall be preceded by a report confirming failure to comply, submitted to the Common Council by the Zoning Administrator." Exhibit 8.

The purpose of this Report is to demonstrate that the Property has failed to comply with the basic conditions set forth in its original Special Use Permit, and subsequent modifications, as demonstrated by repeated violations of New York State Department of Motor Vehicles (DMV) rules and regulations, including the sale of unroadworthy cars.

VIOLATIONS OF CONDITIONS IMPOSED IN THE SPECIAL USE PERMITS

1. Illegal Operation of Unlicensed Car Sales.

As mentioned above, ReZone only allows car dealerships in MX-3 districts by Special Use Permit. Exhibit 5. The Property does not have a Special Use Permit allowing for a car dealership to operate at the Property. Exhibits, 3, 6, 7.

Despite this, DMV records indicate that the Property has been the site of a car dealership for years. Exhibit 9. Troublingly, the DMV records also establish that the car dealership operating at the Property has repeatedly been cited for violating laws and regulations relating to car sales, including fraudulent business operations and selling unsafe cars, and has had its state dealership certificate revoked. Despite having its dealership certificate revoked by the DMV, the Property has continued to be the site of car sale activities and has been the subject of continued complaints.

a. Past DMV Violations

DMV records indicate that a business named Nembhard's Auto Sales has operated at the Property since 2015. Exhibit 9. DMV records further indicate that Nembhard's Auto Sales has had its dealer certificate suspended as early as 2018 and has continued to face DMV violations in recent years. Exhibit 9 at p. 11. Specifically, the business's dealer certificate was revoked on May 3, 2021. Exhibit 9 at p. 6. Despite having its dealer certificate revoked in 2021, the business continued to sell cars and continued to be the subject of complaints to the DMV. *See* Exhibit 10. For brevity, only some of the many DMV violations will be detailed below.

i. DMV Case 4DE3-06090 (2023)

On or about April 17, 2023, the DMV received a complaint from a Syracuse resident that Nembhard's Auto Sales sold her a car but failed to provide her with any of the necessary ownership documentation. Ex. 10. As a result of the Complaint, the DMV began an investigation into the Business. Ex. 10, at p. 4.

As part of that investigation, DMV officials inspected the Property and determined that Nembhard's Auto Sales was displaying an official dealer sign despite prior instructions to remove the dealer signs when the business's dealer certificate was revoked in 2021. Ex. 10, at p. 6. The DMV officials also noted that several vehicles on the Property did not have registration plates. Ex. 10, at p. 6.

DMV officials also investigated the car sold to the Syracuse resident and determined that the car had failed an inspection on October 13, 2022. Ex. 10, at p. 7. DMV officials also determined that multiple cars had been sold at the Property, and sent informational letters to people who had bought those cars. Ex. 10, at p. 7; Ex. 11. Relevantly, numerous Syracuse residents were affected. Ex. 11.

DMV officials spoke with Mr. Nembhard about the complaint, and he denied knowing anything about the subject vehicle, and further denied operating as a car dealer. Ex. 10 at p. 7. Mr. Nembhard further agreed to meet with DMV officials, but failed to appear for the meeting. Ex. 10 at p. 8.

The DMV investigation also revealed that Nembhard's Auto Sales had purchased and sold multiple cars at the Property. *See generally*, Ex. 10. Multiple buyers reported car issues to the DMV through the course of the investigation and remembered buying vehicles from Mr. Nembhard. Ex. 10, at pp. 8 – 10.

During the course of the DMV investigation, DMV officials inspected a car sold by Nembhard's Auto Sales that had an expired Safety Certificate that did not belong to the vehicle. Ex. 10, at p. 11.

After concluding the investigation, DMV officials concluded that the complaint against Nembhard's Auto Sales was substantiated and issued five (5) violations to the business. Specifically, the DMV charged the business with: (1) unregistered operation, (2) committing fraudulent practices by using out-of-state dealership paperwork to effectuate sales and presenting the business as a registered dealer, (3) displaying an official dealer sign despite the same being previously revoked in 2021, (4) falsely certifying a motor vehicle as in satisfactory and adequate service, and (5) failing to inspect vehicles within 30 days of selling the vehicles. Ex. 10, at pp. 2 – 3.

As a result of the charges, an administrative hearing was conducted by the DMV on January 11, 2024. Ex. 12. Despite receiving notice of the hearing, Mr. Nembhard failed to appear for the hearing. Ex. 12. After the hearing, the DMV sustained all the charges issued against Nembhard's Auto Sales, issued civil fines, and reiterated that the business's dealer certificate remained revoked. Ex. 12.

ii. DMV Case 4DE3-07329 (2023)

On or about June 21, 2023, the DMV commenced an investigation into a complaint that Nembhard's Auto Sales had sold a defective car. Ex. 13. A copy of the complaint submitted to the DMV is reproduced below:

D. If there is additional information that will help us to evaluate your complaint, please include this information below or use an additional sheet of paper.

I WENT TO Nembhard's Auto Sales
Located IN Syracuse N.Y. 634 South Geddes
ON 3/29/23 PURCHASED A 2012 GMC
Terran ^{155,000} THAT LASTED A WEEK BROKE
DOWN ON 4/7/23 CALLED LAW FOR A
REFUND NO ANSWER TOOK IT TO COLE HUFFLES
THEY SAID IT WAS
A LEMON:

E. What do you want done to resolve this complaint to your satisfaction?

Refund (5,000) Shop TO BE SHUT DOWN

See Exhibit 3, at p. 2.

As part of the DMV investigation, DMV officials contacted the company which had sold the car to Nembhard's Auto Sales. Ex. 14, at p. 5. Documentation from that company established that the car had known chassis/frame issues and an illuminated malfunction indicator lamp. Ex.

14, at p. 5. DMV officials arranged to inspect the vehicle, and determined that the vehicle had not undergone an emissions test prior to sale, had rusted brake rotors and had a severely deteriorated chassis. Ex. 14, at p. 5. DMV officials also noted that an expired Safety Certification was affixed to the car. Ex. 14, at p. 5.

DMV officials also spoke with the woman who purchased the car from Nembhard Auto Sales. Ex. 14, at p. 6. She informed DMV officials that the vehicle broke down about a week after purchase, and asked Mr. Nembhard for a refund. Ex. 14, at p. 6. Per the purchaser, Mr. Nembhard refused to provide a refund and eventually stopped returning the purchaser's calls. Ex. 14, at p. 6.

Based on the investigation, the DMV determined that the complaint was substantiated and issued six (6) charges against Nembhard's Auto Sales. Specifically, the DMV charged the business with: (1) falsely certifying a vehicle as being in satisfactory and adequate service, (2) failure to inspect a vehicle prior to delivery, (3) failure to inspect a vehicle within 30 days of sale, (4) unregistered operations, (5) committing fraud by using out-of-state dealer paperwork to sell vehicles and presenting Nembhard's Auto Sales as a registered dealer, and (6) displaying an official dealer sign. Ex. 14, at pp. 2-3.

As a result of the charges, an administrative hearing was held by the DMV on January 16, 2024. Ex. 15. Despite receiving notice of the hearing, Mr. Nembhard did not attend. Ex. 15, at p. 1. Following the hearing the DMV sustained all charges. Ex. 15. The DMV issued a civil fine and again reiterated that the business's dealer registration was revoked. Ex. 15.

b. 2025 DMV Cases

Despite repeated notices from the DMV that Nembhard's Auto Sales needed to cease operations as a car dealership, the business has continued to be the subject of DMV Complaints into 2025. *See* Ex. 16 (Complaint made by a Syracuse resident about Nembhard's Auto Sales). A copy of a Syracuse resident's handwritten complaint about Nembhard's Auto Sales – raising concerns about child safety within the car – is reproduced below:

D. If there is additional information that will help us to evaluate your complaint, please include this information below or use an additional sheet of paper.

There weren't any lights on the dash when I bought the vehicle, after getting it home and driving it for about a week a whole bunch of lights came on. I brought it back and the guy said I bought it "as is" and he refused to fix it. I did not buy it with all those lights on!

*It was also supposed to come inspected according to the ad. When I asked him about it, he refused that as well!

The car can not pass inspection.

E. What do you want done to resolve this complaint to your satisfaction?

I would like the vehicle to be fixed so it's safe to drive for my wife and kids or I'd like my money back!

See Ex. 16, at p. 2.

Similarly, a March 26, 2025 complaint filed by another City resident is reproduced below:

D. If there is additional information that will help us to evaluate your complaint, please include this information below or use an additional sheet of paper.

See Ex 1: Legal Notice & Demand Letter (no response received). I purchased the vehicle from Caribbean Car Wash at the address above, in person, after seeing Facebook advertisements from an "employee" (Ex 2). I signed a printed contract in person at the facility where the car was located (Ex 3-8). The car did not have a temporary registration or any inspection. When attempting to drive off the lot the brakes malfunctioned, and I was told there was no warranty and I would have to pay for any repairs. The brakes required full replacement. Engine work was also required in order to get the vehicle inspected and, soon thereafter, in early December, the rear wheel well collapsed revealing a severely rusted chassis. It is totaled (Ex 9-20). Dealer has refused to repair or remedy the situation. As a business selling and advertising used cars for sale in NY to NY customers, they must abide by the law. The vehicle was not safe or roadworthy at the time of sale, and upon information and belief I am not the first, and will not be the last, to file complaints based on these unsavory and illegal business practices and violations of the law. The business does not appear to have valid license/regist.

E. What do you want done to resolve this complaint to your satisfaction?

Seemingly unlawful business closed so as to prevent further violations or the law and protect future potential customers. Facility must be made to comply with the law or closed.

See Ex. 17.

Specifically, the business is the subject of no less than four (4) ongoing DMV complaints. See Exhibits 18 – 21. The DMV investigations completed following these complaints demonstrate the Property has continued to be the site of illegal car sales. The relevant findings of the DMV investigations are summarized below:

- Case Number 4DE5-01045: Following an investigation, the DMV charged Nembhard's Auto Sales with selling at least thirty-four (34) cars at the Property between September 2024 and February 2025, including vehicles that were falsely certified as roadworthy. Ex. 17, at pp. 2-3. As part of this investigation, DMV officials went to the Property and found multiple cars without proper registration displayed. Ex. 18, at p. 7.
- Case Number 4DE5-05623: Following an investigation, the DMV charged Mr. Nembhard with selling at least twenty-four (24) cars between February 2024 and October 2024, and selling cars that were falsely certified as roadworthy. Ex. 19, at pp. 2-3.
- Case Number 4DE5-06723: Following an investigation, the DMV charged Mr. Nembhard with selling at least twenty-three (23) cars between April 2024 and February 2025, including a car that was falsely certified as roadworthy on February 27, 2025. Ex. 20, at pp. 2-3.

- Case Number 4DE5-06724: Following an investigation, the DMV charged Mr. Nembhard with selling at least one hundred-twenty-four (124) between September 2024 and February 2025. Ex. 21, at pp. 1-2.

As part of these ongoing DMV investigations, the DMV sent multiple correspondences to people who had bought cars from Nembhard's Auto Sales. These letters show that multiple Syracuse residents have been affected by the unauthorized dealership. Ex. 22.

2. Illegal Conversion of Car Wash Bay Into Convenience Store

On or about October 7, 2025, I, along with other members of the Division of Code Enforcement, completed an inspection of the Premises. During the course of that inspection, we determined that one of the Premises' car wash bays had been unlawfully converted into a makeshift convenience store. Photographs taken during our inspection are reproduced below:



No business operating at the Premises applied for or obtained a Certificate of Use, which would be required to lawfully operate a convenience store within the City. Additionally, no building permits have been pulled for the Premises, raising concerns of whether any renovation or construction completed to build the convenience store was completed in compliance with applicable codes. I respectfully submit that the Premises' failure to lawfully establish a convenience is further evidence that the Property has violated the terms of its Special Use Permit.

3. Summary

Based on the foregoing sequence of DMV violations against Nembhard's Auto Sales, I respectfully submit that the Property has violated the terms and conditions of the prior Special Use Permits issued to it. Preliminarily, I note that the Property has never been lawfully zoned for automobile sales. Accordingly, the Property is clearly in violation of the Syracuse Zoning Ordinance.


Further, all three prior special use permits were only issued to the Property because the City determined that the proposed uses of a car wash facility and light auto repair facility would not "create hazardous or obnoxious conditions, and the public health, welfare, and safety will be protected." *See* Ex. 6 at p. 4 (1985 Special Use Permit); *see also* Ex. 7, at p. 4 (1989 Special Use Permit using identical language), Ex. 3 at p. 5 (2021 Special Use Permit Modification adopting identical language). I respectfully submit that the continued unlicensed sale of cars, including numerous cars that are uninspected and/or have serious defects, creates a hazardous condition not only in the immediate vicinity of the Property, but also throughout the City of Syracuse, for drivers, passengers, and pedestrians near unsafe cars sold at the Property.

Similarly, all three Special Use Permits include language requiring the Property to comply with all applicable local, state, county, and federal rules and regulations. Ex. 6, at p. 5 (1985 Special Use Permit); Ex. 7, at p. 6 (1989 Special Use Permit Modification); Ex. 3, at p. 6 (2021 Special Use Permit Modification). Here, the history of DMV violations at the Property demonstrate that the Property has wantonly disregarded DMV orders to cease car sales. Additionally, the Property has unlawfully created a convenience store within one of the car wash bays, in further violation of City ordinances. I respectfully submit that Property's failure to comply with state rules, regulations, and orders regarding the sale of automobiles is a violation of all three Special Use Permits, and that the unlawful convenience store is a violation of local laws and ordinances. I also submit that the continued lawful activity has a continuing detrimental impact on the surrounding properties and neighborhood.

CONCLUSION

Based on the contents of this Report, it is my recommendation and request that the Common Council vote to revoke the 1985 Special Use Permit issued to the Property, along with the 1989 and 2021 Special Use Permit Modifications issued to the Property.

Dated: October 21, 2025



Jake R. Dishaw

Zoning Administrator

Department of Neighborhood And

Business Development

City of Syracuse
 Department of Finance
 233 E Washington St. Room 122
 Syracuse, NY 13202
 (315) 448-8310
 www.syr.gov.net

ACCOUNT SUMMARY
 As of 10/22/2025



Owner Name: KEARSE RUFUS Property Number: 1994006600
 Property Address: 432 WARNER AVE Tax Map: 078.-07-28.0
 Print Date: 10/22/2025 Property Index: 185059
 Legal Description: LOT P&H&I&J&K TR GWC AMD 39X113WHXGAR FP15

KEARSE RUFUS
 432 WARNER AVENUE
 SYRACUSE NY 13205

Current Bills	First	Second	Third	Fourth	Minimum	Total
City/School 2025/26	July	October	January	April		
CTY	111.64	111.62	111.62	111.62	223.26	446.50
SCH	128.62	128.59	128.59	128.59	257.21	514.39
SKR04	20.00	20.00	20.00	20.00	40.00	80.00
Interest:	11.71	0.00	0.00	0.00	11.71	11.71
Paid Tax:	0.00	0.00	0.00	0.00	0.00	0.00
Paid Interest:						
Paid Total:						
Paid Date:						
Due:	271.97	260.21	260.21	260.21	532.18	1,052.60
County 2025	January	April	July	October		
ONO	89.95	89.95	89.95	89.95	359.80	359.80
SWR	114.35	114.34	114.34	114.34	457.37	457.37
WTR	0.83	0.83	0.83	0.83	3.32	3.32
Interest:	24.62	24.61	24.61	0.00	73.84	73.84
Paid Tax:	0.00	0.00	0.00	0.00	0.00	0.00
Paid Interest:						
Paid Total:						
Paid Date:						
Due:	229.75	229.73	229.73	205.12	894.33	894.33
Total Current	Quarters Due: 1,340.96				1,426.51	1,946.93

Tax Liens/Delinquent Bills	Tax Sale	Interest	Total
2024-25 City/School	6,432.90	64.32	6,497.22
2024 County	965.76	67.60	1,033.36
Total Delinquent	7,398.66	131.92	7,530.58

Grand Totals	Bill	Interest	Minimum	Total
	9,260.04	217.47	8,957.09	9,477.51

Tax Liens/Delinquent Bills:

1. Must be paid with certified funds or cash. No personal checks accepted.
2. Amounts due will increase 1% on the 7th of each month unless paid, entered into a Tax Trust, or the property is seized.



Office of Zoning Administration

CITY OF SYRACUSE, MAYOR BEN WALSH

26

November 3, 2025

Jacob R. Dishaw
Zoning Administrator

Meira Hertzberg
Land Use & Zoning
Attorney

Zhitong Wu
Director of Zoning

Haohui (Nate) Pan
Zoning Planner II

Amber Dillon
Zoning Planner II

Noah Garcia
Zoning Planner II

Eric Auwaerter
Zoning Administration
Specialist

Hon. Patricia McBride
City Clerk
230 City Hall
Syracuse, New York 13202

RE: SP-25-24

Request for the Common Council to deliberate and vote on a Special Use Permit to establish a business enterprise governed under the "Utility, Major" land use type, in order to establish two Battery Energy Storage Systems (BESS) on property situated at 426 E Brighton Ave.

Dear Ms. McBride,

On September 8, 2025, the City Planning Commission voted to recommend approval of the above noted resolution. Copies of the resolution are attached.

No members of the public spoke in favor nor in opposition to the proposal.

The City Planning Commission request that the resolution be forwarded to the entire Common Council for consideration. The City Planning Commission recommends that the Common Council approves project SP-25-24.

Sincerely,


Jacob R. Dishaw

Owner:

Joseph Tesiero
Crainsville Block Co Inc, LLC
1250 Riverfront Ctr.
Amsterdam, NY 12010

Applicant:

Terrence Nolan
New Leaf Energy Inc.
55 Technology Drive, Suite 102
Lowell, MA 01851

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Office of Zoning Administration 300 South State Street, Suite 700 Syracuse, NY 13202

Office: 315 448 8640 | zoning@syr.gov | www.syr.gov

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A RESOLUTION APPROVING SPECIAL USE PERMIT, SP-25-24, ON PROPERTY
SITUATED AT 426 EAST BRIGHTON AVENUE

We, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 8th of September, 2025, adopt the following resolution:

WHEREAS, the applicant, Terrence Nolan, on behalf of the owner, Joseph Tesiero from Crainsville Block Co Inc, LLC is requesting a Special Use Permit to establish a business enterprise governed by the "Utility, Major" land use type on the property situated at 426 E Brighton Ave. pursuant to ReZone, Art. 5, Sec. 5.4B; and

WHEREAS, the City Planning Commission held a Public Hearing on the request on September 8th, 2025, at 6:00 p.m. in the Common Council Chambers, City Hall, Syracuse, New York, heard all those desiring to be heard, and duly recorded their testimony. No members of the public spoke in favor of the proposal and no members of the public spoke in opposition to the proposal. Commissioner Kulick closed public comment; and

WHEREAS, the existing site is an irregularly shaped parcel with a lot size of 51,950 SF improved by storage containers, five retaining walls and one 1,063 SF steel storage building. The property is covered by 14,546 SF of natural surface (28%) and 37,404 SF of non-natural surface (72%). The property has a single street frontage with 145.13 FT of frontage along E Brighton Ave. The northern property line borders 347 FT along the property line of 416 E Brighton Ave., the western property line borders 145.04 FT along the property line of 300 E Brighton Ave. Rear, and the southern property line borders 371.8 FT along the property line of 430 E Brighton Ave.; and

WHEREAS, the property lies within the Commercial (CM) Zone District; and

WHEREAS, the project's scope of work includes establishment of "Utility, Major" land use type in order to establish Battery Energy Storage Systems (BESS) on the site; and

WHEREAS, the City Planning Commission has studied the proposal and all submittals by the applicant and all interested parties; and

WHEREAS, the proposal meets the criteria for referral to the Onondaga County Planning Board pursuant to GML §239-l, m and n. The Onondaga County Planning Board has determined that this project will have no significant adverse inter-community or county-wide implications. The Board has offered the following comment: The City is encouraged to conduct a careful review of submitted safety plans to assess the risks posed by the proposed use, and consider enacting regulations for review of battery energy storage systems. The New York State Energy Research and Development Authority (NYSERDA) has prepared a draft model code for municipalities to guide regulation of BESS facilities, including standards for elements such as facility design, setbacks from sensitive land uses, emergency response, and decommissioning plan requirements. The New York State Inter-Agency Fire Safety Working Group has also recommended enhanced safety

standards for BESS technologies, including updates to the Fire Code of New York State.; and

WHEREAS, the Zoning Administrator and the City Planning Commission Chairperson are entitled to execute any and all necessary documents related to the subject proposal; and

WHEREAS, pursuant to Article 8 of the State Environmental Conservation Law, as amended and the regulations promulgated thereunder (collectively "SEQRA"), the Commission is required to make a determination with respect to the environmental impact of any "action" to be taken by the Commission and the consideration of this application constitutes such an action; and

WHEREAS, the Commission having reviewed the application for the proposed action and the Environmental Assessment Form, Part 1, dated 8/12/2025("EAF") prepared and submitted by the applicant, and determined that the proposed action described therein constituted an Unlisted action, pursuant to 6 NYCRR §617.2(al), respectively; and

WHEREAS, the Commission declares itself as "Lead Agency" pursuant to SEQRA; and finds that approval of the application as set forth herein will not have a significant effect on the environment, and the hereby issues a negative declaration pursuant to SEQRA, a copy of which is attached hereto as **Exhibit "A"**, which shall be filed in the office of the Commission.

NOW THEREFORE BE IT RESOLVED that we, the duly appointed members of the City Planning Commission of the City of Syracuse, do this 8th day of September 2025, **APPROVE** the applicant's request for SP-25-24, on property situated at 426 E Brighton Ave. pursuant to ReZone, Art. 5, Sec. 5.4B.

BE IT FURTHER RESOLVED that this approval is subject to compliance with the following **SPECIFIC CONDITION(S)**:

1. The owner/applicant shall continue collaborating with City departments, county and state agencies to meet all the conditions and to address any concerns.

BE IT FURTHER RESOLVED that this approval is subject to compliance with the following **GENERAL CONDITIONS**:

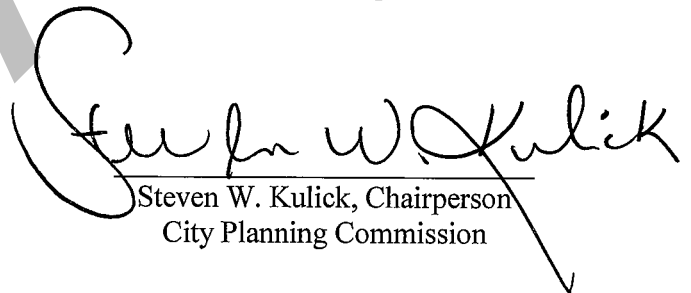
1. The subject premises shall be used, operated and maintained in a neat and orderly condition at all times; all outside storage of junk, bottles, cartons, boxes, debris and the like shall be restricted to appropriately screened enclosures not visible to the general public;
2. All necessary permits relating to this proposal shall be obtained by the applicant or its agents within twelve (12) months of the date of approval of this resolution by the City of Syracuse and all conditions of the approval shall be met within eighteen (18) months of the date of approval of this resolution by the City of Syracuse, or this approval will be considered null and void; administrative extensions to this requirement for up to one year may be obtained from the Zoning Administrator at any time within the first twelve (12) months, after which, any and all extensions require approval from the City Planning Commission;

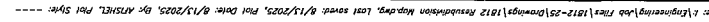
3. All Development Standards of ReZone Syracuse shall be adhered to; and
4. Improvements to the subject property and its use shall be in accordance with the submitted plans on file in the City of Syracuse Office of Zoning Administration entitled:
 - Resubdivision Map for 212 Solar Development LLC., 426 East Brighton Avenue, City of Syracuse, County of Onondaga, State of New York. Dated: 08/01/2025. Drawn by Licensed Land Surveyor Michael Yacuzzo of Marathon Engineering. Scale: As noted.
 - Site Use Permit Set 426 A & B E Brighton Ave Syracuse, NY 13210, 426 E Brighton Ave, Syracuse, NY 13210, Solar Electric and Battery Storage System (Sheets T-1.0, C-1.0 - C5.0).

BE IT FURTHER RESOLVED no signage was approved as part of this application; proposed signage must be submitted to the City of Syracuse Office of Zoning Administration for review and approval;

BE IT FURTHER RESOLVED that approval of this resolution does not relieve the applicant from compliance with any other regulatory or licensing provisions applicable thereto by the properly constituted Federal, State, County or City authorities to include, but not limited to the City of Syracuse Departments of Engineering and Public Works, and the Division of Code Enforcement;

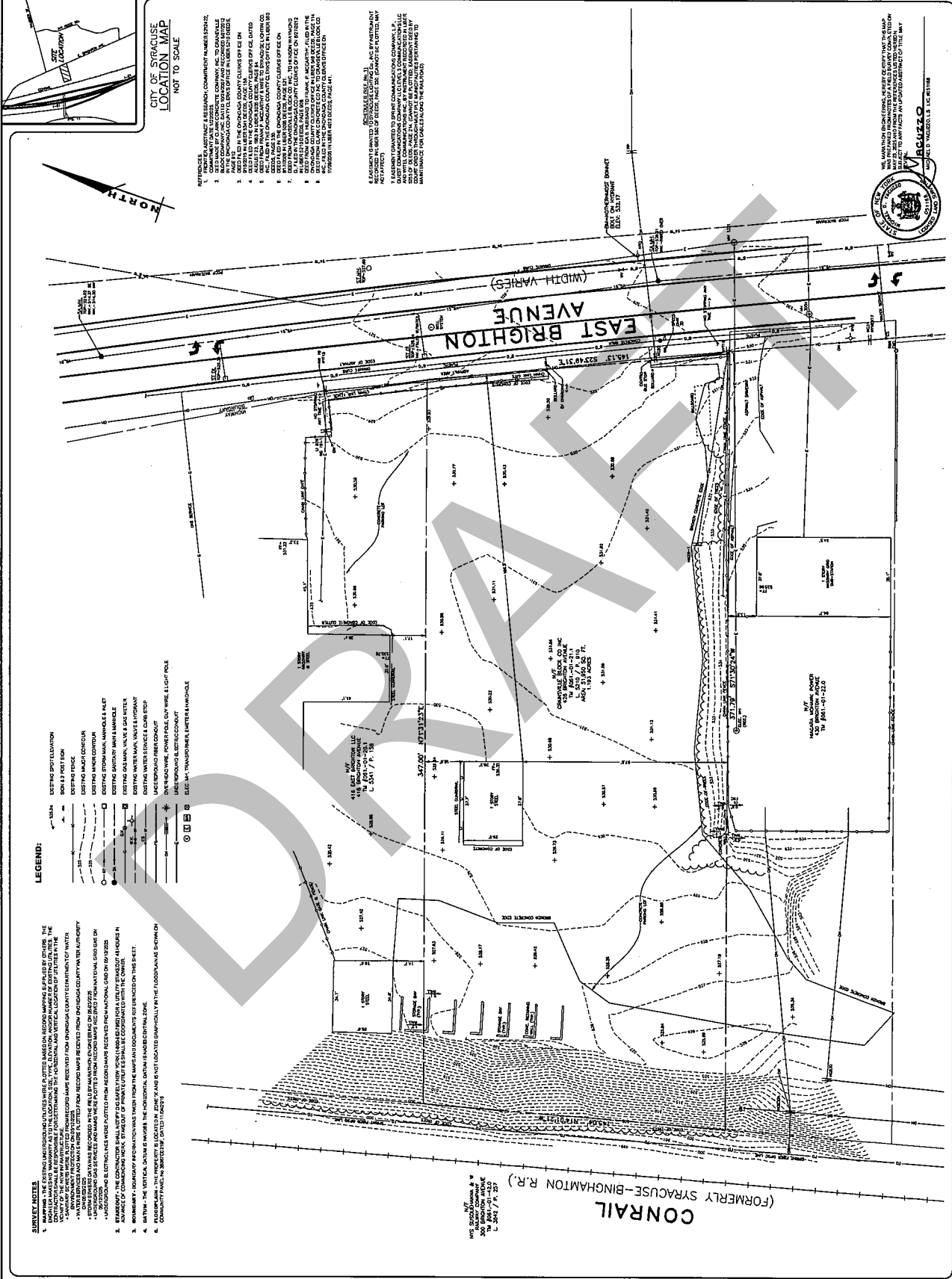
BE IT FURTHER RESOLVED that if the conditions enumerated above are not complied with, this approval shall be subject to revocation.


Steven W. Kulick, Chairperson
City Planning Commission



JOB NO:	181225
SCALE:	1"=20'
DRAWN:	AS
CHECKED:	AS
DATE:	08/11/25
REVISIONS:	08/11/25
DATE:	BY
BY:	REVISION

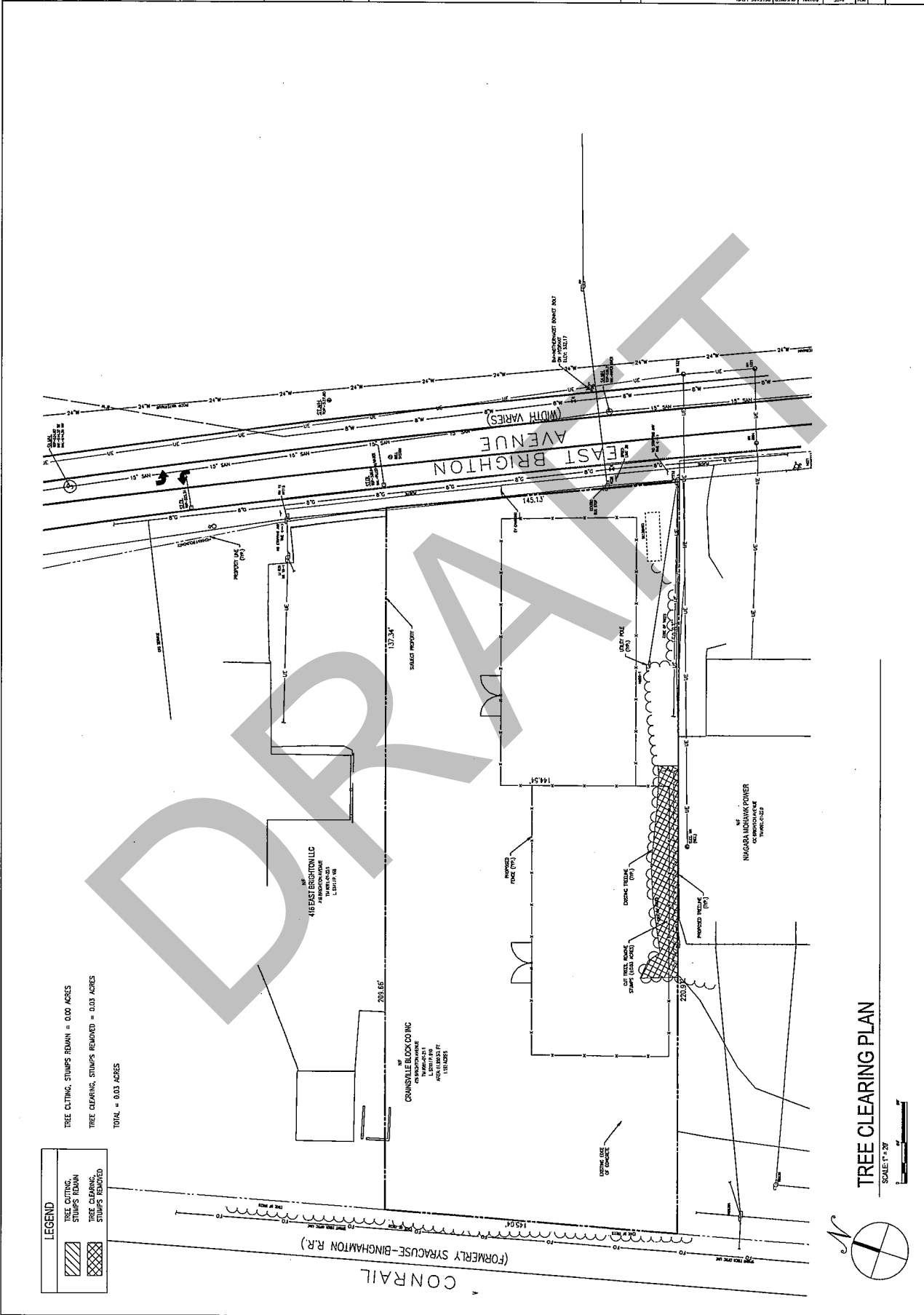
DRAWING TITLE:	EXISTING CONDITIONS MAP
SHEET NO.:	141
DATE:	181225
BY:	202112
REVISIONS:	
DATE:	
BY:	



LEGEND:

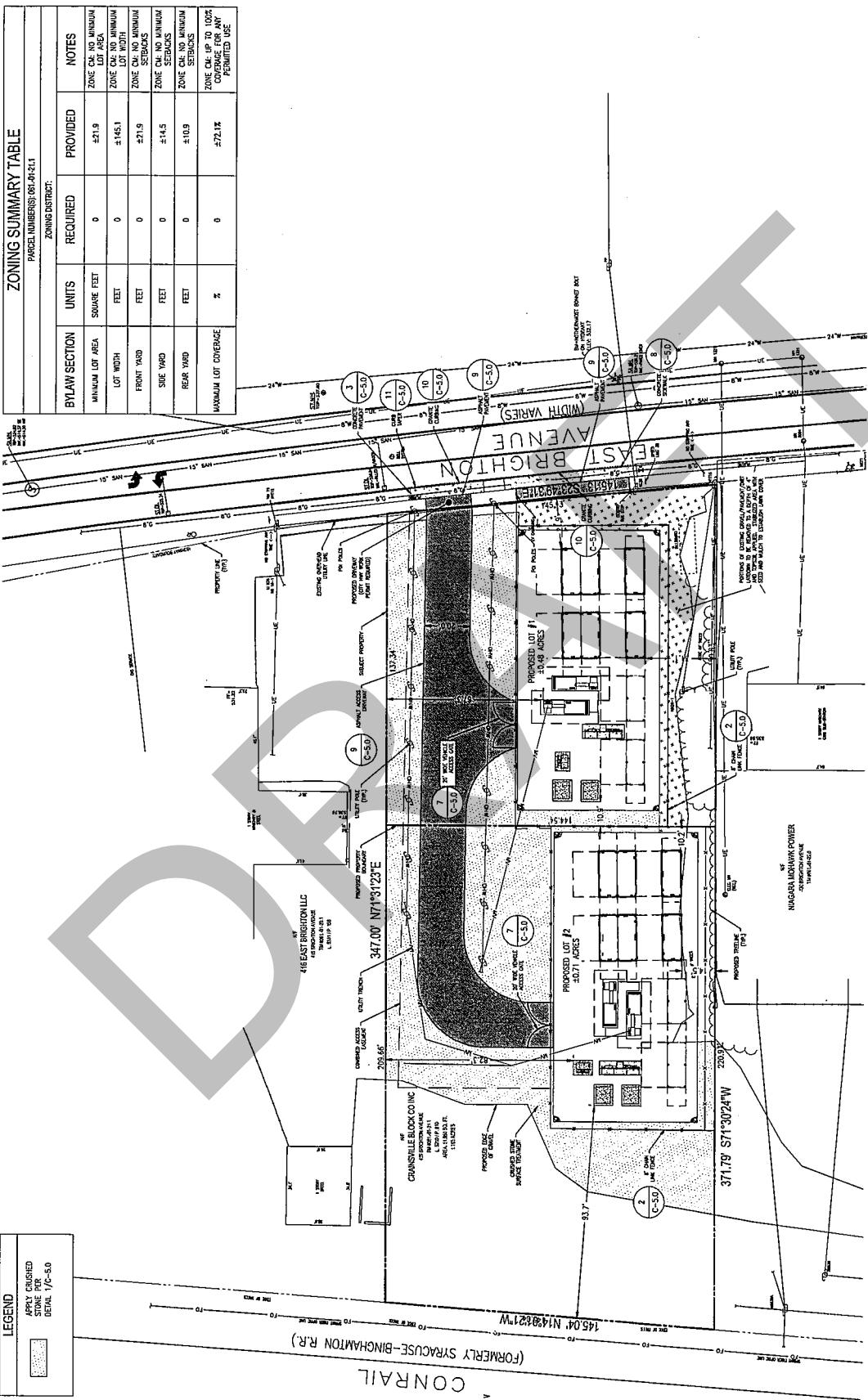
- EXISTING SPOT ELEVATION
- EXISTING 1/2"=20' SCALE
- EXISTING FENCE
- EXISTING MARKER CONTOUR
- EXISTING STORM MAIN, MANHOLE & INLET
- EXISTING SANITARY MAIN, MANHOLE & INLET
- EXISTING GUTTER, MANHOLE & INLET
- EXISTING WATER MAIN, VALVE & HYDRANT
- EXISTING WATER SERVICE & CURB STOP
- EXISTING ELECTRICAL SERVICE
- EXISTING POWER POLE, GUY WIRE, & GUY POLE
- EXISTING ELEC. SERVICE
- EXISTING TRANSFORMER, METER & MOUNTING

- SURVEY NOTES:**
- THE PROPERTY LINES AND EASEMENTS SHOWN ON THIS MAP WERE OBTAINED FROM THE RECORD MAPS OF THE CITY OF SYRACUSE, NEW YORK, AND THE RECORD MAPS OF THE COUNTY OF ONONDAGA, NEW YORK. THE PROPERTY LINES AND EASEMENTS SHOWN ON THIS MAP WERE OBTAINED FROM THE RECORD MAPS OF THE CITY OF SYRACUSE, NEW YORK, AND THE RECORD MAPS OF THE COUNTY OF ONONDAGA, NEW YORK.
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LAYOUT AND MATERIALS PLAN

SCALE: 1" = 20'

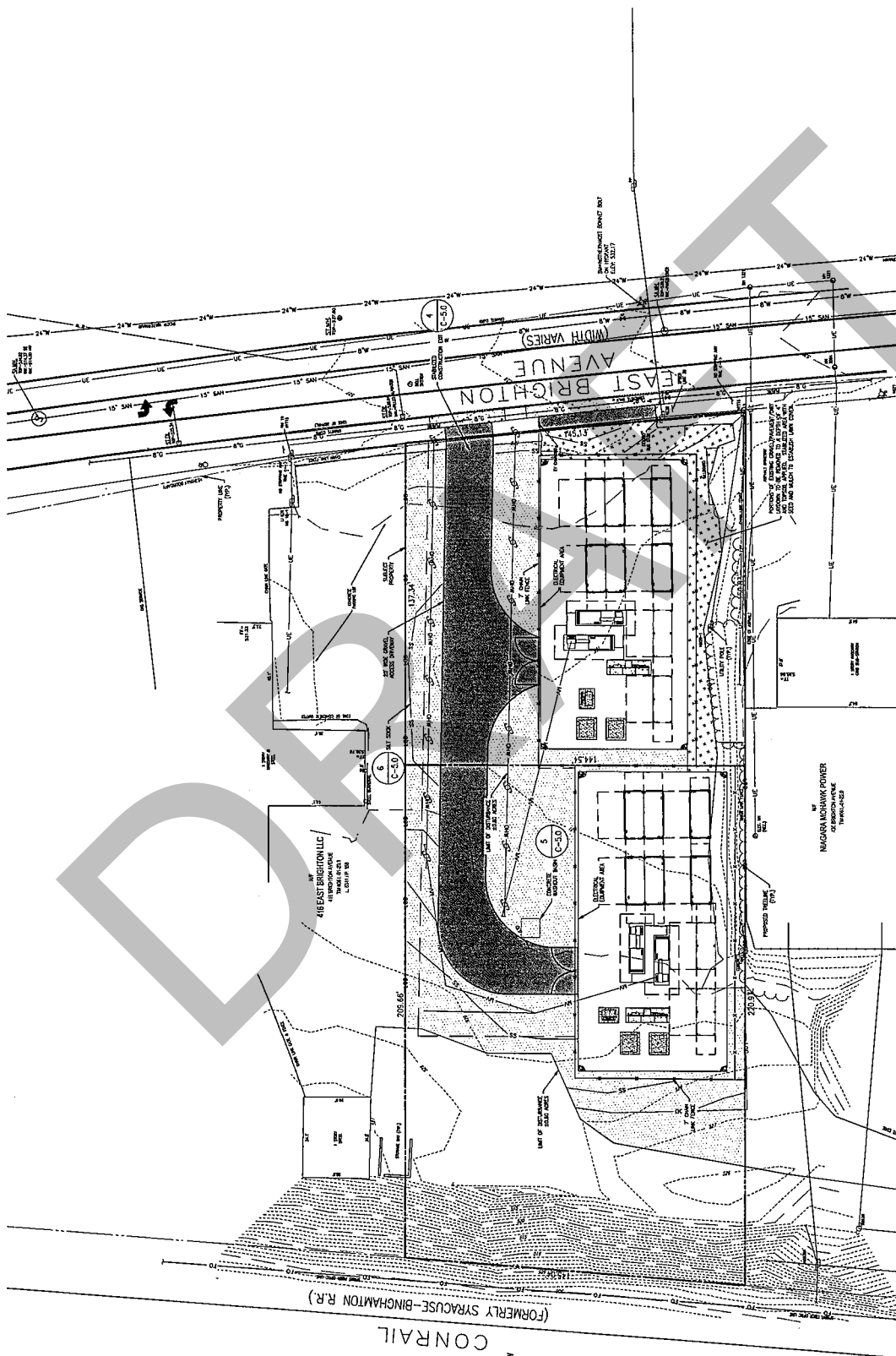


LEGEND

[Symbol]	APPLY CRACKED STONE PER DETAIL 1/C-5.0
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ZONING SUMMARY TABLE

PARCEL NUMBERS 081-01-011			
ZONING DISTRICT:			
BYLAW SECTION	UNITS	REQUIRED	NOTES
MINIMUM LOT AREA	SQUARE FEET	0	ZONE C-3.0 NO MINIMUM LOT AREA
LOT WIDTH	FEET	0	ZONE C-3.0 NO MINIMUM LOT WIDTH
FRONT YARD	FEET	0	ZONE C-3.0 NO MINIMUM SETBACKS
SIDE YARD	FEET	0	ZONE C-3.0 NO MINIMUM SETBACKS
REAR YARD	FEET	0	ZONE C-3.0 NO MINIMUM SETBACKS
MAXIMUM LOT COVERAGE	%	0	ZONE C-3.0 UP TO 100% COVERAGE FOR ANY PERMITTED USE



GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 20'



Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form

Part 3 Determination of Significance

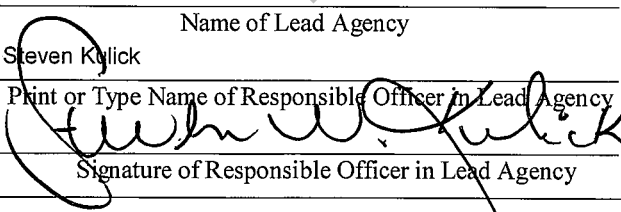
For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Syracuse City Planning Commission

 Name of Lead Agency
 Steven Kulick

 Print or Type Name of Responsible Officer in Lead Agency


 Signature of Responsible Officer in Lead Agency

9/8/2025

 Date

 Chairperson

 Title of Responsible Officer

 Signature of Preparer (if different from Responsible Officer)

PRINT FORM

25 27 60 45
27 41 51

**ORDINANCE AUTHORIZING AN AGREEMENT
WITH MOSAIC CONSULTING GROUP FOR
PROFESSIONAL SERVICES FOR THE CITY
RELATIVE TO SOFTWARE IMPLEMENTATION
SERVICES FOR UKG PRO (HUMAN CAPITAL
MANAGEMENT AND PAYROLL
MODERNIZATION) AND WORKFORCE
MANAGEMENT INFRASTRUCTURE AT A
TOTAL COST NOT TO EXCEED \$900,000**

WHEREAS, Section 5-205-A of the Charter of the City of Syracuse, as amended, provides the Mayor shall "award contracts for professional services subject to the approval of the Common Council"; and

WHEREAS, a Request for Proposal (RFP) was conducted to select a Consultant to provide professional services relative to the implementation of UKG Pro (Human Capital Management and Payroll Modernization) and workforce management infrastructure and the RFP Committee recommended that the Mosaic Consulting Group be awarded the contract; and

WHEREAS, the Mayor has approved the retention of Mosaic Consulting Group to provide services under the following terms:

- (1) Mosaic Consulting Group shall provide professional services relative to the implementation of UKG Pro (Human Capital Management and Payroll Modernization) and workforce management infrastructure for the City. This multiphase project will implement the UKG Pro Suite of solutions, replacing aging legacy systems and optimizing end-to-end HR, Payroll, and Timekeeping operations;
- (2) The term of this agreement shall be for eighteen (18) months commencing as of the date of execution of the agreement and terminating by March 30, 2027; and
- (3) The City shall pay the Mosaic Consulting Group a total amount not to exceed \$900,000.00 for all services to be provided under the agreement. Payments shall be made on a monthly basis, at a rate not to exceed \$50,000.00 per month.

NOW, THEREFORE,

BE IT ORDAINED, that the Mayor, on behalf of the City of Syracuse, be and he hereby is authorized to execute such agreement, as hereinabove stated, subject to the approval of the Corporation Counsel as to terms, form and execution; and

BE IT FURTHER ORDAINED, the costs associated with the agreement authorized herein shall be charged to Budget Account # 599807.07.700045423 the "City Software Systems" account or another appropriate budget account as designated by the Commissioner of Finance.

DRAFT



OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

51 25 27 100 45
27 41

August 18, 2025

Julie Castellitto
Acting Director

Ms. Patricia McBride
City Clerk
City Hall
Syracuse, New York

RE: Request for Legislation

Dear Ms. McBride:

On behalf of the Department of Finance, please prepare legislation to be introduced at the next meeting of the Common Council to enter into an agreement with Mosaic Consulting Group for RFP#25-266: Software Implementation Services for UKG Pro (Human Capital Management and Payroll Modernization).

The Human Capital Management (HCM) RFP Committee met to review the proposals for selection of an implementor to modernize its Payroll, HCM, and Workforce Management infrastructure. This multi-phase project will implement the UKG Pro Suite of solutions, replacing aging legacy systems and optimizing end-to-end HR, Payroll, and Timekeeping operations.

Three proposals were reviewed. The Committee unanimously recommended the Mosaic Consulting Group. Mosaic was the most qualified firm and appeared to have the best understanding of the project, dependencies, and how to get the City to a functional future state.

An eighteen (18) month contract ending March 2027 is recommended. The total fee is \$900,000 which will be paid monthly over the term of the contract (\$50,000 per month). All costs associated with this agreement will be charged to Account #599807.07.700045423 "City Software Systems."

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syr.gov.net

Sincerely,

Julie Castellitto
Director of Management and Budget

22

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DEPARTMENT OF FINANCE

CITY OF SYRACUSE, MAYOR BEN WALSH

August 15, 2025

Michael Cannizzaro, CPA
Commissioner of Finance

Annemarie Deegan
First Deputy Commissioner

Veronica H. Voss
Deputy Commissioner

Julie Castellitto
Acting Director of Management and Budget
233 E. Washington Street – Room 213
Syracuse, New York 13202

RE: Recommendation for HCM Software Implementation Services

The Human Capital Management (HCM) RFP Committee met to review the proposals for selection of an implementor to modernize its Payroll, HCM, and Workforce Management infrastructure. This multi-phase project will implement the UKG Pro Suite of solutions, replacing aging legacy systems and optimizing end-to-end HR, Payroll, and Timekeeping operations.

Three proposals were reviewed. The Committee unanimously recommended the Mosaic Consulting Group. Mosaic was the most qualified firm and appeared to have the best understanding of the project, dependencies, and how to get the City to a functional future state.

An eighteen (18) month contract ending March 2027 is recommended. The total fee is \$900,000 which will be paid monthly over the term of the contract (\$50,000 per month). All costs associated with this agreement will be charged to Account #599807.07.700045423 "City Software Systems."

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Cannizzaro".

Michael Cannizzaro

Department of Finance
233 E. Washington St
City Hall, Ste. 128
Syracuse, NY 13202

Office: 315.448.8279

syr.gov

CC:
Corey Driscoll Dunham

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.



OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Julie Castellitto
Acting Director

TO: Honorable Mayor Ben Walsh
FROM: Julie Castellitto, Director of Management & Budget *ac*
DATE: August 18, 2025
SUBJECT: Agreement – Mosaic Consulting Group

On behalf of the Department of Finance, I am requesting the City of Syracuse enter into an agreement with Mosaic Consulting Group for RFP#25-266: Software Implementation Services for UKG Pro (Human Capital Management and Payroll Modernization).

The Human Capital Management (HCM) RFP Committee met to review the proposals for selection of an implementor to modernize its Payroll, HCM, and Workforce Management infrastructure. This multi-phase project will implement the UKG Pro Suite of solutions, replacing aging legacy systems and optimizing end-to-end HR, Payroll, and Timekeeping operations.

Three proposals were reviewed. The Committee unanimously recommended the Mosaic Consulting Group. Mosaic was the most qualified firm and appeared to have the best understanding of the project, dependencies, and how to get the City to a functional future state.

An eighteen (18) month contract ending March 2027 is recommended. The total fee is \$900,000 which will be paid monthly over the term of the contract (\$50,000 per month). All costs associated with this agreement will be charged to Account #599807.07.700045423 "City Software Systems."

Please indicate your concurrence by signing below and returning this memo to me so that I may then forward your approval to the Common Council along with the request for authorizing this legislation.

Thank you for your attention regarding this matter.

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syr.gov

Ben Walsh

Mayor Ben Walsh
City of Syracuse, New York

8/20/25

Date



DEPARTMENT OF FINANCE

OFFICE OF THE COMMISSIONER
CITY OF SYRACUSE, MAYOR BEN WALSH

November 5, 2025

Michael Cannizzaro, CPA
Commissioner of Finance

Annemarie Deegan
First Deputy Commissioner

Veronica H. Voss
Deputy Commissioner

Patricia McBride
City Clerk
City Hall, Room 231
Syracuse, New York 13202

RE: Request for Legislation – JSCB Phase 3 Bond Anticipation Note

Please prepare legislation to be placed on the agenda for the regularly scheduled Common Council meeting of November 24, 2025. The legislation is to approve the resolution of the Syracuse City School District to authorize to issue Bond Anticipation Notes (BANs) to fund costs associated with the JSCB Phase 3 projects in an amount not to exceed \$4,000,000. We are renewing \$2,000,000 and adding \$2,000,000 in funding.

Common Council, in accordance with the State Environmental Quality Review Act (SEQRA), makes a determination that an action by the City of Syracuse to complete the JSCB Phase 3 Construction Program in accordance with Article 8 of the Environmental Conservation Law, that the Project is a Type II action, which will not have a significant impact on the environment and is not subject to further review under SEQRA.

The Syracuse City School District Board of Education resolution will be forwarded once finalized.

Sincerely,

Michael Cannizzaro
Commissioner of Finance

Department of Finance
233 E. Washington St
City Hall, Room 128
Syracuse, N.Y. 13202

Office 315 448 8279

www.syr.gov

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13

28-29



SYRACUSE CITY SCHOOL DISTRICT
BOARD OF EDUCATION
SYRACUSE, NEW YORK

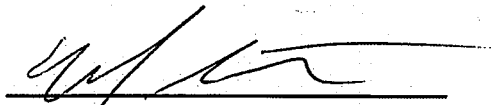
RESOLUTION

Bond Anticipation Notes Authorization for JSCB Phase III

- Whereas:** state legislation beginning the third phase of the Syracuse Joint Schools Construction Board (JSCB) was signed by the Governor on November 15, 2021; and
- Whereas:** subsequent state legislation signed by the Governor on October 25, 2023, authorized funding of \$400 million for renovation projects at ten school buildings; and
- Whereas:** the legislation also authorizes the City of Syracuse to issue Bond Anticipation Notes (BAN) in advance of long-term financing for the JSCB Phase III projects; and
- Whereas:** BAN proceeds are needed to fund the planning, development, and design costs for JSCB Phase III; and
- Whereas:** an initial BAN of \$2 million was previously approved by the Board of Education on November 13, 2024 (Resolution #1124-083) and the City of Syracuse Common Council (Ordinance #959) on November 25, 2024; and;
- Whereas:** an additional amount of \$4 million is needed to continue development and design costs for all JSCB Phase III activities; now, therefore, be it
- Resolved:** That the Board of Education, upon recommendation of the Superintendent of Schools, authorizes the Chief Financial Officer to renew the existing \$2,000,000 Bond Anticipation Note funds and to pursue additional Bond Anticipation Note funds in an amount not to exceed \$4,000,000, for a total not to exceed \$6,000,000 for costs associated with the JSCB Phase III projects; and, be it further
- Resolved:** That the Common Council be, and is hereby requested, to authorize the Commissioner of Finance to issue Bond Anticipation Notes to fund the costs associated with the JSCB Phase III projects in an amount in total not to exceed \$6,000,000.

Dated: November 12, 2025

I hereby certify that the attached is a true copy of Resolution #1125-092 titled Bond Anticipation Notes Authorization for JSCB Phase III adopted by the Board of Education of the Syracuse City School District of the City of Syracuse, New York, at a Regular Board Meeting on November 12, 2025 on a vote of 7 Yes; 0 No



Eileen Steinhardt

District Clerk

Board of Education, Syracuse City School District

November 13, 2025

Date of Certification

DRAFT



DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

30

November 14, 2025

Matthew D. Oja
Commissioner

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

Michael A. Lehmann
Deputy Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Re: Request for Legislation – Amendment of Local Law No. 12 of 2019

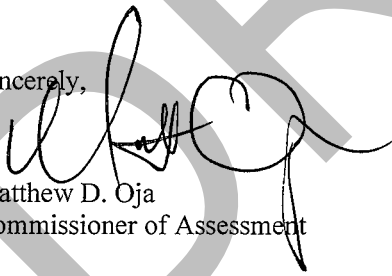
Dear Ms. McBride:

The Department of Assessment requests that legislation be prepared for the next Common Council agenda to amend Local Law No. 12 of 2019, which provides an exemption from real property taxes as authorized by Section 485-a of the Real Property Tax Law ("RPTL"). The exemption applies to non-residential real property that is converted to mixed-use property.

The amendment is required to ensure that the City's Local Law, which enables the City to apply this particular exemption to eligible properties, is consistent with the current provisions of RPTL § 485-a.

Thank you for your consideration.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

**Department of
Assessment**
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270

assessment@syr.gov

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DEPARTMENT OF LAW
OFFICE OF THE CORPORATION COUNSEL
CITY OF SYRACUSE, MAYOR BEN WALSH

Corporation Counsel
Susan R. Katzoff

**First Assistant
Corporation Counsel**
Joseph W. Barry III

**Senior Corporation
Counsel**
Amanda R. Harrington
Todd M. Long
Meghan E. Ryan

**First Assistant Senior
Corporation Counsel**
John C. Black Jr.
Catherine E. Carnrike
Danielle B. Pires
Danielle R. Smith

**Assistant Corporation
Counsel**
Darienn P. Balin
Robert P. Carpenter
John J. Connor
Heather Davis
Valerie T. Didamo
Meira N. Hertzberg
Solomon Landsberg
Trevor McDaniel
Conor Rourke
Connor Simonetta
Akira Tomlinson
Zachary A. Waksman

**Department of Law
Office of Corp. Counsel**
233 E. Washington St.
City Hall, Room 300
Syracuse, N.Y. 13202

Office 315 448-8400
Housing 315 448-8409
Fax 315 448-8381
Email law@syr.gov

www.syr.gov

November 4, 2025

Hon. Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Re: Technical Amendment to Ordinance No. 24-136

Dear Ms. McBride:

Please place on the agenda for the next meeting of the Common Council a technical amendment to Ordinance No. 136-2024. The ordinance authorized Corporation Counsel to settle the tax certiorari proceedings for two years.

The original ordinance authorized a reduction in assessment for the third and fourth quarters of Tax Year 2023/24, while the terms of the settlement reduced the assessment for the entire tax year.

This amendment corrects the ordinance to reflect the terms of the settlement (reduction for entire tax year) and authorizes Finance to issue refunds for the first two quarters of Tax Year 2023/24.

Respectfully,


Joseph W. Barry, III, Esq.
First Assistant Corporation Counsel

-cc: Matt Oja
Commissioner

15

**A LOCAL LAW OF THE CITY OF SYRACUSE
AMENDING LOCAL LAW NO. 5-2011 OF THE
CITY OF SYRACUSE RELATIVE TO THE
ADMINISTRATION AND ENFORCEMENT
OF THE NEW YORK STATE UNIFORM FIRE
PREVENTION AND BUILDING CODE
AND THE STATE ENERGY CONSERVATION
CODE IN ORDER TO UPDATE CERTAIN
PROVISIONS TO BE IN ACCORDANCE WITH
THE MOST RECENT UPDATES TO THESE NEW
YORK STATE CODES AND TO ADD A NEW
ARTICLE TO PART L, CHAPTER 1 OF THE
LOCAL LAWS OF THE CITY OF SYRACUSE,
ENTITLED "ADMINISTRATION" TO BE
ENTITLED "ARTICLE V. ADMINISTRATION
AND ENFORCEMENT OF THE NEW YORK
STATE UNIFORM FIRE PREVENTION AND
BUILDING CODE AND THE NEW YORK STATE
ENERGY CONSERVATION CONSTRUCTION
CODE"**

BE IT ENACTED, by the Common Council of the City of Syracuse, as follows:

Section 1. Local Law No. 5-2011 of the City of Syracuse relative to the administration and enforcement of the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Construction Code is hereby amended in order to update certain provisions to be in accordance with the most recent updates to these New York State Codes and to add a new Article to Part L, Chapter 1 of the Local Laws of the City of Syracuse entitled "Administration" to be entitled "Article V. Administration and Enforcement of the New York State Uniform Fire Prevention and Building Code and the State Energy Conservation Code"

The City of Syracuse Department of Neighborhood and Business Development, Division of Code Enforcement, in accordance with the request of New York State, has requested that this Common Council amend Local Law No. 5-2011 of the City of Syracuse relative to the administration and enforcement of the New York State Uniform Fire Prevention and Building Code and the State Energy Conservation Code in order to update certain provisions to be in accordance with the most recent updates to these New York State Codes and to add a new Article to Part L, Chapter 1 of the Local Laws of the City of Syracuse, entitled Administration, to be entitled "Article V.

Administration and Enforcement of the New York State Uniform Fire Prevention and Building Code and the State Energy Conservation Code”.

Pursuant to this Local Law, Local Law No. 5-2011 of Part L, the Local Laws of the City of Syracuse, as amended, is hereby amended to read as follows:

PART L. LOCAL LAWS

CHAPTER 1. ADMINISTRATION

ARTICLE V. ADMINISTRATION AND ENFORCEMENT OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE

Section 1-101. Purpose and Intent

The Common Council of the City of Syracuse hereby enacts this Local Law pursuant to the provisions of section 381 (2) of the Executive Law of the State of New York. This local law provides for the administration and enforcement of the New York State Uniform Fire Prevention and Building Code (hereinafter “the Uniform Code”) and the State Energy Conservation Construction Code (hereinafter “the Energy Code”) in the City of Syracuse, New York. This local law is adopted pursuant to section 10 of the Municipal Home Rule Law. Except as otherwise provided in the Uniform Code, other state law, or other section of this local law, all buildings, structures, and premises, regardless of use or occupancy, are subject to the provisions this local law.

Section 1-102. Definitions

In this local law the following term shall have the meanings shown in this section:

“Areas of public assembly” shall mean all buildings or portions of buildings used for gathering together fifty or more persons for amusement, athletic, civic, dining, educational, entertainment, patriotic, political, recreational, religious, social, or similar purposes, the entire fire area of which they are a part, and the means of egress therefrom.

“Building” shall mean a combination of any materials, whether portable or fixed, having a roof, to form a structure affording shelter for persons, animals or property.

“Building Code” shall mean the Building Code of New York State, as currently in effect and as hereafter amended from time to time.

“Building Permit” shall mean a permit issued pursuant to section 4 of this local law. The term “Building Permit” shall also include a Building Permit which is renewed, amended or extended pursuant to any provision of this local law.

“Certificate of Occupancy” shall mean a certificate issued pursuant to subdivision (b) of section 1-107 of this local law.

“Certificate of Completion” shall mean a certificate issued pursuant to subdivision (c) of section 1-107 of this local law.

“City” shall mean the City of Syracuse, New York.

“Director of Code Enforcement” shall mean the Director of Code Enforcement appointed pursuant to section 1-103 (b) of this local law.

“Code Enforcement Personnel” shall include the Director of Code Enforcement and all Inspectors.

“Commissioner” shall mean the Commissioner of Neighborhood and Business Development of the City of Syracuse.

“Common Council” shall mean the Common Council of the City of Syracuse.

“Notice of Violation Letter” shall mean an order issued by the Director of the Division of Code Enforcement for the City of Syracuse pursuant to section 1-116 (a) of this local law.

“Construction” shall mean the construction, reconstruction, alteration, conversion, repair, installation of equipment or use of buildings, and requirements or standards relating to or affecting materials used in connection therewith, including provisions for safety and sanitary conditions.

“Director” shall mean the Director of the Division of Code Enforcement for the City of Syracuse.

“Division” shall mean the Division of Code Enforcement for the City of Syracuse.

“Energy Code” shall mean the Energy Conservation Construction Code of New York State, as currently in effect and as hereafter amended from time to time.

“Equipment” shall mean plumbing, heating, electrical, ventilating, air conditioning, refrigerating equipment, elevators, dumb waiters, escalators and other mechanical additions or installations.

“Existing Building Code” shall mean the Existing Building Code of New York State, as currently in effect and as hereafter amended from time to time.

“Factory manufacture home” means a structure designed primarily for residential occupancy constructed by a method or system of construction whereby the structure or its components are wholly or in substantial part manufactured in manufacturing facilities, intended or designed for permanent installation, or assembly and permanent installation, on a building site.

"Fire area" shall mean the floor area of a story of a building within exterior walls, party walls, fire walls, or any combination thereof.

"Fire Code" shall mean the Fire Code of New York State, as currently in effect and as hereafter amended from time to time.

"Fire protection equipment and systems" shall mean apparatus, assemblies, or systems, either portable or fixed, for use to detect, prevent, control, or extinguish fire.

"Fuel Gas Code" shall mean the Fuel Gas Code of New York State, as currently in effect and as hereafter amended from time to time.

"Inspector" shall mean an inspector appointed pursuant to section 1-103 (d) of this local law.

"Mayor" shall mean the Mayor of the City of Syracuse.

"Means of egress" shall mean a continuous unobstructed way of exit from any point in a building or structure to a public way. A means of egress comprises the vertical and horizontal ways of travel and includes intervening room spaces, doorways, hallways, corridors, passageways, balconies, ramps, stairs, enclosures, lobbies, escalators, horizontal exits, courts, and yards.

"Mechanical Code" shall mean the Mechanical Code of New York State, as currently in effect and as hereafter amended from time to time.

"Operating Permit" shall mean a permit issued pursuant to section 10 of this local law. The term "Operating Permit" shall also include an Operating Permit which is renewed, amended or extended pursuant to any provision of this local law.

"Permit Holder" shall mean the Person to whom a Building Permit has been issued.

"Owner" shall mean any person, agent, operator, firm or corporation having any legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the mortgagee in a foreclosure proceeding, the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

"Person" shall include an individual, corporation, limited liability company, partnership, limited partnership, business trust, estate, trust, association, or any other legal or commercial entity of any kind or description.

"Plumbing Code" shall mean the Plumbing Code of New York State, as currently in effect and as hereafter amended from time to time.

"Property Conservation Code" shall mean the Property Conservation Code of the city of Syracuse, New York.

“Property Maintenance Code” shall mean the Property Maintenance Code of New York State, as currently in effect and as hereafter amended from time to time.

“Residential Code” shall mean the Residential Code of New York State, as currently in effect and as hereafter amended from time to time.

“Stop Work Order” shall mean an order issued pursuant to section 1-106 of this local law.

“Temporary Certificate” shall mean a certificate issued pursuant to subdivision (d) of section 1-107 of this local law.

“Uniform Code” shall mean all volumes of the New York State Uniform Fire Prevention and Building Code, as currently in effect and as hereafter amended from time to time.

Section 1-103. Division of Code Enforcement and Inspectors

- a. The Division of Code Enforcement for the City of Syracuse, as detailed in Chapter 27 of the Revised General Ordinances of the City of Syracuse, as amended, entitled the Property Conservation Code of the City of Syracuse, shall pursuant to this Local Law be responsible for administering and enforcing all provisions of the Uniform Code, the Energy Code and the provisions of this local law. The Director of Code Enforcement, by and through his agents, representatives and designees, shall have the following powers and duties:

- (1) to receive, review, and approve or disapprove applications for Building Permits, Certificates of Occupancy, Certificates of Completion, Temporary Certificates and Operating Permits, and the plans, specifications and construction documents submitted with such applications;
- (2) upon approval of such applications, to issue Building Permits, Certificates of Occupancy, Certificates of Completion, Temporary Certificates and Operating Permits, and to include in Building Permits, Certificates of Occupancy, Certificates of Completion, Temporary Certificates and Operating Permits such terms and conditions as the Director of Code Enforcement may determine to be appropriate;
- (3) to conduct construction inspections, inspections to be made prior to the issuance of Certificates of Occupancy, Certificates of Completion, Temporary Certificates and Operating Permits, fire safety and property maintenance inspections, inspections incidental to the investigation of complaints, and all other inspections required or permitted under any provision of this local law;
- (4) to issue Stop Work Orders;

(5) to review and investigate complaints;

(6) to issue orders pursuant to section 1-116 (a) (Violations) of this local law;

(7) to maintain records;

(8) to collect fees as set by Common Council of the City of Syracuse;

(9) to pursue administrative enforcement actions and proceedings;

(10) in consultation with the Corporation Counsel for the City of Syracuse, to pursue such legal actions and proceedings as may be necessary to enforce the Uniform Code, the Energy Code and this local law, or to abate or correct conditions not in compliance with the Uniform Code, the Energy Code or this local law; and

(11) to exercise all other powers and fulfill all other duties conferred upon the Director of Code Enforcement by this local law.

b. The Director of Code Enforcement shall be appointed by the Mayor of the City of Syracuse. The Director of Code Enforcement shall possess background experience related to building construction or fire prevention and shall, within the time prescribed by law, obtain such basic training, in-service training, advanced in-service training and other training as the State of New York shall require for code enforcement personnel, and the Director of Code Enforcement shall obtain certification from the State Fire Administrator pursuant to the Executive Law and the regulations promulgated thereunder.

c. In the event that the Director of Code Enforcement is unable to serve as such for any reason, an individual shall be appointed by the Mayor of the City of Syracuse to serve as Acting Director of Code Enforcement. The Acting Director of Code Enforcement shall, during the term of his or her appointment, exercise all powers and fulfill all duties conferred upon the Director of Code Enforcement by this local law.

d. One or more Inspectors may be appointed the Mayor of the City of Syracuse to act under the supervision and direction of the Director of Code Enforcement and to assist the Director of Code Enforcement in the exercise of the powers and fulfillment of the duties conferred upon the Director of Code Enforcement by this local law. Each Inspector shall, within the time prescribed by law, obtain such basic training, in-service training, advanced in-service training and other training as the State of New York shall require for code enforcement personnel, and each Inspector shall obtain certification from the State Fire Administrator pursuant to the Executive Law and the regulations promulgated thereunder.

e. The compensation for the Director of Code Enforcement and Inspectors shall be fixed from time to time by the Mayor of the City of Syracuse.

Section 1-104. Building Permits

a. Building Permits Required:

Except as otherwise provided in subdivision (b) of this section, a Building Permit shall be required for any work which must conform to the Uniform Code and/or the Energy Code, including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation or demolition of any building or structure or any portion thereof, and the installation of a solid fuel burning heating appliance, chimney or flue in any dwelling unit. No Person shall commence any work for which a Building Permit is required without first having obtained a Building Permit from the Division of Code Enforcement.

b. Exemptions:

No Building Permit shall be required for work in any of the following categories:

- (1) construction or installation of one story detached structures associated with one- or two-family dwellings or multiple single-family dwellings (townhouses) which are used for tool and storage sheds, playhouses or similar uses, provided the gross floor area does not exceed 144 square feet (13.88 square meters);
- (2) construction of temporary sets and scenery associated with motion picture, television and theater uses;
- (3) installation of window awnings supported by an exterior wall of a one- or two-family dwelling or multiple single-family dwellings (townhouses);
- (4) installation of partitions or movable cases less than five feet nine inches (5' 9") in height;
- (5) painting, wallpapering, tiling, carpeting, or other similar finish work;
- (6) installation of listed portable electrical, plumbing, heating, ventilation or cooling equipment or appliances;
- (7) replacement of any equipment provided the replacement does not alter the equipment's listing or render it inconsistent with the equipment's original specifications; or
- (8) repairs, provided that such repairs do not have an impact on fire and life safety such as (i) the removal or cutting away of a load-bearing wall, partition, or portion thereof, or of any structural beam or load bearing component; (ii) the removal or change of any required means of egress, or the rearrangement of parts of a structure in a manner which affects egress; (iii) the enlargement, alteration, replacement or relocation of any building system; or (iv) the removal from service of all or part of a fire protection system for any period of time.

c. Exemption not deemed authorization to perform non-compliant work.

The exemption from the requirement to obtain a building permit for work in any category set forth in subdivision (b) of this section shall not be deemed an authorization for work to be performed in violation of the Uniform Code or the Energy Code.

d. Applications for Building Permit.

Applications for a Building Permit, including amendments must be sufficient to determine code compliance, shall be made in writing on a form provided by or otherwise acceptable to the Director of Code Enforcement. The application shall be signed by the owner of the property where the work is to be performed or an authorized agent of the owner. The application shall include such information as the Director of Code Enforcement deems sufficient to permit a determination by the Director of Code Enforcement that the intended work complies with all applicable requirements of the Uniform Code and the Energy Code. The application shall include or be accompanied by at least the following information and documentation:

- (1) a description of the proposed work;
- (2) the tax map number and the street address of the premises where the work is to be performed;
- (3) the occupancy classification of any affected building or structure;
- (4) where applicable, a statement of special inspections prepared in accordance with the provisions of the Uniform Code; and
- (5) at least two (2) sets of construction documents (drawings and/or specifications) which:
 - (i) describe the location, nature, extent, and scope of the proposed work;
 - (ii) show that the proposed work will conform to the applicable provisions of the Codes;
 - (iii) show the location, construction, size, and character of all portions of the means of egress;
 - (iv) show a representation of the building thermal envelope;
 - (v) show structural information including but not limited to braced wall designs, the size, section, and relative locations of structural members, design loads, and other pertinent structural information;
 - (vi) show the proposed structural, electrical, plumbing, mechanical, fire-protection, and other service systems of the building;
 - (vii) include a written statement indicating compliance with the Energy Code;
 - (viii) include a site plan, drawn to scale and drawn in accordance with an accurate boundary survey, showing the size and location of new construction and existing structures and appurtenances on the site, distances from lot lines, the established street grades and the proposed finished grades, and, as applicable, flood hazard areas, floodways, and design flood elevations; and
 - (ix) evidence that the documents were prepared by a licensed and registered architect in accordance with Article 147 of the New York State Education Law or a licensed and registered professional engineer in accordance with Article 145 of the New York State Education Law and practice guidelines, including but not limited to the design professional's seal which clearly and legibly shows both the design professional's name and license number and is signed by the design professional whose name appears on the seal in such a manner that neither the

name nor the number is obscured in any way, the design professional's registration expiration date, the design professional's firm name (if not a sole practitioner), and, if the documents are submitted by a professional engineering firm and not a sole practitioner professional engineer, the firm's Certificate of Authorization number; and

(x) include any other information and documentation that the authority having jurisdiction may deem necessary to allow the authority having jurisdiction to determine that the proposed work conforms to the Codes.

e. Construction documents.

Construction documents will not be accepted as part of an application for a Building Permit unless they satisfy the requirements set forth in paragraph (5) of subdivision (d) of this section.

Construction documents which are accepted as part of the application for a Building Permit shall be marked as accepted by the Code Enforcement Officer in writing or by stamp, or in the case of electronic media, an electronic marking.

One set of the accepted construction documents shall be retained by the Code Enforcement Officer, and one set of the accepted construction documents shall be returned to the applicant to be kept at the work site so as to be available for use by the Code Enforcement Personnel. However, the return of a set of accepted construction documents to the applicant shall not be construed as authorization to commence work, nor as an indication that a Building Permit will be issued. Work shall not be commenced until and unless a Building Permit is issued.

(f) Issuance of Building Permits.

An application for a Building Permit shall be examined to ascertain whether the proposed work is in compliance with the applicable requirements of the Uniform Code and Energy Code. The Code Enforcement Officer shall issue a Building Permit if the proposed work is in compliance with the applicable requirements of the Uniform Code and Energy Code.

(g) Building Permits to be displayed.

Building permits shall be visibly displayed at the work site and shall remain visible until the authorized work has been completed.

(h) Work to be in accordance with construction documents.

All work shall be performed in accordance with the construction documents which were submitted with and accepted as part of the application for the Building Permit. The Building Permit shall contain such a directive.

The Permit Holder shall immediately notify the Code Enforcement Officer of any change occurring during the course of the work. The Building Permit shall contain such a directive.

If the Code Enforcement Officer determines that such change warrants a new or amended Building Permit, such change shall not be made until and unless a new or amended Building Permit reflecting such change is issued.

i. Time limits.

Building Permits shall become invalid unless the authorized work is commenced within six [6] months following the date of issuance. Building Permits shall expire twelve [12] months after the date of issuance. A Building Permit which has become invalid or which has expired pursuant to this subdivision may be renewed upon application by the Permit Holder, payment of the applicable fee, and approval of the application by the Director of Code Enforcement.

j. Revocation or suspension of Building Permits.

If the Director of Code Enforcement determines that a Building Permit was issued in error because of incorrect, inaccurate or incomplete information, or that the work for which a Building Permit was issued violates the Uniform Code or the Energy Code, the Director of Code Enforcement shall revoke the Building Permit or suspend the Building Permit until such time as the Permit Holder demonstrates that (1) all work then completed is in compliance with all applicable provisions of the Uniform Code and the Energy Code and (2) all work then proposed to be performed shall be in compliance with all applicable provisions of the Uniform Code and the Energy Code.

k. Fee:

The fee specified in or determined in accordance with the provisions set forth in section 1-117 (Fees) of this local law must be paid at the time of submission of an application for a Building Permit, for an amended Building Permit, or for renewal of a Building Permit.

Section 1-105. Construction Inspections

a. Construction inspections (in person or remote allowed) shall include at least the following elements of work, where applicable:

1. work site prior to the issuance of a Building Permit;
2. footing and foundation;
3. preparation for concrete slab;
4. framing;
5. structural, electrical, plumbing, mechanical, fire protection, and other similar service systems of the building;

6. fire resistant construction;

7. fire resistant penetrations;

8. solid fuel burning heating appliances, chimneys, flues or gas vents;

9. inspections required to demonstrate Energy Code compliance, including but not limited to insulation, fenestration, air leakage, system controls, mechanical equipment size, and, where required, minimum fan efficiencies, programmable thermostats, energy recovery, whole-house ventilation, plumbing, heat traps, high performance lighting, and controls;

10. installation, connection, and assembly of factory manufactured buildings and manufactured homes; and

11. a final inspection after all work authorized by the Building Permit has been completed. Work to remain accessible and exposed:

b. Work shall remain accessible and exposed until inspected and accepted by the Director of Code Enforcement or by an Inspector authorized by the Director of Code Enforcement. The Permit Holder shall notify the Director of Code Enforcement when any element of work described in subdivision (b) of this section is ready for inspection.

c. Inspection results.

After inspection, the work or a portion thereof shall be noted as satisfactory as completed, or the Permit Holder shall be notified as to where the work fails to comply with the Uniform Code or Energy Code. Work not in compliance with any applicable provision of the Uniform Code or Energy Code shall remain exposed until such work shall have been brought into compliance with all applicable provisions of the Uniform Code and the Energy Code, reinspected, and found satisfactory as completed.

d. Fee.

The fee specified in or determined in accordance with the provisions set forth in section 1-117 (Fees) of this local law must be paid prior to or at the time of each inspection performed pursuant to this section.

Section 1-106. Stop Work Orders

a. Authority to issue:

The Director of Code Enforcement is authorized to issue Stop Work Orders pursuant to this section. The Director of Code Enforcement shall issue a Stop Work Order to halt:

1. any work that is determined by the Director of Code Enforcement to be contrary to any applicable provision of the Uniform Code or Energy Code, without regard to whether such work is or is not work for which a Building Permit is required, and without regard to whether a Building Permit has or has not been issued for such work, or

2. any work that is being conducted in a dangerous or unsafe manner in the opinion of the Director of Code Enforcement, without regard to whether such work is or is not work for which a Building Permit is required, and without regard to whether a Building Permit has or has not been issued for such work, or

3. any work for which a Building Permit is required which is being performed without the required Building Permit, or under a Building Permit that has become invalid, has expired, or has been suspended or revoked.

b. Content of Stop Work Orders:

Stop Work Orders shall (1) be in writing, (2) be dated and signed by the Director of Code Enforcement, (3) state the reason(s) for issuance, and (4) if applicable, state the conditions which must be satisfied before work will be permitted to resume.

c. Service of Stop Work Orders:

The Director of Code Enforcement shall cause the Stop Work Order, or a copy thereof, to be served on the owner of the affected property (and, if the owner is not the Permit Holder, on the Permit Holder) personally or by certified mail. The Director of Code Enforcement shall be permitted, but not required, to cause the Stop Work Order, or a copy thereof, to be served on any builder, architect, tenant, contractor, subcontractor, construction superintendent, or their agents, or any other Person taking part or assisting in work affected by the Stop Work Order, personally or by certified mail; provided, however, that failure to serve any Person mentioned in this sentence shall not affect the efficacy of the Stop Work Order.

d. Effect of Stop Work Order:

Upon the issuance of a Stop Work Order, the owner of the affected property, the Permit Holder and any other Person performing, taking part in or assisting in the work shall immediately cease all work which is the subject of the Stop Work Order.

e. Remedy not exclusive:

The issuance of a Stop Work Order shall not be the exclusive remedy available to address any event described in subdivision (a) of this section, and the authority to issue a Stop Work Order shall be in addition to, and not in substitution for or limitation of, the right and authority to pursue any other remedy or impose any other penalty under section 15 (Violations) of this local law or under any other applicable local law or State law. Any such other remedy or penalty may be pursued at any time, whether prior to, at the time of, or after the issuance of a Stop Work Order.

Section 1-107. Certificates of Occupancy and Certificates of Completion.

a. Certificates of Occupancy required

A Certificate of Occupancy shall be required for all structures, buildings, or portions thereof, which are converted from one use or occupancy classification or subclassification to another. Permission to use or occupy a building or structure, or portion thereof, which was converted from one use or occupancy classification or subclassification to another shall be granted only by issuance of a Certificate of Occupancy.

b. Certificates of Completion required

A Certificate of Completion shall be required for any work which is the subject of a Building Permit. Permission to use or occupy a building or structure, or portion thereof, for which a Building Permit was previously issued shall be granted only by issuance of a Certificate of Occupancy.

c. Issuance of Certificates of Occupancy.

The Director of Code Enforcement shall issue a Certificate of Occupancy if the work which was the subject of the Building Permit was completed in accordance with all applicable provisions of the Uniform Code and Energy Code.

The Director of Code Enforcement or an Inspector authorized by the Director of Code Enforcement shall inspect the building, structure or work prior to the issuance of a Certificate of Occupancy.

In addition, where applicable, the following documents, prepared in accordance with the provisions of the Uniform Code by such person or persons as may be designated by or otherwise acceptable to the Director of Code Enforcement, at the expense of the applicant for the Certificate of Occupancy shall be provided to the Director of Code Enforcement prior to the issuance of the Certificate of Occupancy:

1. a written statement of structural observations and/or a final report of special inspections, and
2. flood hazard certifications.

In addition, where applicable, the

d. Issuance of Certificates of Completion:

The Director of Code Enforcement shall issue a Certificate of Completion if the work which was done to convert that the structure, building or portion thereof from one use or

occupancy classification or subclassification to another complies with all applicable provisions of the Uniform Code and Energy Code.

The Director of Code Enforcement or an Inspector authorized by the Director of Code Enforcement shall inspect the building, structure or work prior to the issuance of a Certificate of Completion.

In addition, where applicable, the following documents, prepared in accordance with the provisions of the Uniform Code by such person or persons as may be designated by or otherwise acceptable to the Code Enforcement Officer, at the expense of the applicant for the Certificate of Occupancy or Certificate of Compliance, shall be provided to the Code Enforcement Officer prior to the issuance of the Certificate of Occupancy or Certificate of Compliance:

- (1) a written statement of structural observations and/or a final report of special inspections,
- (2) flood hazard certifications,
- (3) a written statement of the results of tests performed to show compliance with the Energy Code, and
- (4) where applicable, the affixation of the appropriate seals, insignias, and manufacturer's data plate of the Uniform Code by such person or persons as may be designated by or otherwise acceptable to the Director of Code Enforcement, at the expense of the applicant for the Certificate of Completion shall be provided to the Director of Code Enforcement prior to the issuance of the Certificate of Completion:

e. Contents of Certificates of Occupancy and Certificates of Completion:

All Certificates of Occupancy and Certificates of Completion shall contain the following information:

1. the Building Permit number, if any;
2. the date of issuance of the Building Permit, if any;
3. the name, address and tax map number of the property;
4. if the Certificate of Occupancy or Certificate of Completion is not applicable to an entire structure, a description of that portion of the structure for which the Certificate of Occupancy or Certificate of Completion is issued;
5. the use and occupancy classification of the structure;
6. the type of construction of the structure;
7. the assembly occupant load of the structure, if any;

8. if an automatic sprinkler system is provided, a notation as to whether the sprinkler system is required;

9. any special conditions imposed in connection with the issuance of the Building Permit; and

10. the signature of the Director of Code Enforcement issuing the Certificate of Occupancy or Certificate of Completion and the date of issuance.

f. Temporary Certificate:

The Director of Code Enforcement shall be permitted to issue a Temporary Certificate allowing the temporary occupancy of a building or structure, or a portion thereof, prior to completion of the work which is the subject of a Building Permit. However, in no event shall the Director of Code Enforcement issue a Temporary Certificate unless the Director of Code Enforcement determines: (1) that the building or structure, or the portion thereof covered by the Temporary Certificate, may be occupied safely, (2) that any required fire and life safety components such as fire protection equipment and fire, smoke, carbon monoxide, and heat detectors and alarms are installed and operational, and (3) that all required means of egress from the building or structure have been provided.

The Director of Code Enforcement may include in a Temporary Certificate such terms and conditions as he or she deems necessary or appropriate to ensure safety or to further the purposes and intent of the Uniform Code.

A Temporary Certificate shall be effective for a period of time, not to exceed ninety [90] days, which shall be determined by the Director of Code Enforcement and specified in the Temporary Certificate.

If a Permit Holder is unable to complete the remaining work subject to the Building Permit within the initial period of time, the Permit Holder may apply for an extension of the Temporary Certificate. Extensions of Temporary Certificates shall not exceed one hundred twenty (120) days. During the specified period of effectiveness of the Temporary Certificate, the Permit Holder shall undertake to bring the building or structure into full compliance with all applicable provisions of the Uniform Code and the Energy Code.

g. Revocation or suspension of certificates:

If the Director of Code Enforcement determines that a Certificate of Occupancy, Certificate of Completion or a Temporary Certificate was issued in error because of incorrect, inaccurate or incomplete information, and if the relevant deficiencies are not corrected to the satisfaction of the Director of Code Enforcement within such period of time as shall be specified by the Director of Code Enforcement, the Director of Code Enforcement shall revoke or suspend such certificate.

h. Fee:

The fee specified in or determined in accordance with the provisions set forth in section 16 (Fees) of this local law must be paid at the time of submission of an application for a Certificate of Occupancy, Certificate of Completion or for Temporary Certificate.

Section 1-108. Notification Regarding Fire or Explosion.

The chief of any fire department providing fire fighting services for a property within the City of Syracuse shall promptly notify the Director of Code Enforcement of any fire or explosion involving significant structural damage, fuel burning appliance, chimney or gas vent.

Section 1-109. Unsafe Building and Structures

Unsafe structures and equipment in the City of Syracuse shall be identified and addressed in accordance with the procedures established by Chapter 27 of the General Ordinances of the City of Syracuse, as now in effect or as hereafter amended from time to time.

Section 1-110. Operating Permits.

a. Operating permits shall be required for conducting any process or activity or for operating any type of building, structure or facility listed below unless specifically exempted by Section 1203 5(g) (1):

(1) manufacturing, storing, or handling hazardous materials in quantities exceeding those listed in the applicable Maximum Allowable Quantity tables found in Chapter 50 of the FCNYS;

(2) buildings, structures, facilities, processes, and/or activities that are within the scope and/or permit requirements of the chapter or section title of the FCNYS as follows:

- (i) Chapter 22, "Combustible Dust-Producing Operations." Facilities where the operation produces combustible dust;
- (ii) Chapter 24, "Flammable Finishes." Operations utilizing flammable or combustible liquids, or the application of combustible powders regulated by Chapter 24 of the FCNYS;
- (iii) Chapter 25, "Fruit and Crop Ripening." Operating a fruit- or crop-ripening facility or conducting a fruit-ripening process using ethylene gas;
- (iv) Chapter 26, "Fumigation and Insecticidal Fogging." Conducting fumigation or insecticidal fogging operations in buildings, structures, and spaces, except for fumigation or insecticidal fogging performed by the occupant of a detached one-family dwelling;
- (v) Chapter 31, "Tents, Temporary Special Event Structures, and Other Membrane Structures." Operating an air-supported temporary membrane structure, a temporary special event structure, or a tent where approval is required pursuant to Chapter 31 of the FCNYS;

- (vi) Chapter 32, "High-Piled Combustible Storage." High-piled combustible storage facilities with more than 500 square feet (including aisles) of high-piled storage;
- (vii) Chapter 34, "Tire Rebuilding and Tire Storage." Operating a facility that stores in excess of 2,500 cubic feet of scrap tires or tire byproducts or operating a tire rebuilding plant;
- (viii) Chapter 35, "Welding and Other Hot Work." Performing public exhibitions and demonstrations where hot work is conducted, use of hot work, welding, or cutting equipment, inside or on a structure, except an operating permit is not required where work is conducted under the authorization of a building permit or where performed by the occupant of a detached one- or two-family dwelling;
- (ix) Chapter 40, "Sugarhouse Alternative Activity Provisions." Conducting an alternative activity at a sugarhouse;
- (x) Chapter 56, "Explosives and Fireworks." Possessing, manufacturing, storing, handling, selling, or using, explosives, fireworks, or other pyrotechnic special effects materials except the outdoor use of sparkling devices as defined by Penal Law section 270;
- (xi) Section 307, "Open Burning, Recreational Fires and Portable Outdoor Fireplaces." Conducting open burning, not including recreational fires and portable outdoor fireplaces;
- (xii) Section 308, "Open Flames." Removing paint with a torch, or using open flames, fire, and burning in connection with assembly areas or educational occupancies; and
- (xiii) Section 319, "Mobile Food Preparation Vehicles." Operating a mobile food preparation vehicle.

(3) energy storage systems, where the system exceeds the values shown in Table 1206.1 of the FCNYS or exceeds the permitted aggregate ratings in section R327.5 of the RCNYS.

(4) buildings containing one or more assembly areas;

(5) outdoor events where the planned attendance exceeds 1,000 persons;

(6) facilities that store, handle or use hazardous production materials;

(7) parking garages as defined in subdivision (a) of section 13 of this local law and Section 27-17 of the Property Conservation Code of the City of Syracuse;

(8) buildings whose use or occupancy classification may pose a substantial potential hazard to public safety, as determined by ordinance adopted by the Common Council of the City of Syracuse and approved by the Mayor of the City of Syracuse; and

(9) other processes or activities or for operating any type of building, structure, or facility as determined by resolution adopted by the by ordinance adopted by the Common Council of the City of Syracuse and approved by the Mayor of the City of Syracuse.

- (10) Any person who proposes to undertake any activity or to operate any type of building listed in this subdivision (a) shall be required to obtain an Operating Permit prior to commencing such activity or operation.
- b. Applications for Operating Permits. An application for an Operating Permit shall be in writing on a form provided by or otherwise acceptable to the Code Enforcement Officer. Such application shall include such information as the Code Enforcement Officer deems sufficient to permit a determination by the Code Enforcement Officer that quantities, materials, and activities conform to the requirements of the Uniform Code. If the Code Enforcement Officer determines that tests or reports are necessary to verify conformance, such tests or reports shall be performed or provided by such person or persons as may be designated by or otherwise acceptable to the Code Enforcement Officer, at the expense of the applicant.
- c. Operating permits shall not be required for processes or activities, or the buildings, structures, or facilities listed in paragraphs (1) through (7) of subdivision (a) of this section, provided that the use is expressly authorized by a certificate of occupancy or certificate of compliance, fire safety and property maintenance inspections are performed in accordance with section 1203.3 (h), and condition assessments are performed in compliance with section 1203.3 j, as applicable. (Condition Assessments of Parking Garages) of this local law, as applicable.
- d. Inspections. The Code Enforcement Officer or an Inspector authorized by the Code Enforcement Officer shall inspect the subject premises prior to the issuance of an Operating Permit. Such inspections shall be performed either in-person or remotely. Remote inspections in lieu of in-person inspections may be performed when, at the discretion of the Code Enforcement Officer or an Inspector authorized by the Code Enforcement Officer, the remote inspection can be performed to the same level and quality as an in-person inspection and the remote inspection shows to the satisfaction of the Code Enforcement Officer or Inspector authorized by the Code Enforcement Officer that the premises conform with the applicable requirements of the Uniform Code and the code enforcement program. Should a remote inspection not afford the City of Syracuse sufficient information to make a determination, an in-person inspection shall be performed. After inspection, the premises shall be noted as satisfactory and the operating permit shall be issued, or the operating permit holder shall be notified as to the manner in which the premises fail to comply with either or both of the Uniform Code and the code enforcement program, including a citation to the specific provision or provisions that have not been met.
- e. Multiple Activities. In any circumstance in which more than one activity listed in subdivision (a) of this section is to be conducted at a location, the Code Enforcement Officer may require a separate Operating Permit for each such activity, or the Code Enforcement Officer may, in their discretion, issue a single Operating Permit to apply to all such activities.

- f. Duration of Operating Permits. Operating permits shall remain in effect until reissued, renewed, or revoked and be issued for a specified time period in accordance with local conditions but in no event to exceed:

- (1) One hundred eighty (180) days for tents, special event structures, and other membrane structures;
- (2) Sixty (60) days for alternative activities at a sugarhouse;
- (3) Three (3) years for the activities, structures, and operations determined per Section 1203.3 (g)(1)(ix), and
- (4) One (1) year for all other activities, structures, and operations identified in Section 1203.3 (g) (1).

The effective period of each Operating Permit shall be specified in the Operating Permit. An Operating Permit may be reissued or renewed upon application to the Code Enforcement Officer, payment of the applicable fee, and approval of such application by the Code Enforcement Officer.

- g. Revocation or suspension of Operating Permits. If the Code Enforcement Officer determines that any activity or building for which an Operating Permit was issued does not comply with any applicable provision of the Uniform Code, such Operating Permit shall be revoked or suspended.
- h. Fee. The fee specified in or determined in accordance with the provisions set forth in section 18 (Fees) of this local law must be paid at the time submission of an application for an Operating Permit, for an amended Operating Permit, or for reissue or renewal of an Operating Permit.

i.

Section 1-110. Fire Safety and Property Maintenance Inspections.

- a. Inspections required:

Fire safety and property maintenance inspections of buildings and structures shall be performed by the Director of Code Enforcement or an Inspector designated by the Director of Code Enforcement at the following intervals either in person or remotely:

1. Fire safety and property maintenance inspections of buildings or structures which contain an area of public assembly shall be performed at least once every year.
2. Fire safety and property maintenance inspections of buildings or structures of public and private schools and colleges, including any buildings of such schools or colleges containing classrooms, dormitories, fraternities, sororities, laboratories, physical education, dining or recreational facilities shall be performed at least once a year.
3. Fire safety and property maintenance inspections of all multiple dwellings not included in paragraphs (1) or (2) of this subdivision, and all non-residential buildings, structures, uses and occupancies not included in paragraphs (1) or (2) of this subdivision, shall be performed at least once every three (3) years.

b. Inspections permitted:

In addition to the inspections required by subdivision (a) of this section, a fire safety and property maintenance inspection of any building, structure, use, or occupancy, or of any dwelling unit, may also be performed by the Director of Code Enforcement or an Inspector designated by the Director of Code Enforcement at any time upon:

1. the request of the owner of the property to be inspected or an authorized agent of such owner;
2. receipt by the Director of Code Enforcement of a written statement alleging that conditions or activities failing to comply with the Uniform Code or Energy Code exist; or
3. receipt by the Director of Code Enforcement of any other information, reasonably believed by the Director of Code Enforcement to be reliable, giving rise to reasonable cause to believe that conditions or activities failing to comply with the Uniform Code or Energy Code exist; provided, however, that nothing in this subdivision shall be construed as permitting an inspection under any circumstances under which a court order or warrant permitting such inspection is required, unless such court order or warrant shall have been obtained.

c. OFPC Inspections.

Nothing in this section or in any other provision of this local law shall supersede, limit or impair the powers, duties and responsibilities of the New York State Office of Fire Prevention and Control ("OFPC") and the New York State Fire Administrator under Executive Law section 156-e and Education Law section 807-b.

d. Fee:

The fee specified in or determined in accordance with the provisions set forth in section 101-16 (Fees) of this local law must be paid prior to or at the time each inspection performed pursuant to this section. This subdivision shall not apply to inspections performed by OFPC.

Section 1-111. Condition Assessments of Parking Garages.

a. Definitions. For the purposes of this section the following terms shall be defined as follows:

(1) the term "condition assessment" means an on-site inspection and evaluation of a parking garage for evidence of deterioration of any structural element or building component of such parking garage, evidence of the existence of any unsafe condition in such parking garage, and evidence indicating that such parking garage is an unsafe structure;

(2) the term “deterioration” means the weakening, disintegration, corrosion, rust, or decay of any structural element or building component, or any other loss of effectiveness of a structural element or building component;

(3) the term “parking garage” means any building or structure, or part thereof, in which all or any part of any structural level or levels is used for parking or storage of motor vehicles, excluding:

(i) buildings in which the only level used for parking or storage of motor vehicles is on grade;

(ii) an attached or accessory structure providing parking exclusively for a detached one- or two-family dwelling; and (iii) a townhouse unit with attached parking exclusively for such unit;

(4) the term “professional engineer” means an individual who is licensed or otherwise authorized under Article 145 of the Education Law to practice the profession of engineering in the State of New York and who has at least three years of experience performing structural evaluations;

(5) the term “responsible professional engineer” means the professional engineer who performs a condition assessment, or under whose supervision a condition assessment is performed, and who seals and signs the condition assessment report. The use of the term “responsible professional engineer” shall not be construed as limiting the professional responsibility or liability of any professional engineer, or of any other licensed professional, who participates in the preparation of a condition assessment without being the responsible professional engineer for such condition assessment;

(6) the term “unsafe condition” includes the conditions identified as “unsafe” in section 304.1.1, section 305.1.1, and section 306.1.1 of the PMCNYS; and

(7) the term “unsafe structure” means a structure that is so damaged, decayed, dilapidated, or structurally unsafe, or is of such faulty construction or unstable foundation, that partial or complete collapse is possible.

b. Condition Assessments – general requirements.

The owner operator of each parking garage shall cause such parking garage to undergo an initial condition assessment as described in subdivision (c) of this section, periodic condition assessments as described in subdivision (d) of this section, and such additional condition assessments as may be required under subdivision (e) of this section. Each condition assessment shall be conducted by or under the direct supervision of a professional engineer. A written report of each condition assessment shall be prepared, and provided to the City of Syracuse, in accordance with the requirements of subdivision (f) of this section. Before performing a condition assessment (other than the initial condition assessment) of a parking garage, the responsible professional engineer for such condition assessment shall review all available previous condition assessment reports for such parking garage.

(c) Initial Condition Assessment.

Each parking garage shall undergo an initial condition assessment as follows:

(1) Parking garages constructed on or after August 29, 2018, shall undergo an initial condition assessment following construction and prior to a certificate of occupancy or certificate of compliance being issued for the structure.

(2) Parking garages constructed prior to August 29, 2018, shall undergo an initial condition assessment as follows: (i) if originally constructed prior to January 1, 1984, then prior to October 1, 2019; (ii) if originally constructed between January 1, 1984 and December 31, 2002, then prior to October 1, 2020; and (iii) if originally constructed between January 1, 2003 and August 28, 2018, then prior to October 1, 2021.

(3) Any parking garage constructed prior to the effective date of the local law enacting this provision that has not undergone an initial condition assessment prior to that effective date shall undergo an initial condition assessment prior to [specify date not more than six (6) months after the effective date of this local law].

d. Periodic Condition Assessments.

Following the initial condition assessment of a parking garage, such parking garage shall undergo periodic condition assessments at intervals not to exceed [specify interval not to exceed three (3) years].

e. Additional Condition Assessments.

(1) If the latest condition assessment report for a parking garage includes a recommendation by the responsible professional engineer that an additional condition assessment of such parking garage, or any portion of such parking garage, be performed before the date by which the next periodic condition assessment would be required under subdivision (c) of this section, the owner or operator of such parking garage shall cause such parking garage (or, if applicable, the portion of such parking garage identified by the responsible professional engineer) to undergo an additional condition assessment no later than the date recommended in such condition assessment report.

(2) If the City of Syracuse becomes aware of any new or increased deterioration which, in the judgment of the City of Syracuse, indicates that an additional condition assessment of the entire parking garage, or of the portion of the parking garage affected by such new or increased deterioration, should be performed before the date by which the next periodic condition assessment would be required under subdivision (c) of this section, the owner or operator of such parking garage shall cause such parking garage (or, if applicable, the portion of the parking garage affected by such new or increased deterioration) to undergo an additional condition assessment no later than the date determined by the City of Syracuse to be appropriate.

(f) Condition Assessment Reports.

The responsible professional engineer shall prepare, or directly supervise the preparation of, a written report of each condition assessment, and shall submit such condition assessment report to the City of Syracuse within [specify time as fixed by the City of Syracuse. Such condition assessment report shall be sealed and signed by the responsible professional engineer, and shall include:

- (1) an evaluation and description of the extent of deterioration and conditions that cause deterioration that could result in an unsafe condition or unsafe structure;
 - (2) an evaluation and description of the extent of deterioration and conditions that cause deterioration that, in the opinion of the responsible professional engineer, should be remedied immediately to prevent an unsafe condition or unsafe structure;
 - (3) an evaluation and description of the unsafe conditions;
 - (4) an evaluation and description of the problems associated with the deterioration, conditions that cause deterioration, and unsafe conditions;
 - (5) an evaluation and description of the corrective options available, including the recommended timeframe for remedying the deterioration, conditions that cause deterioration, and unsafe conditions;
 - (6) an evaluation and description of the risks associated with not addressing the deterioration, conditions that cause deterioration, and unsafe conditions;
 - (7) the responsible professional engineer's recommendation regarding preventative maintenance;
 - (8) except in the case of the report of the initial condition assessment, the responsible professional engineer's attestation that he or she reviewed all previously prepared condition assessment reports available for such parking garage, and considered the information in the previously prepared reports while performing the current condition assessment and while preparing the current report; and
 - (9) the responsible professional engineer's recommendation regarding the time within which the next condition assessment of the parking garage or portion thereof should be performed. In making the recommendation regarding the time within which the next condition assessment of the parking garage or portion thereof should be performed, the responsible professional engineer shall consider the parking garage's age, maintenance history, structural condition, construction materials, frequency and intensity of use, location, exposure to the elements, and any other factors deemed relevant by the responsible professional engineer in their professional judgment.
- (g) Review Condition Assessment Reports.

The City of Syracuse shall take such enforcement action or actions in response to the information in such condition assessment report as may be necessary or appropriate to protect the public from the hazards that may result from the conditions described in such report. In particular, but not by

way of limitation, the City of Syracuse shall, by Order to Remedy or such other means of enforcement as the City of Syracuse may deem appropriate, require the owner or operator of the parking garage to repair or otherwise remedy all deterioration, all conditions that cause deterioration, and all unsafe conditions identified in such condition assessment report pursuant to paragraphs (2) and (3) of subdivision (f). All repairs and remedies shall comply with the applicable provisions of the Uniform Code. This section shall not limit or impair the right of the City of Syracuse to take any other enforcement action, including but not limited to suspension or revocation of a parking garage's operating permit, as may be necessary or appropriate in response to the information in a condition assessment report.

(h) The City of Syracuse shall retain all condition assessment reports for the life of the parking garage. Upon request by a professional engineer who has been engaged to perform a condition assessment of a parking garage, and who provides the City of Syracuse with a written statement attesting to the fact that he or she has been so engaged, the City of Syracuse shall make the previously prepared condition assessment reports for such parking garage (or copies of such reports) available to such professional engineer. The City of Syracuse shall be permitted to require the owner or operator of the subject parking garage to pay all costs and expenses associated with making such previously prepared condition assessment reports (or copies thereof) available to the professional engineer.

(i) This section shall not limit or impair the right or the obligation of the City of Syracuse to:

(1) perform such construction inspections as are required by section 101-5 (Construction Inspections) of this local law;

(2) perform such periodic fire safety and property maintenance inspections as are required by section 101-11 (Fire Safety and Property Maintenance Inspections) of this local law; and/or

(3) to take such enforcement action or actions as may be necessary or appropriate to respond to any condition that comes to the attention of the City of Syracuse by means of its own inspections or observations, by means of a complaint, or by any other means other than a condition assessment or a report of a condition assessment.

Section 1-112. Climatic and Geographic Design Criteria

a. The Code Enforcement Officer shall determine the climatic and geographic design criteria for buildings and structures constructed within the City of Syracuse] as required by the Uniform Code. Such determinations shall be made in the manner specified in the Uniform Code using, where applicable, the maps, charts, and other information provided in the Uniform Code.

The criteria to be so determined shall include but shall not necessarily be limited to, the following: (1) design criteria to include ground snow load; wind design loads; seismic category; potential damage from weathering, frost, and termite; winter design temperature; whether ice barrier underlayment is required; the air freezing index; and the mean annual temperature; (2) heating and cooling equipment design criteria for structures within the scope of the RCNYS.

The design criteria shall include the data identified in the Design Criteria Table found in Chapter 3 of the RCNYS; and (3) flood hazard areas, flood hazard maps, and supporting data. The flood hazard map shall include, at a minimum, special flood hazard areas as identified by the Federal Emergency Management Agency in the Flood Insurance Study for the community, as amended or revised with: (i) the accompanying Flood Insurance Rate Map (FIRM); (ii) Flood Boundary and Floodway Map (FBFM); and (iii) related supporting data along with any revisions thereto. (b) The Code Enforcement Officer shall prepare a written record of the climatic and geographic design criteria determined pursuant to subdivision (a) of this section, shall maintain such record within the office of the Code Enforcement Officer, and shall make such record readily available to the public.

Section 1-113. Complaints

The Director of Code Enforcement shall review and investigate complaints which allege or assert the existence of conditions or activities that fail to comply with the Uniform Code, the Energy Code, this local law, or any other local law, ordinance or regulation adopted for administration and enforcement of the Uniform Code or the Energy Code. The process for responding to a complaint shall include such of the following steps as the Director of Code Enforcement may deem to be appropriate:

- a. performing an inspection of the conditions and/or activities alleged to be in violation, and documenting the results of such inspection;
- b. if a violation is found to exist, providing the owner of the affected property and any other Person who may be responsible for the violation with notice of the violation and opportunity to abate, correct or cure the violation, or otherwise proceeding in the manner described in section 15 (Violations) of this local law;
- c. if appropriate, issuing a Stop Work Order;
- d. if a violation which was found to exist is abated or corrected, performing an inspection to ensure that the violation has been abated or corrected, preparing a final written report reflecting such abatement or correction, and filing such report with the complaint.

Section 1-114. Record Keeping.

- a. The Director of Code Enforcement shall keep permanent official records of all transactions and activities conducted by all Code Enforcement Personnel, including records of:
 1. all applications received, reviewed and approved or denied;
 2. all plans, specifications and construction documents approved;
 3. all Building Permits, Certificates of Occupancy, Certificates of Completion, Temporary Certificates, Stop Work Orders, and Operating Permits issued;

4. all inspections and tests performed;
5. all statements and reports issued;
6. all complaints received;
7. all investigations conducted;
8. all condition assessment reports received;
9. all other features and activities specified in or contemplated by sections 101-4 through 101-12, inclusive, of this local law, including; and
9. all fees charged and collected.

b. All such records shall be public records open for public inspection during normal business hours. All plans and records pertaining to buildings or structures, or appurtenances thereto, shall be retained for at least the minimum time period so required by State law and regulation.

Section 1--115: Program Review and Reporting

a. The Director of Code Enforcement shall annually submit to the Common Council of the City of Syracuse a written report and summary of all business conducted by the Director of Code Enforcement and the Inspectors, including a report and summary of all transactions and activities described in section 13 (Record Keeping) of this local law and a report and summary of all appeals or litigation pending or concluded.

b. The Director of Code Enforcement shall annually submit to the Secretary of State, on behalf of the City of Syracuse, on a form prescribed by the Secretary of State, a report of the activities of the City of Syracuse relative to administration and enforcement of the Uniform Code.

c. The Director of Code Enforcement shall, upon request of the New York State Department of State, provide to the New York State Department of State, from the records and related materials, excerpts, summaries, tabulations, statistics and other information and accounts of the activities of the City of Syracuse in connection with administration and enforcement of the Uniform Code.

Section 1-116. Violations

a. Notice of Violation Letter

The Director of Code Enforcement is authorized to order in writing the remedying of any condition or activity found to exist in, on or about any building, structure, or premises in violation of the Uniform Code, the Energy Code, this local law, Chapter 27 of the

General Ordinances of the City of Syracuse, or the Zoning Ordinances of the City of Syracuse. Upon finding that any such condition or activity exists, the Director of Code Enforcement shall issue a Notice of Violation Letter. The Notice of Violation Letter shall (1) be in writing; (2) be dated and signed by the Director of Code Enforcement; (3) specify the condition or activity that violates the Uniform Code, the Energy Code, this local law, Chapter 27 of the General Ordinances of the City of Syracuse, or the Zoning Ordinances of the City of Syracuse; (4) specify the provision or provisions of the Uniform Code, the Energy Code, this local law, Chapter 27 of the Revised General Ordinances of the City of Syracuse, or the Zoning Ordinances of the City of Syracuse which is/are violated by the specified condition or activity; (5) specify the period of time which the Director of Code Enforcement deems to be reasonably necessary for achieving compliance; (6) direct that compliance be achieved within the specified period of time; and (7) state that an action or proceeding to compel compliance may be instituted if compliance is not achieved within the specified period of time.

The Director of Code Enforcement shall cause the Notice of Violation Letter, or a copy thereof, to be served on the owner of the affected property personally or by certified mail. The Director of Code Enforcement shall be permitted, but not required, to cause the Notice of Violation Letter, or a copy thereof, to be served on any builder, architect, tenant, contractor, subcontractor, construction superintendent, or their agents, or any other Person taking part or assisting in work being performed at the affected property personally or by certified mail; provided, however, that failure to serve any Person mentioned in this sentence shall not affect the efficacy of the Notice of Violation Letter.

b. Appearance Tickets:

The Director of Code Enforcement and each Inspector are authorized to issue appearance tickets for any violation of the Uniform Code, Chapter 27 of the Revised General Ordinances of the City of Syracuse, or the Zoning Ordinances of the City of Syracuse.

c. Civil Penalties:

In addition to those penalties prescribed by State law, any Person who violates any provision of the Uniform Code, the Energy Code, this local law, Chapter 27 of the Revised General Ordinances of the City of Syracuse, the Zoning Ordinances of the City of Syracuse, or any term or condition of any Building Permit, Certificate of Occupancy, Certificate of Completion, Temporary Certificate, Stop Work Order, Operating Permit or other notice or order issued by the Director of Code Enforcement pursuant to any provision of this local law, shall be liable to a civil penalty of not more than two hundred dollars [\$200.00] for each day or part thereof during which such violation continues. The civil penalties provided by this subdivision shall be recoverable in an action instituted in the name of the City of Syracuse.

d. Injunctive Relief:

An action or proceeding may be instituted in the name of the City of Syracuse, in a court of competent jurisdiction, to prevent, restrain, enjoin, correct, or abate any violation of, or to

enforce, any provision of the Uniform Code, the Energy Code, this local law, Chapter 27 of the Revised General Ordinances of the City of Syracuse, the Zoning Ordinances of the City of Syracuse, any term or condition of any Building Permit, Certificate of Occupancy, Certificate of Completion, Temporary Certificate, Stop Work Order, Operating Permit, Notice of Violation Letter, or other notice or order issued by the Director of Code Enforcement pursuant to any provision of this local law. In particular, but not by way of limitation, where the construction or use of a building or structure is in violation of any provision of the Uniform Code, the Energy Code, this local law, Chapter 27 of the Revised General Ordinances of the City of Syracuse, the Zoning Ordinances of the City of Syracuse, any term or condition of any Building Permit, Certificate of Occupancy, Certificate of Completion, Temporary Certificate, Stop Work Order, Operating Permit, Notice of Violation Letter, or other notice or order issued by the Director of Code Enforcement pursuant to any provision of this local law, an action or proceeding may be commenced in the name of the City of Syracuse, in the Supreme Court of Onondaga County, Syracuse City Court or in any other court having the requisite jurisdiction, to obtain an order directing the removal of the building or structure or an abatement of the condition in violation of such provisions. No action or proceeding described in this subdivision shall be commenced without the appropriate authorization from the Corporation Counsel for the City of Syracuse.

e. Remedies Not Exclusive:

No remedy or penalty specified in this section shall be the exclusive remedy or remedy available to address any violation described in this section, and each remedy or penalty specified in this section shall be in addition to, and not in substitution for or limitation of, the other remedies or penalties specified in this section, in section 6 (Stop Work Orders) of this local law, in any other section of this local law, or in any other applicable law. Any remedy or penalty specified in this section may be pursued at any time, whether prior to, simultaneously with, or after the pursuit of any other remedy or penalty specified in this section, in section 6 (Stop Work Orders) of this local law, in any other section of this local law, or in any other applicable law. In particular, but not by way of limitation, each remedy and penalty specified in this section shall be in addition to, and not in substitution for or limitation of, the penalties specified in section 382 (2) of the Executive Law, and any remedy or penalty specified in this section may be pursued at any time, whether prior to, simultaneously with, or after the pursuit of any penalty specified in of section 382 (2) of the Executive Law.

Section 1-117. Fees.

A fee schedule shall be established by ordinance of the Common Council of the City of Syracuse. Such fee schedule may thereafter be amended from time to time by like ordinance. The fees set forth in, or determined in accordance with, such fee schedule or amended fee schedule shall be charged and collected for the submission of applications, the issuance of Building Permits, amended Building Permits, renewed Building Permits, Certificates of Occupancy, Certificates of Completion, Temporary Certificates, Operating Permits, fire safety and property maintenance inspections, and other actions of the Director of Code Enforcement described in or contemplated by this local law.

Section 1-118. Intermunicipal Agreements.

The Common Council of the City of Syracuse may, by ordinance, approved by the Mayor authorize the Commissioner of Neighborhood and Business Development, or the Commissioner's designated agent or representative, to enter into an agreement, in the name of the City of Syracuse, with other governments to carry out the terms of this local law, provided that such agreement does not violate any provision of the Uniform Code, the Energy Code, Part 1203 of Title 19 of the New York Code of Rules and Regulations, or any other applicable law.

Section 1-119. Partial Invalidity.

If any section of this local law shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this local law.

Section 1-120. Effective Date.

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

Section 2. Severability Clause

Severability is intended throughout and within the provisions of this Local Law. If any section, subsection, sentence, clause, phrase or portion of this Local Law is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Local Law.

Section 3. Savings Clause

This Local Law is not intended to rescind or repeal any existing City of Syracuse Charter Provision, Local Law, or General Ordinance unless such change is made by its express terms. Otherwise all other provisions of the Syracuse City Charter, Revised General Ordinances and Local Laws not inconsistent with the provisions of this Local Law shall remain in full force and effect.

Section 4. Effective and Operative Date

This Local Law shall be effective immediately in accordance with the provisions of New York State Municipal Home Rule Law.



DIVISION OF CODE ENFORCEMENT

DEPARTMENT OF NEIGHBORHOOD AND
BUSINESS DEVELOPMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

32 ~~11~~ 58 30

**Commissioner of
Neighborhood & Business
Development**
Michael Collins

**Deputy Commissioner of
Code Enforcement & Zoning
Administration**
Jacob Dishaw

Director of Code Enforcement
Ryan Shiel

**Deputy Director of
Code Enforcement**
Thomas Steinberg

**Assistant Director of
Code Enforcement**
Brian Eisenberg

**Assistant Director of
Code Enforcement**
William McCann

**Director of
Central Permit Office**
Jessica Brandt

October 2, 2025

Via Hand Delivery

Ms. Patricia K. McBride
City Clerk
Room 231 City Hall
233 East Washington Street
Syracuse, New York 13202

**Re: Request for Legislation to Amend Local Law No. 5-2011 which
providing for the administration and enforcement of the New York State
Uniform Fire Prevention and Building Code to amend various provisions
to bring the City's Local Law up to date with current New York State
Code**

Dear City Clerk McBride:

Please place on the next agenda of the Common Council a request for
legislation to amend Local Law No. 5-2011 which provides for the
administration and enforcement of the New York State Uniform Fire
Prevention and Building Code in order to amend various provisions to bring
the City's Local Law up to date with current New York State Code.

These updates are being made at the request of New York State. The revisions
are intended to create procedures that will allow the Division of Code
Enforcement to more efficiently administer and enforce minimum standards
as required by New York State and set forth in 19 NYCRR Part 1203,
including the following provisions omitted from Local Law No. 5-2011:

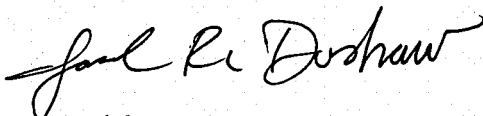
- 19 NYCRR 1203.3(a)(2)(v): construction documents received by electronic media
- 19 NYCRR 1203.3(a)(3): requirements for construction documents
- 19 NYCRR 1203.3(b)(1): remote inspections and specific construction process inspections
- 19 NYCRR 1203.3(d)(2): specific instances in which a certificate of occupancy and certificate of compliance cannot be issued
- 19 NYCRR 1203.3(d)(4)(iv)(b): cannot issue a temporary certificate of occupancy where the property lacks carbon monoxide detectors
- 19 NYCRR 1203.3(g): operating permits
- 19 NYCRR 1203.3(h): yearly inspections for schools and school related buildings

Code Enforcement
One Park Place
300 South State St., Suite 700
Syracuse, NY 13202
Office 315-448-8695
Fax 315-448-8764
syr.gov/NBD

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

- 19 NYCRR 1203.3(j): garage assessments
- 19 NYCRR 1203.3(k): climatic and geographic design criteria
- 19 NYCRR 1203.3(l): record keeping for all condition assessment reports received

Sincerely,



Jake Dishaw

Deputy Commissioner of Code Enforcement &
Zoning Administration

CC (via email):

Josephine Galdamez
Theresa Mowers



DEPARTMENT OF NEIGHBORHOOD & BUSINESS DEVELOPMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

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November 5, 2025

Commissioner
Michael Collins

**Deputy Commissioner of
Neighborhood Development**
Michelle Sczpanski

**Deputy Commissioner of
Business Development**
Eric Ennis

**Deputy Commissioner of
Planning & Sustainability**
Owen Kerney

**Deputy Commissioner of
Code Enforcement**
Jake Dishaw

Mr. Patricia McBride
City Clerk
231 City Hall
Syracuse, New York 13202

**Re: Request for Common Council to endorse Greater Syracuse Land Bank
Application to NYS Homes and Community Renewal (HCR) for funding under the
MOVE-IN NY program**

Dear Clerk McBride,

Please prepare legislation for the upcoming Common Council meeting to endorse and approve the Greater Syracuse Land Bank's application to NYS HCR's MOVE-IN NY program. The Land Bank is applying for funding to build 50-60 "CrossMod" homes for income qualified home ownership.

The Land Bank successfully piloted this program with a single CrossMod home at 139 Maxwell Ave. This program would create a significant number of homeownership opportunities in brand new homes on vacant Land Bank property.

If you have any questions or require additional information, please feel free to contact me at (315) 448-8109 or via email at mcollins@syr.gov. Thank you for your cooperation.

Sincerely,

Michael Collins
Commissioner

Cc: Sharon Owens, Deputy Mayor

**Department of Neighborhood
& Business Development**
300 South State St
Suite 700
Syracuse, NY 13202

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GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

A meeting of the Board of Directors of the Greater Syracuse Property Development Corporation ("GSPDC") was convened at Syracuse City Hall – 233 E. Washington Street; Syracuse, NY 13202 - on October 21, 2025 at 8:00 a.m.

The meeting was called to order by the Chairman and, upon roll being called, the following directors of the GSPDC were:

PRESENT:

Patrick Hogan, Chair
Maurice Brown, Vice-Chair
Jonathan Link Logan, Secretary
Michael LaFlair, Treasurer
Oceanna Fair

EXCUSED: (Michael LaFlair left at 8:16 AM)

FOLLOWING PERSONS WERE ALSO PRESENT:

Katelyn Wright	Executive Director
John Sidd	General Counsel

The following resolution was offered by Jonathan Link Logan, seconded by Maurice Brown, to wit:

Resolution No.: 27 of 2025

**RESOLUTION AUTHORIZING THE
LAND BANK TO APPLY FOR MOVE IN NY**

WHEREAS, New York Not-For-Profit Corporation Law §1610(a) authorizes GSPDC to receive funding through grants and loans from certain sources including other municipalities;

WHEREAS, the Bylaws of GSPDC permit the Board to authorize any officer or agent to enter into any contract or execute and deliver any document in the name of and on behalf of GSPDC;

WHEREAS, the GSPDC was one of three land banks to participate in a pilot program that was a precursor to the MOVE-IN NY program now being launched by NYS Division of Homes and Community Renewal; and

WHEREAS, NYS Homes & Community Renewal (HCR) is issuing a new funding opportunity to scale up the use of Crossover Modern Homes (CrossMods) through the new MOVE-IN NY program; and

WHEREAS, land banks are eligible to apply for MOVE-IN NY funding; and

WHEREAS, the GSPDC owns numerous vacant lots that staff have determined suitable for construction of single-family homes under the MOVE-IN NY program; and

WHEREAS, the Board of Directors has determined that a benefit to the community will be had by building up to sixty single-family homes under the MOVE-IN NY program and selling them to income-qualified owner-occupants.

NOW, THEREFORE, BE IT RESOLVED BY THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The recitals above are hereby incorporated into this Resolution as if fully set forth herein.

Section 2. The Executive Director is hereby authorized, on behalf of GSPDC, to draft and submit an application to NYS Division of Homes & Community Renewal for MOVE-IN NY funding to construct up to 60 single-family homes that the GSPDC will build and sell to income-qualified owner-occupants.

Section 3. The Executive Director of GSPDC is hereby authorized and directed to execute all documents on behalf of GSPDC which may be necessary or desirable to further the intent of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 4. The Executive Director of GSPDC is hereby authorized and directed to execute a contract with NYS for said funding should it be awarded, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Maurice Brown	VOTING	<u>Yes</u>
Patrick Hogan	VOTING	<u>Yes</u>
Michael LaFlair	VOTING	<u>Excused</u>
Jonathan Link Logan	VOTING	<u>Yes</u>
Oceanna Fair	VOTING	<u>Yes</u>

The foregoing Resolution was thereupon declared and duly adopted.

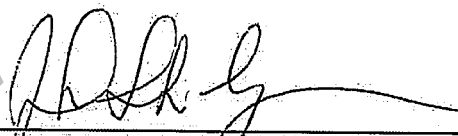
STATE OF NEW YORK)
COUNTY OF ONONADAGA) ss.:

I, the undersigned Secretary of the Greater Syracuse Property Development Corporation (the "GSPDC"), DO HEREBY CERTIFY, that I have compared the foregoing extract of the minutes of the meeting of the directors of GSPDC, including the Resolution contained therein, held on October 21, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of GSPDC and of such Resolution set forth therein and of the whole of said original so far as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all directors of GSPDC had due notice of said meeting; (B) said meeting was in all respect duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was given in accordance with such Open Meetings Law; and (D) there was a quorum of the directors of GSPDC present through said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of GSPDC this 6th day of November, 2025.


Jonathan Link Logan, Secretary

2. Sites

Identify the specific sites (minimum of 10 homes) proposed for installation of cross mods.

- If it is a single site that will require subdivision, indicate the expected lot dimensions once the site is divided and the timeline for subdividing.
- Identify location including street address and tax parcel ID (if known);
- Site characteristics (size, physical building constraints and other considerations);
- Status of site, any prep needed prior to siting home (note: If connection to utilities requires significant infrastructure please describe the timeline and plans for covering these costs)
- Explain zoning and any relevant overlay districts that may impact local permitting and approval process;
- Explain ownership and site control.

Attach a map to the application that identifies the location and address of each site.

See attached list of 52 building sites.

- All are relatively level lots.
- All are on streets served by municipal water and sewer service, although we expect they will all need new water and sewer laterals run to the mains in the street.
- These are all located in zoning districts where single-family homes are allowed by right.
- They are all owned by the Land Bank.
- Several sites are undergoing resubdivision to split one lot into 2-3 lots or to adjust lot lines between adjacent lots. These resub maps have been ordered and we expect they'll be approved and recorded no later than March 1. Those will be scheduled later in the line up for installation.
- We've already requested a wetlands determination from the DEC for each of these sites.

3. Need

- Explain the need for housing units in the identified area, specifically, infill housing units, including subdivisions. Explain the current barriers for housing development and the need for public investment.
- Provide a description of the community in which the housing will be located, including proximity to transportation and other local amenities.
- Provide information on the current real estate market in the community and explain if adequate demand for homeownership opportunities exists among low- and moderate-income homebuyers. Summarize the findings of the market study and relevant analysis that demonstrates adequate demand for affordable homeownership within the proposed community.

The city of Syracuse is home to hundreds of vacant, abandoned structures and thousands of vacant lots, mainly located in the historically neglected and disadvantaged neighborhoods disproportionately impacted by historic redlining and discrimination in housing and lending, the

mortgage foreclosure crisis, the Great Recession, and COVID-19. These neighborhoods are plagued with a variety of negative trends, including high concentrations of vacant buildings, substandard housing, and a high percentage of residents who are housing burdened, spending over 30 percent of their household income on housing expenses. Many households are living in substandard conditions or unable to find adequate housing. Vacant and abandoned buildings lead to increased criminal activity and depress the values of surrounding homes, making it difficult for existing homeowners to access home equity loans to maintain their properties and robbing them of appreciation in home equity enjoyed by homeowners elsewhere, continuing the cycle of disinvestment and poverty.

On top of this, prices of single-family homes in the Syracuse market have increased significantly in the past five years, in part due to stagnant supply. According to the Syracuse Post-Standard, “Fewer new houses and apartments were completed [in 2024] in Onondaga County than in any of the last 25 years [...] with one exception: the pandemic year of 2021.” The cost of building a house in the city typically exceeds the value of the finished house, so very few if any private builders are building new homes in the city of Syracuse. Micron’s development north of Syracuse will put even more pressure on our local housing market and lack of supply. The private market cannot meet the demand for quality affordable housing in Syracuse, which requires significant public support to put new units online at these lower price points.

In addition to very few new homes being constructed, there are record low numbers of homes listed for sale, as rising interest rates have discouraged homeowners from listing their homes and moving. Those homes that are listed sell very quickly, with a median of just eight days until “pending,” and many sell well above asking price. Buyers routinely waive home inspections to be more competitive and are often outbid by cash buyers moving into Syracuse with significant equity from home sales in stronger markets. This makes it particularly hard for low-income and first-time homebuyers to compete.

The Land Bank currently owns over 300 buildable vacant lots, and there is a strong Smart Growth case to be made for infill construction on these lots, which are already served by existing roads, sewer, and water infrastructure. These CrossMod homes will be installed throughout Syracuse, primarily in the City’s Resurgent Neighborhood Initiative (RNI) target areas that include the Northside, Brighton, Elmwood, North Valley, Salt Springs, Eastwood, Near Westside, and Southwest neighborhoods. This project aligns with the RNI Infill Housing Development Strategy, which calls for the construction of “200 new units of affordable single- and two-family homes on scattered sites throughout the city based on site control, neighborhood need, and proximity to investment and public amenities.” Many of these sites are located on or near major thoroughfares, all are within walking distance of public transportation, with access to amenities such as grocery stores, restaurants, libraries, and community centers.

4. Local Support

In addition to the Municipal Resolution required with this application, provide the following information:

- Identify municipal staff and parties critical for support and project approvals;
- Provide written confirmation that local zoning rules will NOT require a variance for siting CrossMod homes to achieve site plan approval or securing required permits;
- Explain research conducted on HUD building code vs. local building code requirements and meetings completed to facilitate or confirm ability to site a Crossmod in the identified municipality.

The Land Bank developed this application in collaboration with the City of Syracuse, including discussions with the Mayor, the Deputy Mayor (now Mayor-Elect), the Common Council, and the Department of Neighborhood and Business Development (NBD), and these homes will support their other investments in the City's Resurgent Neighborhoods Initiative (RNI). Codes and Permits are a division of NBD, and we have communicated with the NBD Commissioner and the Deputy Commissioner for Code Enforcement, who manages the Central Permit Office, regarding this project.

Syracuse uses the 2020 NYS Building Code. Per the Deputy Commissioner for Code Enforcement:

"When utilized as a single dwelling unit, manufactured homes are governed by the 2020 Residential Code of NYS per [NY] R101.7 and require a building permit and certain verifications for the installation. Manufactured homes must be constructed to HUD standards (24 CFR Part 3280) and installed in accordance with 19 NYCRR Part 1210 and the 202 RCNYS. Appendix E of the Residential Code applies to manufactured housing used as a dwelling.

In addition, the manufacturers' installation instructions would also govern. HUD governs the construction and places a seal in or on each home to verify the construction standards thereof, however the City would need to verify the appropriate climate design location to ensure it was manufactured for the climate zone for which it is intended to be installed (energy, roof snow loads, wind loads, etc.). Documentation would need to be submitted for the home's installation. All Floodplain regulations apply based upon location in the City as well."

The permit office is now familiar with manufactured homes after our participation in the pilot program and we don't anticipate any difficulty obtaining the necessary permits for installation.

All of the sites we've selected are in zoning districts that allow for new construction of single-family homes by right (without a variance). Upon submission of our permit application, Permits staff will review the site plans for compliance with zoning rules and with the NYS Building Code and NYS Fire Code. Our licensed surveyor will stake the corners of the selected sites and the homes' foundations. The selected installer will utilize those surveys to prepare the site plans and foundation drawings and submit the permit application package. Katelyn Wright on our staff is available to assist if needed with coordination with the permit office. The house itself doesn't have to be reviewed for building code compliance because it bears the HUD label, certifying its compliance with the HUD Code. The

installer's local, licensed subcontractors will apply for the required electrical and plumbing permits required for utility hookups.

5. Capacity

- Describe plans and systems in place that give the Applicant the capacity to implement and complete the proposed activities.
- Identify the partner organizations (if any) in the application team.
- Include the names, titles and roles of all key staff. Include a brief description of skills and experience relevant to the proposed activities. Specifically explain who will take the lead in all project activities including coordinating local approvals, coordinating with NYS HCR for vendor procurement and responsibilities for site prep, manufacturer coordination and installation.
- Describe any additional considerations (infrastructure needs, utility upgrades etc.) that will be required to enable the proposed CrossMod sites to be successfully developed in the municipality.
- Confirm that the applicant's procurement policy allows for acceptance of the Vendor RFP Procurement completed by NYS Homes & Community Renewal.
- Identify any anticipated constraints or delays.

The Greater Syracuse Land Bank has the financial capacity and organizational strength to complete this project on-time and on-budget. Over the past several years, the Land Bank has been awarded over \$6 million in LBI funding, and we were one of three participants in HCR's CrossMod pilot project, successfully purchasing, installing, and selling a new CrossMod home to a first-time, income-qualified homeowner. We have utilized more LBI funds than almost any other land bank in the state, and these projects are having a noticeable impact on the affected neighborhoods. We are able to use unrestricted cash to complete grant-funded work before seeking reimbursement from HCR and our existing internal controls and financial management policies are designed to keep track of restricted grant funds and a large volume of individual projects each year.

The Land Bank's procurement policy allows for acceptance of the manufacturers selected via NYS Homes & Community Renewal's RFP for Crossmod Producers.

We learned from our participation in the Crossmod pilot program and are better equipped to work with the selected installer to put together permit applications that meet the City's requirements for quick review and approval.

We intend to manage the MOVE-IN NY program in an equally efficient and effective manner, with a project development team that includes:

- Katelyn Wright, MRP, the founding Executive Director of the Land Bank, has successfully applied for, implemented, and administered multiple local, state, and federal grants, and developed the Affirmative Marketing Plan for the Land Bank's CrossMod pilot home, built with HCR funds. Ms. Wright is authorized to sign the grant agreement and any necessary contracts and will be the project lead supervising local permit approvals, coordinate procurement with HCR, work with land bank property management staff to ensure that all necessary site prep is done in advance of installation,

and coordinate installation with the selected installer. Upon approval from the Land Bank Board of Directors, Ms. Wright will execute the contracts with the selected manufacturer(s) and installer(s). She and Michael La Flair, Board Treasurer, will both sign off on progress payments made to the manufacturer and installer.

- Luke Avery-Dougherty, MPA, CFO and Director of Administration, manages the Land Bank's \$3 million annual budget and administers various grants from local, state, and federal government agencies and private foundations, including over \$6 million in NYS LBI Phase I and II funds, \$5 million in ARPA funds from the City of Syracuse, and \$1.6 million in brownfield assessment grants from the EPA. Mr. Avery-Dougherty will process progress payments, ensure grant contract compliance on the part of the Land Bank and the manufacturer and installer, and submit requests for reimbursement to HCR.
- Terri Lockett, MLA, is our Neighborhood Planner. She prepares all of the environmental reviews for our LBI projects and will do so for these, as well. She and Katelyn collaborated on the site selection for this project and she is currently undertaking the necessary resubdivisions for this project.
- Daniel Stazzone, the Land Bank's Sales Director, has experience working at Home Headquarters selling income-restricted homes and verifying the buyers' income qualifications and experience with Fair Housing Law. Mr. Stazzone will market these properties and verify that the buyers are income-qualified and that their housing expenses will not exceed 30% of their gross monthly income.

The Land Bank will work with our local housing agencies to advertise these new homes to eligible homebuyers. We will advertise our homes on Zillow and our website, and we will also communicate with community stakeholders and neighborhood organizations to ensure we reach as many potential homebuyers as possible, including those least likely to otherwise know about the project and those who have faced barriers to homeownership.

Proposed "CrossMod" Construction Sites

GSPDC MOVE-IN NY Application

Address	Tax Parcel ID	Zone	# of homes	lotwidth per home (ft) (after resub if applicable)	Depth	Neighborhood	Notes	Ownership
239 Valley Dr	075.-02-23.1	R1	1	69	138	Elmwood		Land Bank
245-47 Valley Dr	075.-02-22.0	R1	1	69	172	Elmwood		Land Bank
2248 South Ave (access from Lynch)	074.-06-14.0	R1	1	119	119	Elmwood	irreg. shape	Land Bank
416 Monticello	071.-14-29.0	R1	3	51' 8"	110-124	North Valley	resub	Land Bank
104 Otto	071.-09-08.1	R1	2	50	194	North Valley	resub	Land Bank
1926 Caleb	026.-12-05.0	R1	1	80	150	Eastwood		Land Bank
518 Mosley	027.-29-06.0	R1	1	75	106	Eastwood		Land Bank
229 Orlando	071.-13-14.0	R1	1	50	125	North Valley		Land Bank
709 N Alford St	007.-32-24.1	R2	1	66	99	Northside		Land Bank
239 Lilac St	007.-33-10.1	R2	1	66	89	Northside		Land Bank
603 Second North St	003.-13-15.0	R2	1	66	132	Washington Square		Land Bank
108 Hartson St	092.-27-47.0	R2	2	44	104	Skunk City	resub	Land Bank
229 Croly St	037.-08-38.0	R1	2	50.5	116	Salt Springs	resub	Land Bank
218 Bruce St	036.-07-06.0	R1	1	53	115	Salt Springs		Land Bank
213 Clarence Ave	071.-09-14.0	R1	1	60	133	North Valley		Land Bank
709 Valley Dr	073.-03-14.0	R1	1	52	120	North Valley		Land Bank
558 Valley Dr	073.-25-16.0	R1	2	50	125	North Valley	resub	Land Bank
2108 South Ave (Access from Fairfield)	079.-20-14.0	R3	1	100	109	Elmwood	irreg. shape	Land Bank
174-76 W Lafayette Ave	077.-17-27.0	R2	1	57	162	Brighton		Land Bank
183 W Lafayette Ave	076.-02-04.1	R2	1	55	162	Brighton		Land Bank
189 W Lafayette Ave	076.-02-03.1	R2	1	55	162	Brighton		Land Bank
423-25 W Lafayette Ave	075.-06-09.1	R1	1	55	121	Brighton		Land Bank
123 Davis St	092.-07-03.0	R2	1	50	132	Near Westside		Land Bank
153 Holland St	093.-02-14.1	R3	1	50	118	Near Westside		Land Bank
157 Holland St	093.-02-12.1	R3	1	50	118	Near Westside		Land Bank
170 Fernwood	077.-24-35.0	R3	1	40	132	Brighton		Land Bank
135 Fage	077.-24-09.0	R2	1	60	132	Brighton		Land Bank
153-55 Fage	077.-24-05.0	R2	1	49	132	Brighton		Land Bank
139-41 Fernwood	077.-23-10.0	R3	1	40	92	Brighton		Land Bank
131 Cannon St	077.-02-46.0	R2	1	52	168	Brighton		Land Bank

Proposed "CrossMod" Construction Sites
GSPDC MOVE-IN NY Application

Address	Tax Parcel ID	Zone	# of homes	lot width per home (ft) (after resub if applicable)	Depth	Neighborhood	Notes	Ownership
127 Cannon St	077.-02-47.0	R2	1	52	192	Brighton		Land Bank
231 W Newell St	076.-18-01.5	R1	1	50	135	Brighton		Land Bank
223 W Newell St	076.-18-04.0	R1	1	44	132	Brighton		Land Bank
127 W Calthrop	076.-10-15.0	R1	1	52	138	Brighton	resub to make three equal width lots	Land Bank
135-37 W Calthrop	076.-10-14.0	R1	1	52	138	Brighton	resub to make three equal width lots	Land Bank
139 W Calthrop	076.-10-13.0	R1	1	52	138	Brighton	resub to make three equal width lots	Land Bank
155-57 W Calthrop	076.-10-09.0	R1	1	40	138	Brighton		Land Bank
3021-25 Midland Ave	072.-15-46.0	R1	1	66	147	Brighton		Land Bank
1913-15 and 1921 Midland Ave	077.-21-38.0 and 077.-21-37.0	R3	1	79	120	Brighton	resub	Land Bank
901 Northway St	034.-03-17.0	R1	1	50	125	Salt Springs		Land Bank
905 Northway St	034.-03-16.0	R1	1	50	125	Salt Springs		Land Bank
356 Midland Ave	093.-06-10.0	R5	1	45	132	Southwest		Land Bank
360 Midland Ave	093.-06-11.0	R5	1	45	132	Southwest		Land Bank
500-02 Tallman St	093.-06-13.1	R5	2	52/50	110/132	Southwest	resub	Land Bank
125 Elmhurst Ave	078.-12-11.0	R2	1	49	132	Elmwood		Land Bank
total			52					

3A



DIVISION OF CODE ENFORCEMENT

A DIVISION OF THE DEPARTMENT OF NEIGHBORHOOD
AND BUSINESS DEVELOPMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

Michael Collins
Commissioner of NBD

Jacob R. Dishaw
Deputy Commissioner of
Code Enforcement &
Zoning Administration

Ryan Shiel
Director of Code
Enforcement

Thomas Steinberg
Deputy Director of
Code Enforcement

Brian Eisenberg
Assistant Director of
Code Enforcement

William McCann
Assistant Director of
Code Enforcement

Jessica Brandt
Director of the Central
Permit Office

November 5, 2025

Hon. Patricia McBride
City Clerk
230 City Hall
Syracuse, New York 13202

RE: RFQ #24-042 Removal of Blighted Structures

Dear Ms. McBride,

Please prepare legislation for the next meeting of the Common Council requesting approval for one additional one (1) year renewal option starting November 16, 2025 through November 15, 2025 for the above-referenced RFQ, amending Ordinance #783-2023.

The RFQ included six (6) firms to be permitted to quote Removal of Blighted Structures: Crisafulli Trucking, Inc, Bronze Contracting, LLC, Jackson Demolition, Republic Services, Ritter & Paratore Contracting, LLC, and Scanlon Trucking & Excavation, LLC.

Annual expenditures are estimated not to exceed \$750,000.00 and will be charged to Budget Account #596220.01.90000.

Thank you for your attention to this matter.

Sincerely,

Jacob R. Dishaw
Deputy Commissioner of Code Enforcement
& Zoning Administration.

Code Enforcement
300 South State Street,
7th floor
Syracuse, N.Y. 13202

Office 315 448 8695
Fax 315 448 8764

www.syrgov.net

17



OFFICE OF MANAGEMENT & BUDGET

CITY OF SYRACUSE, MAYOR BEN WALSH

Julie Castellitto
Acting Director

TO: Mayor, Ben Walsh
FROM: Julie Castellitto, Director of Management and Budget
DATE: November 5, 2025
SUBJECT: Amend Agreement – Removal of Blighted Structures

On behalf of the Division of Code Enforcement, I am requesting the City of Syracuse amend ordinance #783-2023 authorizing the removal of blighted structures to extend for the one (1) year renewal option from November 16, 2025 through November 15, 2026.

RFQ #24-042 included six (6) firms to be permitted to quote the Removal of Blighted Structures: Crisafulli Trucking, Inc, Bronze Contracting, LLC, Jackson Demolition, Republic Services, Ritter & Paratore Contracting, LLC, and Scanlon Trucking & Excavation, LLC.

Expenditures will not exceed \$750,000 and will be charged to Budget Account #596220.01.90000.

Please indicate your concurrence by signing below and returning this memo to me so that I may forward a copy to the Common Council along with the legislation request for the next Common Council Meeting.

Thank you for your attention regarding this matter.

Mayor Ben Walsh
City of Syracuse, New York

11/12/25

Date

Office of Management
and Budget
233 E Washington St
Room 213
Syracuse, N.Y. 13202

Office 315 448-8252
Fax 315 448-8116

www.syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
1601 BUTTERNUT STREET AND HOOD
AVENUE FOR AN AMOUNT NOT TO
EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 1601 Butternut Street and Hood Avenue, being Lot 40, Tract Hood Amended, Section 005, Block -02, Lot -45.0 (005.-02-45.0), Property No. 0313012100, 44 x 113 Wood House and Garage to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse

Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.

DRAFT



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

35

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 1601 Butternut Steet & Hood Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

1601 Butternut St. & Hood Ave.

Lot 4o Tr Hood Amd

005.-02-45.0

Property #: 0313012100

44x113 Whxgar

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

48

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
711 AVERY AVENUE FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 711 Avery Avenue, being Lot 3, Block 21, Tract S & P, Section 112, Block -20, Lot -20.0 (112.-20-20.0), Property No. 0704006400, 40 x 100 Wood House and Garage to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

36

November 5, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 711 Avery Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

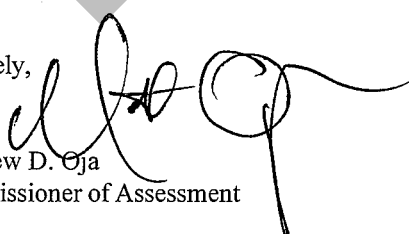
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

711 Avery Ave.
Lot 3 B121 Tr S&P Fl 151
112.-20-20.0
Property #: 0704006400
40x100 Whxgar
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

21

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE
OF ALL THE RIGHT, TITLE AND
INTEREST OF THE CITY OF SYRACUSE
IN AND TO 1025 DANFORTH STREET
FOR AN AMOUNT NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 1025 Danforth Street, being Block 75, Section 006, Block -16, Lot -12.0 (006.-16-12.0), Property No. 0121007000, 40 x 120 Wood House and Garage to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

37

November 5, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 1025 Danforth Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

1025 Danforth St.

B175

006.-16-12.0

Property #: 0121007000

40x120 Whxgar

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

18

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
213 DAVIS STREET FOR AN AMOUNT NOT
TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 213 Davis Street, being Lot P6, Block 322, Tract D & W, Section 092, Block -06, Lot -06.0 (092.-06-06.0), Property No. 1021003400, 38 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

38

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 213 Davis Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

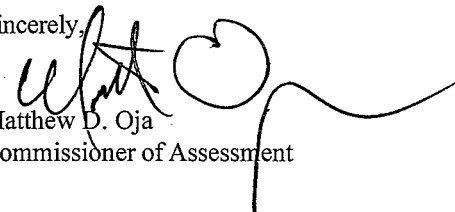
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

213 Davis St.
Lot P6 B1322 Tr D&W
092.-06-06.0
Property #: 1021003400
38x132 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

60

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
215 DAVIS STREET FOR AN AMOUNT NOT
TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 215 Davis Street, being Lot P5, Block 322, Tract D & W, Section 092, Block -06, Lot -05.0 (092.-06-05.0), Property No. 1021003500, 38.50 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

39

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: **Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 215 Davis Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.**

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

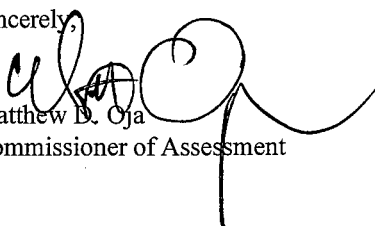
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

215 Davis St.
Lot P5 B1322 Tr D&W
092.-06-05.0
Property #: 1021003500
38.50x132 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

61

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
545-547 DELAWARE STREET FOR AN
AMOUNT NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 545-547 Delaware Street, being Lot P 6 & 7, Block 131, Tract F & P, Section 092, Block -05, Lot -10.0 (092.-05-10.0), Property No. 1022005700, 44 x 126 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

40

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 545-47 Delaware Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

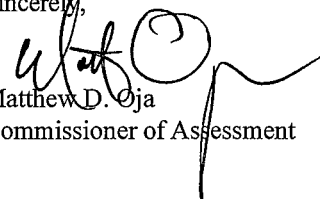
545-47 Delaware St.
Lot P6&7 B1131 Tr F&P
092.-05-10.0
Property #: 1022005700
44x126 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

74

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
124 FITCH STREET FOR AN AMOUNT NOT
TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 124 Fitch Street, being Lot P 25, Block 131a, Tract F & P, Section 092, Block -11, Lot -30.0 (092.-11-30.0), Property No. 1028001200, 33 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

41

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 124 Fitch Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

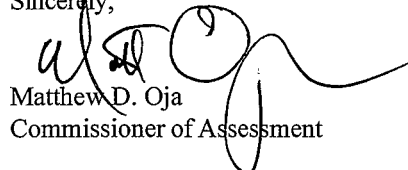
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

124 Fitch St.
Lot P25 Bl131a Tr F&P
092.-11-30.0
Property #: 1028001200
33x132 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

42

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
142 FITCH STREET FOR AN AMOUNT NOT
TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 142 Fitch Street, being Lot P 21, Block 131a, Tract F & P, Section 092, Block -11, Lot -37.2 (092.-11-37.2), Property No. 1028002002, 33 x 129 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



42

DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

October 22, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 142 Fitch Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

142 Fitch St.
Lot P21 Blk 131a Tr F&P
092.-11-37.2
Property #: 1028002002
33x129 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

45

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
148-150 FITCH STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 148-150 Fitch Street, being Lot P 19, Block 131a, Tract F & P, Section 092, Block -11, Lot -39.0 (092.-11-39.0), Property No. 1028002200, 44 x 126 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

43

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 148-50 Fitch Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

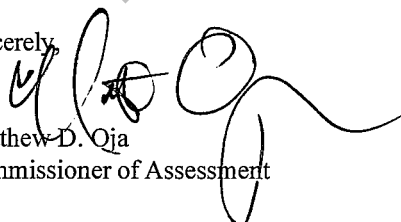
148-50 Fitch St.
Lot P19 B1131a Tr F&P
092.-11-39.0
Property #: 1028002200
44x126 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

46

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
200 FITCH STREET FOR AN AMOUNT NOT
TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 200 Fitch Street, being Lot P 17, Block 131, Tract F & P, Section 092, Block -05, Lot -31.0 (092.-05-31.0), Property No. 1028002500, 30.55 x 100 Angular Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

AA

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 200 Fitch Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

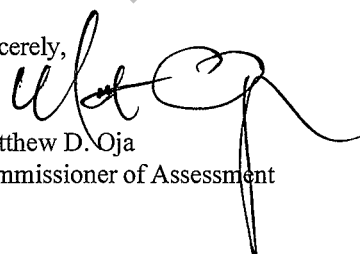
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

200 Fitch St.
Lot P17 B1131 Tr F&P
092.-05-31.0
Property #: 1028002500
30.55x100 Ang Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

58

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
204 FITCH STREET FOR AN AMOUNT NOT
TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 204 Fitch Street, being Lot P 16, Block 131, Tract F&P, Section 092, Block -05, Lot -32.0 (092.-05-32.0), Property No. 1028002600, 33 x 110. L 27 x 20 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



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DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 204 Fitch Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

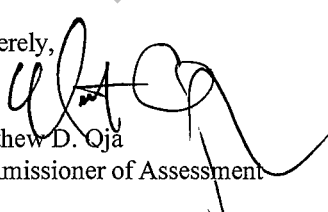
204 Fitch St.
Lot P16 B1131 Tr F&P
092.-05-32.0
Property #: 1028002600
33x110.L27x20 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

55

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
206 FITCH STREET FOR AN AMOUNT NOT
TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 206 Fitch Street, being Lot P 16, Block 131, Tract F & P, Section 092, Block -05, Lot -33.0 (092.-05-33.0), Property No. 1028002700, 33 x 130 L 6 x 20 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

46

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 206 Fitch Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

206 Fitch St.
Lot P16 B1131 Tr F&P
092.-05-33.0
Property #: 1028002700
33x130 L 6x20 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Oja".
Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

57

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
225 FITCH STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 225 Fitch Street, being New Lot 69a, Block 132, Tract F & P, Section 092, Block -04 Lot -16.4 (092.-04-16.4), Property No. 1128002801, 38 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

47

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 225 Fitch Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

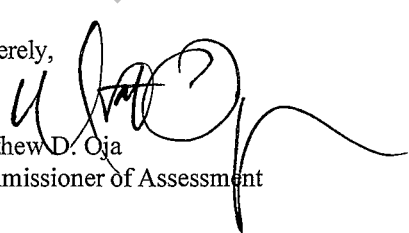
225 Fitch St.
P New Lt 69a Blk 132 Tr F&P
092.-04-16.4
Property #: 1128002801
38x132 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

64

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
230 FITCH STREET FOR AN AMOUNT NOT
TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 230 Fitch Street, being Lot P 10, Block 131, Tract F & P, Section 092, Block -05, Lot -43.0 (092.-05-43.0), Property No. 1028003800, 33 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

48

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 230 Fitch Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

230 Fitch St.
Lot P1o B1131 Tr F&P
092.-05-43.0
Property #: 1028003800
33x132 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

66

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
232 FITCH STREET FOR AN AMOUNT NOT
TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 232 Fitch Street, being Lot P 9, Block 131, Tract F & P, Section 092, Block -05, Lot -44.0 (092.-05-44.0), Property No. 1028003900, 33 x 123.75 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

49

October 22, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 232 Fitch Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

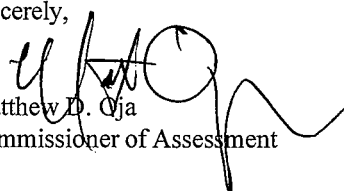
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

232 Fitch St.
Lot P9 B1131 Tr F&P
092.-05-44.0
Property #: 1028003900
33x123.75 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

67

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
234 FITCH STREET FOR AN AMOUNT NOT
TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 234 Fitch Street, being Lot P 9, Block 131, Tract F&P, Section 092, Block -05, Lot -45.0 (092.-05-45.0), Property No. 1028004000, 33 x 123.75 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

50

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 234 Fitch Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

234 Fitch St.
Lot P9 B1131 Tr F&P
092.-05-45.0
Property #: 1028004000
33x123.75 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

68

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
238-240 FITCH STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 238-240 Fitch Street, being Lot P 7, Block 131, Tract F & P, Section 092, Block -05, Lot -47.0 (092.-05-47.0), Property No. 1028004200, 50 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

51

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 238-40 Fitch Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

238-40 Fitch St.
Lot P7 B1131 Tr F&P
092.-05-47.0
Property #: 1028004200
50x132 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

71

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
242 FITCH STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 242 Fitch Street, being Lot P 6, Block 131, Tract F & P, Section 092, Block -05, Lot -48.0 (092.-05-48.0), Property No. 1028004300, 50 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

52

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 242 Fitch Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

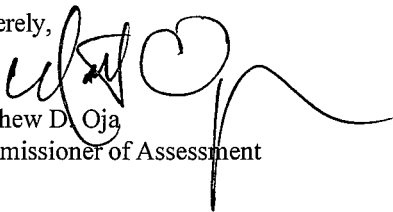
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

242 Fitch St.
Lot P6 B1131 Tr F&P
092.-05-48.0
Property #: 1028004300
50x132 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

72

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
107-109 GRACE STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 107-109 Grace Street, being Lot 15, Block 326, Tract Kellog, Section 097, Block -10, Lot -15.0 (097.-10-15.0), Property No. 1034000100, 50 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

53

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 107-09 Grace Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

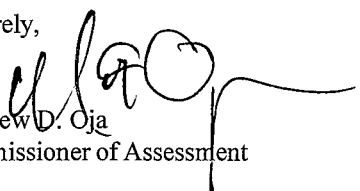
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

107-09 Grace St.
Lot 15 Bl326 Tr Kellogg
097.-10-15.0
Property #: 1034000100
50x132 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

35

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
127-129 GRACE STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 127-129 Grace Street, being Lot 12, Block 326, Tract Kellog, Section 097, Block -10, Lot -11.0 (097.-10-11.0), Property No. 1034000500, 50 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

54

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 127-29 Grace Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

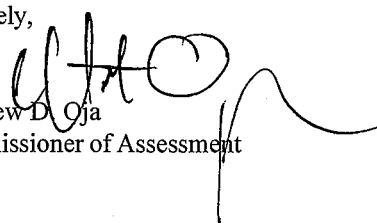
127-29 Grace St.
Lot 11 Bl326 Tr Kellogg
097.-10-11.0
Property #: 1034000500
50x132 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

43

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
167-169 GRACE STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 167-169 Grace Street, being Lot 3, Block 326, Tract Krell, Section 097, Block -10, Lot -03.0 (097.-10-03.0), Property No. 1034001300, 50 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

55

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 167-69 Grace Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

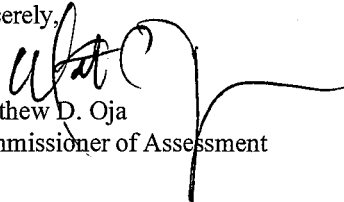
167-69 Grace St.
Lot 3 Bl326 Tr Kell
097.-10-03.0
Property #: 1034001300
50x132 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

49

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
173-175 GRACE STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 173-175 Grace Street, being Lot 2, Block 326, Tract Krell, Section 097, Block -10, Lot -02.0 (097.-10-02.0), Property No. 1034001400, 50 x 100 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

56

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 173-75 Grace Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

173-75 Grace St.
Lot P2 B1326 Tr Kell
097.-10-02.0
Property #: 1034001400
50x100 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

50

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202
Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
123-125 HOLLAND STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 123-125 Holland Street, being Block 332c & 331, Section 093, Block -02, Lot -20.0 (093.-02-20.0), Property No. 1040000300, 41.33 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

57

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 123-25 Holland Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

123-25 Holland St.,

Bl 332c&331

093.-02-20.0

Property #: 1040000300

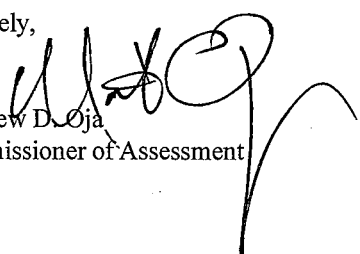
41.33x132 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

41

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
320-322 HOLLAND STREET FOR AN
AMOUNT NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 320-322 Holland Street, being Lot 16, Block 328, Tract Krell, Section 092, Block -10, Lot -17.0 (092.-10-17.0), Property No. 1040007300, 50 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

58

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 320-22 Holland Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

320-22 Holland St.
Lot 16 Bl328 Tr Kell
092.-10-17.0
Property #: 1040007300
50x132 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

73

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
113 KELLOGG STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 113 Kellogg Street, being Lot 5, Block 330, Tract Krell, Section 097, Block -08, Lot -05.0 (097.-08-05.0), Property No. 1047000700, 50 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

59

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 113 Kellogg Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

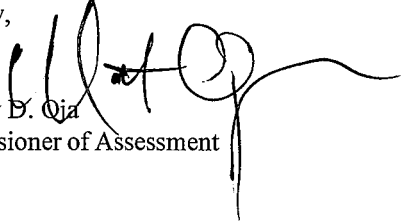
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

113 Kellogg St.
Lot 5 Bl33o Tr Kell
097.-08-05.0
Property #: 1047000700
50x132 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

38

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
200 KELLOGG STREET AND CONGRESS
AVENUE FOR AN AMOUNT NOT TO
EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 200 Kellogg Street and Congress Avenue, being Lot 17, Block 326, Tract Krell, Section 097, Block -10, Lot -19.0 (097.-10-19.0), Property No. 1047003500, 55 x 94 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse

Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.

DRAFT



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

60

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 200 Kellogg Street & Congress Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

200 Kellogg St & Congress Ave

Lot 17 Bl 326 Tr Kell

097.-10-19.0

Property #: 1047003500

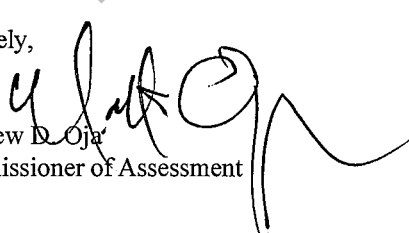
55x94 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

53

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
212 KELLOGG STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 212 Kellogg Street, being Lot 22, Block 326, Tract Kell, Section 097, Block -10, Lot -24.0 (097.-10-24.0), Property No. 1047004000, 50 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

61

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 212 Kellogg Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

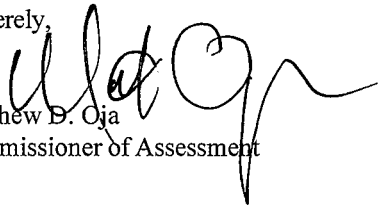
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

212 Kellogg St.
Lot 22 Bl326 Tr Kell
097.-10-24.0
Property #: 1047004000
50x132 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

59

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
918 MILTON AVENUE FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 918 Milton Avenue, being Lot P 8 & 8 1 x 2, Block 15 Amended, Section 112, Block -05, Lot -72.0 (112.-05-72.0), Property No. 0761009800, 40 x 100 Wood House and Garage to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

62

November 5, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 918 Milton Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

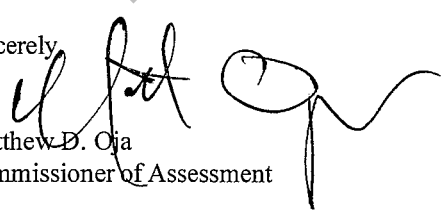
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

918 Milton Ave.
Lot P8&8 1x2 Bl15 Amd
112.-05-72.0
Property #: 0761009800
4ox1oo Whxgar Fp32
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

22

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
114 PUTNAM STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 114 Putnam Street, being Lot E P 44, Block 132a, Tract F & P, Section 092, Block -12 Lot -28.0 (092.-12-28.0), Property No. 1172001500, 33 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

63

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 114 Putnam Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

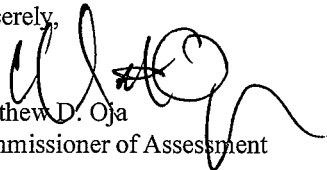
114 Putnam St.
Lot E P44 Bl 132a Tr F.P
092.-12-28.0
Property #: 1172001500
33x132 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

39

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

64

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
223 PUTNAM STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 223 Putnam Street, being Lot P 6, Block 473, Tract F & P, Section 092, Block -16 Lot -06.0 (092.-16-06.0), Property No. 1172003800, 33 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

6A

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 223 Putnam Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

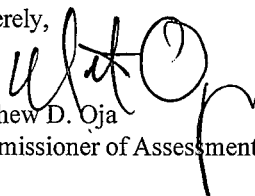
223 Putnam St.
Lot P6 B1 473 Tr F&P
092.-16-06.0
Property #: 1172003800
33x132 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,



Matthew D. Oja
Commissioner of Assessment

63

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
225 PUTNAM STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 225 Putnam Street, being Lot E P4, Block 473, Tract F & P, Section 092, Block -16 Lot -05.0 (092.-16-05.0), Property No. 1172003900, 33 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

65

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 225 Putnam Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

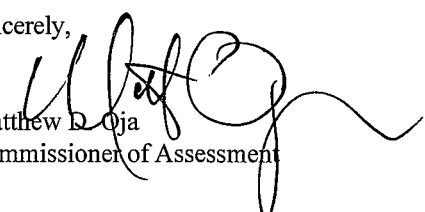
225 Putnam St.
Lot E P4 Bl 473 Tr F.P
092.-16-05.0
Property #: 1172003900
33x132 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ratio shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

65

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
234 PUTNAM STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 234 Putnam Street, being Lot P 72, Block 132, Tract F & P, Section 092, Block -04 Lot -46.0 (092.-04-46.0), Property No. 1172005800, 33 x 132 Wood House and Garage to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

66

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 234 Putnam Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

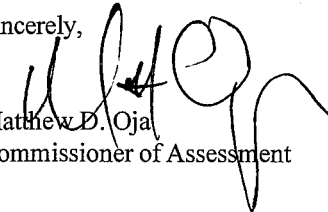
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

234 Putnam St.
Lot P72 Bl 132 Tr F&P
092.-04-46.0
Property #: 1172005800
33x132 Whxgar
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

67

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
235 MERRIMAN AVENUE FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 235 Merriman Avenue, being Lot 2, Block 320, Section 097, Block -12, Lot -02.0 (097.-12-02.0), Property No. 1060003000, 50 x 110 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

67

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 235 Merriman Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

235 Merriman Ave.

Lot 2 Bl32o

097.-12-02.0

Property #: 1060003000

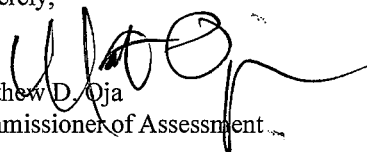
50x110 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ratio shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

70

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
134 NELSON STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 134 Nelson Street, being Lots P49 & 47, Block 2, Tract Mt Ba Amended, Section 099, Block -01, Lot -24.0 (099.-01-24.0), Property No. 0864003300, 29.75 x 100 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

68

November 5, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 134 Nelson Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

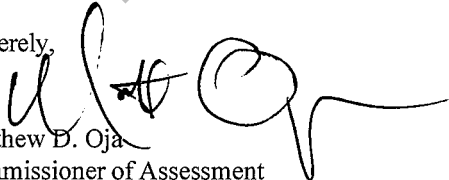
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

134 Nelson St.
Lot P49&47 Bl2 Tr Mt Ba A D
099.-01-24.0
Property #: 0864003300
29.75x100 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

29

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
140 NELSON STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 140 Nelson Street, being Lot 24, Block 4, Tract G&G, Section 099, Block -01, Lot -27.0 (099.-01-27.0), Property No. 0864003600, 50 x 100 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

69

November 5, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 140 Nelson Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

140 Nelson St.
Lot 24 B14 Tr G&G
099.-01-27.0
Property #: 0864003600
50x100 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

30

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
141 NELSON STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 141 Nelson Street, being Lot P16, Block 5, Tract G&G, Section 099, Block -02, Lot -28.0 (099.-02-28.0), Property No. 0864001200, 40.60 x 90.90 Angular Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



70

**DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH**

November 5, 2025

Mathew D. Oja
Commissioner

Patricia K. McBride
City Clerk
230 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy Commissioner
Director of Operations

Michael A. Lehmann
Deputy Commissioner

RE: REQUEST FOR ORDINANCE TO AUTHORIZE SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO THE PREMISES KNOWN AS: 141 NELSON STREET TO THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$1.

Dear Mrs. McBride:

This Department requests an ordinance to authorize sale of all the right, title, and interest of the City of Syracuse in and to the premises known as:

141 Nelson St.
Lot P16 P14 B15 Tr G.G
099.-02-28.0
Property #: 0864001200
40.60x90.90 Ang Vac

Purchaser: Greater Syracuse Property Development Corporation for a total of \$1.00.

Department of Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office: 315 448 8270

assessment@sygov.net
sy.gov

Thank you for your consideration.

Sincerely,


Matthew D. Oja
Commissioner

31

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
217 SABINE STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 217 Sabine Street, being Lot 7, Block 323, Tract Kell, Section 092, Block -08 Lot -06.0 (092.-08-06.0), Property No. 1079002800, 50 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

71

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 217 Sabine Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

217 Sabine St.
Lot 7 B1323 Tr Kell
092.-08-06.0
Property #: 1079002800
50x132 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

62

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
702 BELLEVUE AVENUE FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 702 Bellevue Avenue, being Lot 16, Block 335, Tract Palmer, Section 093, Block -14, Lot -15.0 (093.-14-15.0), Property No. 1207106700, 47 x 125 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

72

November 5, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 702 Bellevue Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

702 Bellevue Ave.

Lot 16 Bl335 Tr Palmer

093.-14-15.0

Property #: 1207106700

47x125 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-rata shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

24

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
704 BELLEVUE AVENUE FOR AN
AMOUNT NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 704 Bellevue Avenue, being Lot 15, Block 335, Tract Palmer, Section 093, Block -14, Lot -16.0 (093.-14-16.0), Property No. 1207106800, 49.13 x 125 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

73

November 5, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 704 Bellevue Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

704 Bellevue Ave.

Lot 15 Bl335 Tr Palmer

093.-14-16.0

Property #: 1207106800

49.13x125 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Oja", with a long horizontal flourish extending to the right.
Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

23

7A

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
149 BERGER AVENUE FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 149 Berger Avenue, being Lots 48 & 49, Block A, Tract Logan, Section 075, Block -13, Lot -41.0 (075.-13-41.0), Property No. 1308001301, 66 x 100 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



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**DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH**

October 23, 2025

Mathew D. Oja
Commissioner

Patricia K. McBride
City Clerk
230 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy Commissioner
Director of Operations

Michael A. Lehmann
Deputy Commissioner

RE: REQUEST FOR ORDINANCE TO AUTHORIZE SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO THE PREMISES KNOWN AS: 149 BERGER AVENUE TO THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$1.

Dear Mrs. McBride:

This Department requests an ordinance to authorize sale of all the right, title, and interest of the City of Syracuse in and to the premises known as:

149 Berger Ave.
Lots 48&49 Blk A Tr Logan
075.-13-41.0
Property #: 1308001301
66x100 Vac

Purchaser: Greater Syracuse Property Development Corporation for a total of \$1.00.

Department of Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Oja", written over a large, light gray "DRAFT" watermark.

Matthew D. Oja
Commissioner

Office: 315 448 8270

assessment@sygov.net
syr.gov

47

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
105 DEARBORN PLACE & WEST MARTIN
LUTHER KING BOULEVARD FOR AN
AMOUNT NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 105 Dearborn Place & West Martin Luther King Boulevard, being Lot P 44, Block 1000, Tract Fowler 2 Amended, Section 086, Block -13, Lot -22.0 (086.-13-22.0), Property No. 1222000100, 33.19 x 73.59 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse

Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.

DRAFT



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

75

November 5, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 105 Dearborn Place & West Martin Luther To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

105 Dearborn Pl & W Martin Luther
Lot P44 B11000 Tr Fowler 2 Amd
086-13-22.0

Property #: 1222000100
33.19x73.59 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-rata shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely

Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

75

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
1116 CANNON STREET FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 1116 Cannon Street, being Lot 7, Tract Devoe, Section 076, Block -16 Lot -18.0 (076.-16-18.0), Property No. 1414304200, 39 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

76

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 1116 Cannon Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

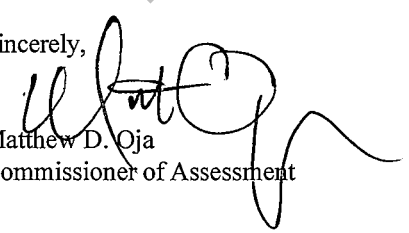
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

1116 Cannon St.
Lot 7 Tr Devoe
076.-16-18.0
Property #: 1414304200
39x132 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

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GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
264 CRESCENT AVENUE FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 264 Crescent Avenue, being Lot 57, Block 1026b, Tract Union Amended, Section 086, Block -19, Lot -25.0 (086.-19-25.0), Property No. 1220002500, 40 x 100 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

77

November 5, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 264 Crescent Avenue & Crk. To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

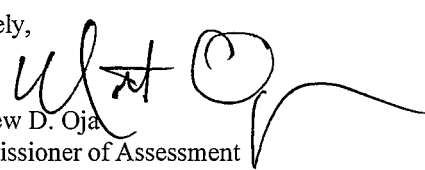
264 Crescent Ave. & Crk.
Lot 57 1x2 Bl1o26b Tr Union Amd
086.-19-25.0
Property #: 1220002500
4ox1oo Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

33

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
419-421 CORTLAND AVENUE FOR AN
AMOUNT NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 419-421 Cortland Avenue, being Lot P 9, Block 1004, Tract Furman Amended, Section 086, Block -11, Lot -05.0 (086.-11-05.0), Property No. 1219000200, 53.84 x 79.46 Angular Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse

Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.

DRAFT



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

78

November 5, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 419-21 Cortland Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

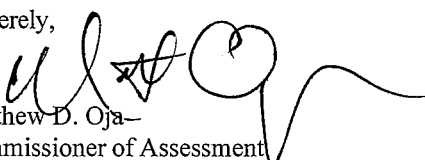
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

419-21 Cortland Ave.
Lot P9 B11004 Tr Furman A D
086.-11-05.0
Property #: 1219000200
53.84x79.46 Ang Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-rata shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

20

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
110 ELMHURST AVENUE FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 110 Elmhurst Avenue, being Lots P 26 & 27, Block 9, Tract B & H Amended, Section 078, Block -03 Lot -25.1 (078.-03-25.1), Property No. 1326002701, 48 x 100 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse

Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.

DRAFT



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

79

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 110 Elmhurst Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

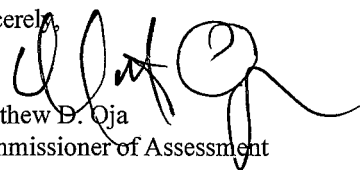
110 Elmhurst Ave.
Lot P26&27 Blk 9 Tr B&H A D
078.-03-25.1
Property #: 1326002701
48x100 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

36

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
209-211 HOLLAND STREET FOR AN
AMOUNT NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 209-211 Holland Street, being Lot P 27, Block 331, Section 093, Block -02, Lot -20.0 (093,-02-09.0), Property No. 1040002600, 55 x 102 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

80

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 209-11 Holland Street To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

209-11 Holland St.

Lot P27 Bl 331

093.-02-09.0

Property #: 1040002600

55x102 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

58

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

81

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
232-234 WEST MARTIN LUTHER KING
BOULEVARD FOR AN AMOUNT NOT
TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 232-234 West Martin Luther King Boulevard, being Lots P 5 & 4, Block 1002, Tract Grif Subdivision, Section 085, Block -03, Lot -17.0 (085.-03-17.0), Property No. 1856103000, 40 x 165 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse

Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.

DRAFT



81

DEPARTMENT OF ASSESSMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

November 5, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 232-34 West Martin Luther King To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

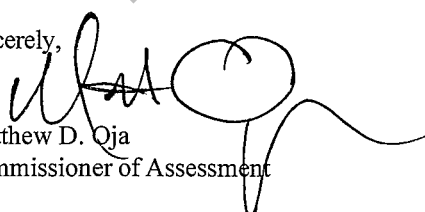
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

232-34 W Martin Luther King
Lot P 5&4 Bl1oo2 Tr Grif Sub
085.-03-17.0
Property #: 1856103000
40x165 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

32

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
318 1/2 PALMER AVENUE FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 318 1/2 Palmer Avenue, being Lot 12, Block 344, Tract Palmer, Section 086, Block -24, Lot -07.0 (086.-24-07.0), Property No. 1268007200, 40 x 125.06 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



82

**DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH**

November 5, 2025

Mathew D. Oja
Commissioner

Patricia K. McBride
City Clerk
230 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy Commissioner
Director of Operations

Michael A. Lehmann
Deputy Commissioner

RE: REQUEST FOR ORDINANCE TO AUTHORIZE SALE OF ALL THE RIGHT, TITLE AND INTEREST OF THE CITY OF SYRACUSE IN AND TO THE PREMISES KNOWN AS: 3181/2 PALMER AVENUE TO THE GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION FOR A TOTAL OF \$1.

Dear Mrs. McBride:

This Department requests an ordinance to authorize sale of all the right, title, and interest of the City of Syracuse in and to the premises known as:

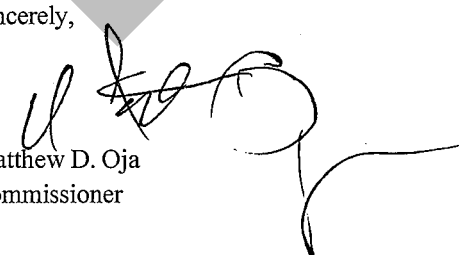
3181/2 Palmer Ave.
Lot 12 Bl344 Tr Palmer
086.-24-07.0
Property #: 1268007200
40x125.06 Vac

Purchaser: Greater Syracuse Property Development Corporation for a total of \$1.00.

Department of Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Thank you for your consideration.

Sincerely,


Matthew D. Oja
Commissioner

Office: 315 448 8270

assessment@sygov.net
syr.gov

26

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL.

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
320 PALMER AVENUE FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 320 Palmer Avenue, being Lot 14, Block 344, Tract Palmer, Section 086, Block -24, Lot -08.0 (086.-24-08.0), Property No. 1268007300, 40 x 125.06 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse

Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.

DRAFT



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

83

November 5, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 320 Palmer Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

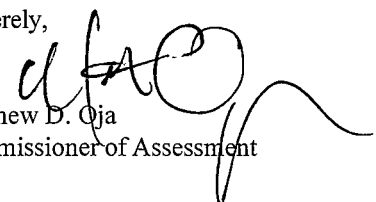
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

320 Palmer Ave.
Lot 14 Bl344 Tr Palmer
086.-24-08.0
Property #: 1268007300
40x125.06 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

27

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
328-330 PALMER AVENUE FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 328-330 Palmer Avenue, being Lot 14, Block 344, Tract Palmer, Section 086, Block -24, Lot -09.0 (086.-24-09.0), Property No. 1268007400, 40 x 125.06 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

84

November 5, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 328-30 Palmer Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

328-30 Palmer Ave.
Lot 16 B1344 Tr Palmer
086.-24-09.0
Property #: 1268007400
40x125.06 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

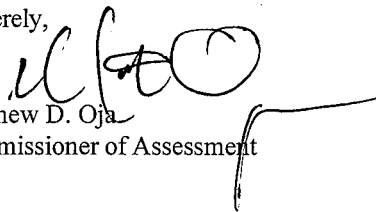
The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-rata shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Office 315 448 8270
assessment@syr.gov

Sincerely,


Matthew D. Oja
Commissioner of Assessment

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

28

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
119 RANDALL AVENUE FOR AN
AMOUNT NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 119 Randall Avenue, being Lot 16, Block 9, Tract B.H Md, Section 078, Block -03 Lot -37.0 (078.-03-37.0), Property No. 1374000800, 43 x 132 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

85

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 119 Randall Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

119 Randall Ave.
Lot 16 P Blk Bl 9 Tr B.H Md
078.-03-37.0

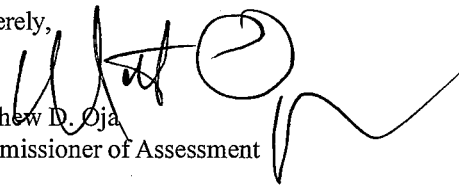
Property #: 1374000800
43x132 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

40

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
200 WEBSTER AVENUE FOR AN AMOUNT
NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 200 Webster Avenue, being Tract T M Wood Fl Sub 6, Section 077, Block -02 Lot -16.0 (077.-02-16.0), Property No. 1995003000, 35 x 130 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

86

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 200 Webster Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

200 Webster Ave.

Tr T M Wood Fl Sub 6

077.-02-16.0

Property #: 1995003000

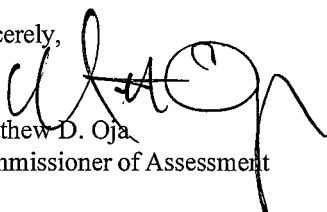
35x130 Vac

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

54

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND
TO 204-206 WEBSTER AVENUE FOR AN
AMOUNT NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 204-206 Webster Avenue, being Tract T M Wood Fl Sub 6, Section 077, Block -02 Lot -17.0 (077.-02-17.0), Property No. 1995003100, 35 x 130 Vacant Lot to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

87

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 204-06 Webster Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

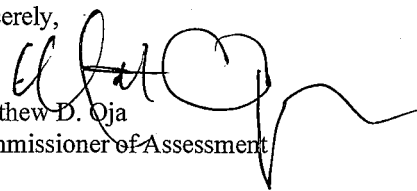
This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

204-06 Webster Ave.
Tr T M Wood Fl Sub 6
077.-02-17.0
Property #: 1995003100
35x130 Vac
Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

56

GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
129 WEST BRIGHTON AVENUE FOR AN
AMOUNT NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 129 West Brighton Avenue, being Block B, Tract W & W Fl 4 & 92, Section 077, Block -17 Lot -08.0 (077.-17-08.0), Property No. 1411200400, 31.80 x 163.02 Angular Wood House to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse

Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.

DRAFT



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

88

October 23, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 129 West Brighton Avenue To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

129 W. Brighton Ave.
Bl B Tr W&W Fl4&92
077.-17-08.0

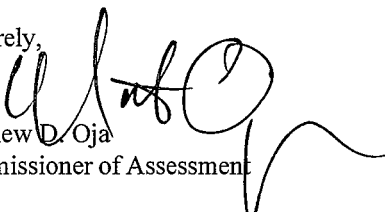
Property #: 1411200400
31.80x163.02 Ang Wh

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,


Matthew D. Oja
Commissioner of Assessment

Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov

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GROWTH. DIVERSITY. OPPORTUNITY FOR ALL

Ordinance No.

2025

**ORDINANCE AUTHORIZING SALE OF
ALL THE RIGHT, TITLE AND INTEREST
OF THE CITY OF SYRACUSE IN AND TO
104 GREEN STREET PLACE FOR AN
AMOUNT NOT TO EXCEED \$326.00**

WHEREAS, the Commissioner of Assessment hereby requests an ordinance authorizing the sale of all the right, title and interest of the City of Syracuse in and to the premises known as 104 Green Street Place, being Lot P Sub 9 & 8, Block 402, Tract Green Street, Section 018, Block -03, Lot -13.0 (018.-03-13.0), Property No. 0635200400, 18 x 56 Wood House to Greater Syracuse Property Development Corporation for an amount not to exceed \$326.00; NOW, THEREFORE,

BE IT ORDAINED, subject to the approval of the Mayor, that upon payment to the Commissioner of Finance of the sum of \$1.00 plus an amount not to exceed \$325.00 for title work for a total not to exceed \$326.00 by Greater Syracuse Property Development Corporation, the said Commissioner of Finance be and he hereby is authorized to apply the sum of \$1.00 toward the payment of delinquent taxes, exclusive of fees and penalties, to cancel and discharge said delinquency, and to issue his receipts and discharges thereof, charging the uncollected taxes to account #269404.01 and the cost of title fee, not to exceed \$325.00, deposited to account #426620.01; the City of Syracuse to pay all quarters due at the date of closing, for the current year's tax, said share of pro-rated tax to be determined by the Commissioner of Finance; this bid is contingent upon the City of Syracuse discharging any miscellaneous charges not presently a lien against the said premises; and the Mayor is hereby authorized and empowered to make, execute and deliver a deed of the City's right, title and interest in and to said premises to Greater Syracuse

Property Development Corporation, said deed to be approved as to manner, form and execution by the Corporation Counsel.

DRAFT



DEPARTMENT OF ASSESSMENT
CITY OF SYRACUSE, MAYOR BEN WALSH

89

November 5, 2025

Matthew D. Oja
Commissioner

Patricia K. McBride
City Clerk
231 City Hall
Syracuse, New York 13202

Ann E. Gallagher
First Deputy
Commissioner
Director of Operations

RE: Request For Ordinance To Authorize Sale Of All The Right, Title And Interest Of The City Of Syracuse In And To The Premises Known As: 104 Green Street Place To Greater Syracuse Property Development Corporation For An Amount Not To Exceed \$326.

Michael A. Lehmann
Deputy Commissioner

Dear Ms. McBride:

This Department requests an ordinance to authorize sale of all the right, title and interest of the City of Syracuse in and to the premises known as:

104 Green St. Pl.
Lot P Sub9&8bl4o2tr Green St
018.-03-13.0
Property #: 0635200400
18x56 Wh

Purchaser: GREATER SYRACUSE PROPERTY DEVELOPMENT CORPORATION.

The Commissioner of Finance shall apply \$1.00 of the purchase price by the proposed purchaser towards the payment of the delinquent taxes, excluding fees and penalties. Said Commissioner shall determine the amount, issue his warrant, cancel and discharges. The allowance for uncollected taxes shall be charged to 269404.01. A fee not to exceed \$325 for title work will be collected and deposited into account 426620.01.

The City of Syracuse shall discharge all quarters due at the time of closing for the current year's tax. The pro-ration shall be determined by the Commissioner of Finance. This bid is contingent upon the City discharging miscellaneous and any other charges not presently a lien against the said premises.

Sincerely,

Matthew D. Oja
Commissioner of Assessment

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Department of
Assessment
233 E. Washington St
City Hall, Room 130
Syracuse, N.Y. 13202

Office 315 448 8270
assessment@syr.gov



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CITY OF SYRACUSE COMMON COUNCIL

JIMMY MONTA
Councilor – 5th District

November 14, 2025

Ms. Patricia McBride
City Clerk
Room 231

Re: Legislation Request- Revoke Ord #621-2024 relative to Flock cameras in the City right of way

Dear Ms. McBride:

Please prepare legislation for the regularly scheduled Common Council Meeting Agenda of November 24, 2025, to revoke Ordinance No. 621-2024 in accordance with Section 15 of the Ordinance.

This revocation is necessary because it has been brought to the attention of this Common Council that Flock has been collecting personal data that possibly violates the privacy of members of the public. It is also of concern to this Common Council that such data may be inappropriately shared.

The City of Syracuse is not alone in addressing this concern as numerous municipalities across the country have terminated or are in the process of terminating their relationship with Flock due to similar concerns.

Sincerely,


Jimmy Monta
5th District Councilor


Corey Williams
3rd District Councilor

34

Ordinance No.

621

2024

**ORDINANCE AUTHORIZING A REVOCABLE
PERMISSION TO FLOCK GROUP, INC. TO
CONSTRUCT, OWN, OPERATE AND MAINTAIN
A CITYWIDE DEPLOYMENT OF FLOCK
SAFETY AUTOMATIC LICENSE PLATE
READING (ALPR) CAMERAS (SOLAR
POWERED), THAT ARE TO BE INSTALLED IN
THE CITY RIGHT-OF-WAY ON FLOCK
INSTALLED POLES, CITY OWNED LIGHT
POLES AND/OR TRAFFIC SIGNAL POLES, OR
ON UTILITY OWNED POLES AS AGREED TO
BY THE UTILITY OWNER, PURSUANT TO A
MASTER SERVICES AGREEMENT WITH THE
CITY OF SYRACUSE ON BEHALF OF THE
SYRACUSE POLICE DEPARTMENT
PREVIOUSLY AUTHORIZED BY ORDINANCE
NO. 630-2023**

WHEREAS, the City Engineer has requested an ordinance granting a Revocable Permission to Flock Group, Inc. to construct, own, operate and maintain a Citywide deployment of Flock Safety Automatic License Plate Reading (ALPR) Cameras (Solar Powered) in the City Right-of-Way that are to be installed in the City Right-of-Way on Flock Installed Poles, City Owned Light Poles and/or Traffic Signal Poles, or Utility Owned Poles as agreed to by the Utility Owner, pursuant to a Masters Service Agreement with the City of Syracuse on behalf of the Syracuse Police Department, previously authorized by Ordinance No. 630-2023; and

WHEREAS, the Department of Engineering has reviewed, coordinated with other City departments and is of the opinion that the installation of the facilities described in the deployment plan and specifications on file at our office will not interfere with the public use of the streets. It is, therefore, recommended that an ordinance be submitted for consideration by the Common

Council permitting Flock Group, Inc. to own and operate & maintain the above-described citywide deployment in and across the City Right-of-Way;

NOW, THEREFORE,

BE IT ORDAINED, the revocable permission to Flock Group, Inc. to construct, own, operate and maintain a Citywide deployment of Flock Safety Automatic License Plate Reading (ALPR) Cameras (Solar Powered) and poles in the City Right-of-Way will be subject to the following conditions:

1. The Owner shall construct, own, operate and maintain a deployment of Flock Safety Automatic License Plate Reading (ALPR) Cameras (Solar Powered) Citywide located in the City of Syracuse Right-of-Way, per the terms of the Master Agreement & this Permission. The ALPR camera, appurtenances and/or pole (the "Work") which are the subjects of this action, shall be completed in accordance with plans, specifications and final locations to be approved by the City Engineer, Police Chief and the Commissioner of Public Works.
2. The plans and specifications required to construct all facilities subject to this ordinance shall be prepared by a Professional Engineer registered by the State of New York. The plans for the work shall be approved by the City Engineer, and record drawings, including AutoCad and GIS formats on magnetic media referenced to New York State plane coordinate, Central Zone shall be provided to the City Engineer subsequent to the completion of the work. Flock Group, Inc. shall endeavor to provide a certification by a Professional Engineer as to the accuracy of the as-built drawings and attest to the fact that the improvements were constructed in conformity with the plans and specifications approved by the City. As-built drawings and a certification of completion shall be submitted within 30 days after the Department of Public Works has determined that the project is complete. If this information is not received, you will be subject to a \$500.00 penalty fee and additional collection fees if necessary.
3. That traffic shall be maintained at all times during construction. The entire excavation of said work is to be protected by suitable guards and signal both by day and night and precautions are to be taken by all reasonable means to prevent any accident or injury while the work is in progress.
4. That Flock Group, Inc. their successors, assigns, and agents shall at all times defend and indemnify and save harmless the City of Syracuse, its officers and servants from any and all liability and from any and all claims, damages, costs and expenses of every name and nature to person or property which may accrue or grow out of the installation, operation, and maintenance of such utility lines in said streets or arising in any way out of the operations for this consent, and shall defend and indemnify and save harmless

said City from all costs, damages and expenses by reason of any damages or injuries to any gas pipe, water pipe, sewers, other utilities, pipes or construction work now located in, under and along the surface of said street at the point and place or places where said work is to be performed and maintained.

5. That said applicant, its successors or assigns, shall within thirty (30) days from the adoption of this Ordinance execute and file in the Office of the City Clerk written acceptance of this permission and consent.
6. That all ordinances, rules and regulations of the City and its departments shall at all times be complied with including the Building Code of the City of Syracuse.
7. The Work shall be subject to street cut and repair permitting process administered by the Commissioner of Public Works and any other standard permitting processes that exist. Restoration of pavement, sidewalks and surfaces must be completed in accordance with all City of Syracuse standards.
8. That the City Engineer and the Commissioner of Public Works shall be advised in advance of time when the work is to be done and the work of installation, including shoring, protection of pipes and facilities and other safety measures, shall be subject to the supervision of the City Engineer and the Commissioner of Public Works.
9. Subject to the City Engineer, review and approval, permission may be granted by the City for other utilities to cross the area to be occupied by the proposed facilities.
10. All work shall be done in a skillful manner with reasonable dispatch and in accordance with plans and specifications and all conditions imposed by any laws, rules or regulations which may apply to the work. A dust and sediment and erosion control program shall be in effect for the duration of the project to prevent a nuisance and to prevent interference with or damage to adjacent property, streets, sewers and drainage courses.
11. That Flock Group, Inc. shall adequately and properly protect any existing underground utilities located within or near said installation. If any such property or facilities are interfered with or damaged, Flock Group, Inc. or its successors and assigns, shall be responsible for replacement to the satisfaction of the City Engineer. Should the City Engineer determine that City facilities or utilities require relocation, temporary support or other modification as a result of this Work, said modifications shall be made as directed by the City Engineer.
12. That Flock Group, Inc., its successors, assigns, and agents shall, upon request by the City, permit the construction, installation, repair, replacement and removal of any and all utilities necessary at any time in the future to be located or placed within said lines and appurtenances; and Flock Group Inc. shall agree to assume any excess of the normal cost of installation of such utilities occasioned by the existence of said lines and appurtenances in said streets.

13. That Flock Group, Inc., its successors, assigns, and agents shall obtain and keep in force for the duration of this permission, a general liability insurance policy, in the amount of \$2,000,000, naming the City of Syracuse as an additional insured. A Certificate of said insurance, along with the declaration page or blanket endorsement confirming the City of Syracuse as an additional insured shall be submitted to the City Engineer, Department of Engineering, Room 401 City Hall, 233 E. Washington Street, Syracuse, New York 13202.
14. That Flock Group, Inc., its successors, assigns, and agents shall agree that the City, acting through its City Engineer shall have the authority to request any on site investigations, excavations or actions, to be taken at the sole expense of Flock Group, Inc., which are necessary to ensure that the excavation of these City Streets does not damage or impair City utilities.
15. That this permission and consent is temporary and revocable and all rights under this ordinance shall cease and be terminated at the expiration of sixty (60) days from the adoption by the Common Council of an ordinance terminating the same and thereupon, said applicant, its successors or assigns, shall remove said pole, ALPR camera and equipment and work in connection therewith and restore the street, sidewalk and all other facilities wholly at the cost and expense of said applicant, its successors or assigns.
16. Flock Group, Inc., or its designated representative, shall be a member, for the life of the proposed facilities, of the Underground Facilities Protection Organization, Inc. or the existing "one call" organization established to facilitate the requirements of New York State Industrial Code Rules No. 53 or any relevant modifications thereto.
17. All pole installations must maintain a minimum of five (5) foot separation from the water main joints, tees and valves. All poles shall be installed in accordance with Ten State Standards which require 10 foot horizontal clearance from water main and service lateral and 18 inch vertical clearance at crossing of water main & laterals.
18. The foregoing conditions may be modified or expanded from time to time as agreed upon by the Corporation Counsel, City Engineer and Flock Group, Inc.
19. The construction and restoration permitted by the terms of this ordinance must be carried out and completed within two (2) years from the date of its adoption.
20. All City survey/right-of-way monuments shall be referenced prior to construction. Construction activities, pole installation or similar shall maintain a minimum 5' horizontal clearance from said monuments. If any monuments are disturbed or moved, the monuments shall be replaced in the same location and recertified by a licensed surveyor to the City of Syracuse. All expenses for the above shall be paid for by Flock Group, Inc.

21. Vertical clearances of 18" or less and horizontal clearances of 5' or less between any proposed structure / utility and Syracuse sewer mains requires approval of the City Engineer.
22. Upon completion of the facilities and acceptance and approval of the roadway/adjacent surfaces restoration by the City Engineer and the Commissioner of Public Works, the use, operation and maintenance of the roadway and utilities located therein will be subject to all laws, rules, ordinances and procedures which apply to streets and utilities throughout the City.
23. Flock Group, Inc. shall install the pole and associated equipment so that it is a minimum of 24" from the edge of the road/ front face of curb to provide 24" lateral clearance from the roadway.
24. Flock Group, Inc. shall install the pole/ALPR camera and associated equipment so that it does not block any street signage or any other infrastructure and does not conflict with any proposed infrastructure improvements in the City right-of-way. Final location of pole/ALPR camera and associated equipment shall be approved by the City Engineer, Police Chief and the Commissioner of Public Works.
25. Flock Group, Inc. shall be required to evaluate (at their expense) the feasibility and safety of plans to attach to any City or private utility owned property (including poles) and providing written certification to the City Engineer that such property or pole is structurally capable of supporting the proposed equipment to be installed thereon. When attaching to a pole owned by others, Flock Group, Inc. shall provide proof of an agreement with the pole owner, to the City Engineer.
26. Removal and Relocation: No later than five (5) days after receipt of written notice from City, Flock Group, Inc. shall remove and may relocate Poles and/or Equipment to an alternative location in the ROW, access to which shall be granted to Flock Group, Inc. by the City, subject to Flock Group, Inc. obtaining any required authorizations, grants, permits necessary for its installation at the alternative location due to: (i) construction, expansion, repair, relocation, or maintenance of a street or other public improvement project; or (ii) maintenance, upgrade, expansion, replacement, or relocation of street light poles, traffic light poles, and/or traffic signal light system; or (iii) permanent closure of a street or sale of City property; (iv) relocation of ALPR camera/pole per direction of Syracuse Police Department; (v) Flock Group, Inc. poles installed in the R.O.W. without any active ALPR equipment attached; or such other public purpose as may be authorized by the Common Council. Flock Group, Inc. shall be required to repair and restore the surfaces disturbed in the City's right-of-way from their pole(s) and equipment to the condition of existing right-of ways adjacent to the location of the pole(s) and equipment or to better condition to the satisfaction of the City Engineer and the Commissioner of Public Works. If Flock Group, Inc. fails to remove or relocate any Flock Group Inc. Pole or Equipment within five (5) days, the City shall be entitled to remove the Flock Group, Inc. Pole or Equipment at Flock Group Inc.'s expense, Flock Group, Inc. shall reimburse the City for actual expenses/costs incurred to remove

the pole & equipment, restore the right of way.

27. If a Flock Group, Inc. Pole/ALPR Camera is determined by the City to be an immediate safety hazard, then Flock Group, Inc. shall respond within twenty-four (24) hours to address the hazard, failure to respond within this timeframe shall result in the City addressing the hazard (including removal of the pole/equipment if applicable). Flock Group, Inc. shall reimburse the City for actual expenses/costs incurred to remove the hazard.
28. No later than thirty (30) days after the expiration or earlier termination of Flock Group, Inc.'s agreement with the City, all Pole's and ALPR Camera's & equipment shall be removed from the City of Right-of Way. Flock Group, Inc. shall be required to repair and restore the surfaces disturbed in the City's right-of-way from their pole(s) and equipment to the condition of existing right-of ways adjacent to the location of the pole(s) and equipment or to better condition to the satisfaction of the City Engineer and the Commissioner of Public Works.
29. Flock Group, Inc. shall notify the City of Syracuse Department of Engineering of any termination of agreement or service of this pole and ALPR Camera permit within thirty (30) days of termination.



CITY OF SYRACUSE COMMON COUNCIL

JIMMY MONTA
Councilor – 5th District

November 14, 2025

Ms. Patricia McBride
City Clerk
Room 231

Re: Legislation Request- Revoke Ord #361-2025 relative to Flock cameras in the City right of way

Dear Ms. McBride:

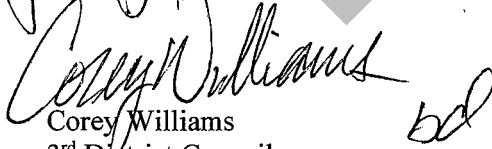
Please prepare legislation for the regularly scheduled Common Council Meeting Agenda of November 24, 2025, to revoke Ordinance No. 361-2025 in accordance with Section 15 of the Ordinance.

This revocation is necessary because it has been brought to the attention of this Common Council that Flock has been collecting personal data that possibly violates the privacy of members of the public. It is also of concern to this Common Council that such data may be inappropriately shared.

The City of Syracuse is not alone in addressing this concern as numerous municipalities across the country have terminated or are in the process of terminating their relationship with Flock due to similar concerns.

Sincerely,

 bd
Jimmy Monta
5th District Councilor

 bd
Corey Williams
3rd District Councilor

**ORDINANCE AUTHORIZING A REVOCABLE
PERMISSION TO FLOCK GROUP, INC. TO
INSTALL, OWN, OPERATE AND MAINTAIN
TWO (2) FLOCK SAFETY AUTOMATIC
LICENSE PLATE READING (ALPR) CAMERAS
(SOLAR POWERED), THAT ARE TO BE
ATTACHED TO TWO (2) CITY OWNED COBRA
HEAD STREET LIGHT POLES LOCATED ON
THE SOUTH SIDE OF WAVERLY AVENUE
BETWEEN CROUSE AVENUE AND WALNUT
AVENUE, IN THE WAVERLY AVENUE CITY
RIGHT-OF-WAY PURSUANT TO AN
AGREEMENT WITH SYRACUSE UNIVERSITY**

WHEREAS, the City Engineer has requested an ordinance granting a Revocable Permission to Flock Group, Inc. to install, own, operate and maintain two (2) Flock Safety Automatic License Plate Reading (ALPR) Cameras (solar powered), that are to be attached to two (2) city owned cobra head street light poles located on the south side of Waverly Avenue between Crouse Avenue and Walnut Avenue, in the Waverly Avenue City right-of-way pursuant to an agreement with Syracuse University; and

WHEREAS, the Department of Engineering has reviewed, coordinated with other City departments, including the Syracuse Police Department, and is of the opinion that the installation of the facilities described in the deployment plan and specifications on file in the Office of Engineering will not interfere with the public use of the streets;

NOW, THEREFORE,

BE IT ORDAINED, that upon the recommendation of the Department of Engineering that this Common Council grants a revocable permission to Flock Group, Inc. to install, own, operate and maintain the above-described two (2) City owned street light pole attachment deployments in the

City Right-of-Way, under an agreement with the Syracuse University, subject to the following conditions as permitted by law:

1. The Owner shall install, own, operate and maintain two (2) deployments of Flock Safety Automatic License Plate Reading (ALPR) Camera (Solar Powered), attached to two (2) existing City owned cobra head street light poles, in the City of Syracuse Right-of-Way along Waverly Avenue. The ALPR cameras, appurtenances (the "Work") which are the subjects of this action, shall be completed in accordance with plans, specifications and final location to be approved by the City Engineer, and the Commissioner of Public Works.
2. The plans and specifications required to construct all facilities subject to this ordinance shall be prepared by a Professional Engineer registered by the State of New York. The plans for the work shall be approved by the City Engineer, and record drawings, including AutoCad and GIS formats on magnetic media referenced to New York State plane coordinate, Central Zone shall be provided to the City Engineer subsequent to the completion of the work. Flock Group, Inc. shall endeavor to provide a certification by a Professional Engineer as to the accuracy of the as-built drawings and attest to the fact that the improvements were constructed in conformity with the plans and specifications approved by the City. As-built drawings and a certification of completion shall be submitted within 30 days after the Department of Public Works has determined that the project is complete. If this information is not received, you will be subject to a \$500.00 penalty fee and additional collection fees if necessary.
3. That traffic shall be maintained at all times during construction. The entire excavation of said work is to be protected by suitable guards and signal both by day and night and precautions are to be taken by all reasonable means to prevent any accident or injury while the work is in progress.
4. That Flock Group, Inc. their successors, assigns, and agents shall at all times defend and indemnify and save harmless the City of Syracuse, its officers and servants from any and all liability and from any and all claims, damages, costs and expenses of every name and nature to person or property which may accrue or grow out of the installation, operation, and maintenance of such utility lines in said streets or arising in any way out of the operations for this consent, and shall defend and indemnify and save harmless said City from all costs, damages and expenses by reason of any damages or injuries to any gas pipe, water pipe, sewers, other utilities, pipes or construction work now located in, under and along the surface of said street at the point and place or places where said work is to be performed and maintained.
5. That said applicant, its successors or assigns, shall within thirty (30) days from the adoption of this Ordinance execute and file in the Office of the City Clerk written acceptance of this permission and consent.
6. That all ordinances, rules and regulations of the City and its departments shall at all times be complied with including but not limited to the Building Code of the City of Syracuse.

7. The Work shall be subject to the street cut and repair permitting process administered by the Commissioner of Public Works and any other standard permitting processes that exist. Restoration of pavement, sidewalks and surfaces must be completed in accordance with all City of Syracuse standards and ADA standards.

8. That the City Engineer and the Commissioner of Public Works shall be advised in advance of time when the work is to be done and the work of installation, including shoring, protection of pipes and facilities and other safety measures shall be subject to the supervision of the City Engineer and the Commissioner of Public Works.

9. Subject to the City Engineer, review and approval, permission may be granted by the City for other utilities to cross the area to be occupied by the proposed facilities.

10. All work shall be done in a skillful manner with reasonable dispatch and in accordance with plans and specifications and all conditions imposed by any laws, rules or regulations which may apply to the work. A dust and sediment and erosion control program shall be in effect for the duration of the project to prevent a nuisance and to prevent interference with or damage to adjacent property, streets, sewers and drainage courses.

11. That Flock Group, Inc. shall adequately and properly protect any existing underground utilities located within or near said installation. If any such property or facilities are interfered with or damaged, Flock Group, Inc. or its successors and assigns, shall be responsible for the replacement of the City Engineer. Should the City Engineer determine that City facilities or utilities require relocation, temporary support or other modification as a result of this Work, said modifications shall be made as directed by the City Engineer.

12. That Flock Group, Inc., its successors, assigns, and agents shall, upon request by the City, permit the construction, installation, repair, replacement and removal of any and all utilities necessary at any time in the future to be located or placed within said lines and appurtenances; and Flock Group Inc. shall agree to assume any excess of the normal cost of installation of such utilities occasioned by the existence of said lines and appurtenances in said streets.

13. That Flock Group, Inc., its successors, assigns, and agents shall obtain and keep in force for the duration of this permission, a general liability insurance policy, in the amount of \$2,000,000, naming the City of Syracuse as an additional insured. A Certificate of said insurance, along with the declaration page or blanket endorsement confirming the City of Syracuse as an additional insured shall be submitted to the City Engineer, Department of Engineering, Room 401 City Hall, 233 E. Washington Street, Syracuse, NY 13202.

14. That Flock Group, Inc., its successors, assigns, and agents shall agree that the City, acting through its City Engineer shall have the authority to request any on site investigations, excavations or actions, to be taken at the sole expense of Flock Group, Inc., which are necessary to ensure that the excavation of these City Streets does not damage or impair City utilities.

15. That this permission and consent is temporary and revocable and all rights under this ordinance shall cease and be terminated at the expiration of sixty (60) days from the adoption by the Common Council of an ordinance terminating the same and thereupon, said applicant, its successors or assigns, shall remove said pole, ALPR camera and equipment and work in connection therewith and restore the street, sidewalk and all other facilities wholly at the cost and expense of said applicant, its successors or assigns.

16. Flock Group, Inc., or its designated representative, shall be a member, for the life of the proposed facilities, of the Underground Facilities Protection Organization, Inc. or the existing "one call" organization established to facilitate the requirements of New York State Industrial Code Rules No. 53 or any relevant modifications thereto.

17. All pole installations must maintain a minimum of five (5) foot separation from the water main joints, tees and valves. All poles shall be installed in accordance with Ten State Standards which require 10-foot horizontal clearance from water main and service lateral and 18-inch vertical clearance at crossing of water main & laterals.

18. The foregoing conditions may be modified or expanded from time to time as agreed upon by the Corporation Counsel, City Engineer and Flock Group, Inc.

19. The construction and restoration permitted by the terms of this ordinance must be carried out and completed within two (2) years from the date of its adoption.

20. All City survey/right-of-way monuments shall be referenced prior to construction. Construction activities, pole installation or similar shall maintain a minimum 5' horizontal clearance from said monuments. If any monuments are disturbed or moved, the monuments shall be replaced in the same location and recertified by a New York licensed surveyor to the City of Syracuse. All expenses for the above shall be paid for by Flock Group, Inc.

21. Vertical clearances of 18" or less and horizontal clearances of 5' or less between any proposed structure / utility and Syracuse sewer mains requires approval of the City Engineer.

22. Upon completion of the facilities and acceptance and approval of the roadway/adjacent surfaces restoration by the City Engineer and the Commissioner of Public Works, the use, operation and maintenance of the roadway and utilities located therein will be subject to all laws, rules, ordinances and procedures which apply to streets and utilities throughout the City.

23. Flock Group, Inc. shall install the pole and associated equipment so that it is a minimum of 24" from the edge of the road/ front face of curb to provide 24" lateral clearance from the roadway.

24. Flock Group, Inc. shall evaluate the structural integrity of the City owned street light pole that they want to install the equipment on and provide a stamped certification letter and assessment report from a New York licensed professional engineer that the pole has the structural integrity to hold this equipment on the specific City owned cobra head street light poles.

25. Flock Group, Inc. shall install the ALPR camera and associated equipment so that it does not block any street signage (or pole mounted banner) or any other infrastructure and does not conflict with any proposed infrastructure improvements in the City right-of-way. The final location of the ALPR camera and associated equipment shall be approved by the City Engineer and the Commissioner of Public Works.

26. Removal: No later than five (5) days after receipt of written notice from the City, Flock Group, Inc. shall remove the Pole and/or Equipment from the City of Syracuse Right of Way due to: (i) construction, expansion, repair, relocation, or maintenance of a street or other public improvement project; or (ii) maintenance, upgrade, expansion, replacement, or relocation of street light poles, traffic light poles, and/or traffic signal light system; or (iii) permanent closure of a street or sale of City property. Flock Group, Inc. shall be required to repair and restore the surfaces disturbed in the City's right-of-way from their pole and equipment to the condition of existing right-of ways adjacent to the location of the pole and equipment or to better condition to the satisfaction of the City Engineer and the Commissioner of Public Works. If Flock Group, Inc. fails to remove the Flock Group Inc. Pole or Equipment within five (5) days, the City shall be entitled to remove the Flock Group, Inc. Pole or Equipment at Flock Group Inc.'s expense, Flock Group, Inc. shall reimburse the City for actual expenses/costs incurred to remove the pole, equipment, & restore the right of way.

27. If the Flock Group, Inc. Pole/ALPR Camera is determined by the City to be an immediate safety hazard, then Flock Group, Inc. shall respond within twenty-four (24) hours to address the hazard, failure to respond within this timeframe shall result in the City addressing the hazard (including removal of the pole/equipment if applicable). Flock Group, Inc. shall reimburse the City for actual expenses/costs incurred to remove the hazard.

28. No later than thirty (30) days after the expiration or earlier termination of Flock Group, Inc.'s agreement with Syracuse University, the ALPR Camera's and equipment shall be removed from the City of Right-of Way. Flock Group, Inc., shall be required to repair and restore the surfaces, if disturbed in the City's right-of-way from their operations and equipment to the condition of existing right-of-way adjacent to the location of the pole and equipment or to better condition to the satisfaction of the City Engineer and the Commissioner of Public Works.

29. Flock Group, Inc. shall notify the City of Syracuse Department of Engineering of any termination of agreement or service of this pole and ALPR Camera permit within thirty (30) days of termination.