

Annual Report for Onondaga County Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/29/2024

Status: CERTIFIED

Certified Date: 03/29/2024

Real Property Acquisition/Disposal List

1.Address Line1	5367 State Route 31
Address Line2	
City	CLAY
State	NY
Postal Code	13041
Property Description	Commercial Building
Fair Market Description	Other
Transaction Date	1/24/2023
Purchaser Organization	Upstate New York District of the Church of the Nazarene
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	PO Box 258
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	724832
Transaction Type	ACQUISITION
Purchase Sale Price	\$680,000.00
Relation with Authority Ind	No
City Seller	CLAY
Postal code seller	13041
Country Seller	USA

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2.Address Line1	5064 State Route 31
Address Line2	
City	CLAY
State	NY
Postal Code	13041
Property Description	Vacant Lot/Undeveloped Land
Fair Market Description	Other
Transaction Date	2/16/2023
Purchaser Organization	John E. Davis and Davis Ventures LLC
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	3698 Wyss Road
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	2117449
Transaction Type	ACQUISITION
Purchase Sale Price	\$2,145,000.00
Relation with Authority Ind	No
City Seller	CAZENOVIA
Postal code seller	13035
Country Seller	USA

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3.Address Line1	435 North Salina Street
Address Line2	
City	SYRACUSE
State	NY
Postal Code	13203
Property Description	Commercial Building
Fair Market Description	Other
Transaction Date	6/22/2023
Purchaser Organization	SEED Syracuse, Inc.
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	484 South Salina Street
State Seller	NY
Plus4 Seller	
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	548837
Transaction Type	DISPOSITION SALE
Purchase Sale Price	\$190,000.00
Relation with Authority Ind	No
City Seller	SYRACUSE
Postal code seller	13202
Country Seller	USA

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4.Address Line1	8765 Brewerton Rd
Address Line2	
City	BREWERTON
State	NY
Postal Code	13029
Property Description	Commercial Building
Fair Market Description	Other
Transaction Date	10/12/2023
Purchaser Organization	FSK Enterprises, LLC
Market Rate(\$/square foot)	
Lease Rate(\$/square foot)	
Seller/Purchaser/Tenant Data	
Address Line1 Seller	PO Box 1319 Route 20
State Seller	NY
Plus4 Seller	1319
Property Type Code	REAL
Address Line2:	
State	NY
Country	United States
Estimated Fair Market Value	604445
Transaction Type	ACQUISITION
Purchase Sale Price	\$1,700,000.00
Relation with Authority Ind	No
City Seller	RICHFIELD SPRINGS
Postal code seller	13439
Country Seller	USA

Personal Property

1. Property Description	Personal Property - White Pine Site: 8424 Burnet Road, 8450 Burnet Road, 8508 Burnet Road, 8526 Burnet Road, 8531 Burnet Road, 8536 Burnet Road, 8543 Burnet Road, 8549 Burnet Road, 8617 Burnet Road, 8647 Burnet Road, 8668 Burnet Road, 8699 Burnet Road, 8739 Burnet Road, 5367 Route 31, 8502 Burnet Road, 8623 Burnet Road, 8718 Burnet Road, 8722 Burnet Road, 8501 Burnet Road Resolutions by OCIDA on May 11, 2023, July 20, 2023, September 14, 2023
Estimated Fair Market Value	\$9,833.00
How was Fair Market Value Determined?	Appraisal
Transaction Date	9/14/2023
Sale Price	\$0.00
Purchaser Organization	Syracuse Habitat for Humanity
Last Name	
First Name	
Purchaser Address	
Address Line1	514 W Genesee St
Address Line2	
City	SYRACUSE
State	NY
Postal Code	13204
Plus4	
Province/Region	
Country	United States

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Property Documents

Question	Response	URL (If Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	https://www.ongoved.com/assets/Uploads/OCIDA/2024/OCIDA-BOARD-2023-Annual-Report.pdf
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	https://www.ongoved.com/assets/Uploads/OCIDA/2022/Real-Property-Acquisition-Policy.pdf
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A