

NOTICE OF PUBLIC HEARING
PURSUANT TO ARTICLE 2 OF THE EMINENT DOMAIN PROCEDURE LAW
REGARDING THE POTENTIAL ACQUISITION
BY EMINENT DOMAIN OF CERTAIN REAL PROPERTY INTERESTS
FOR THE PROPOSED DISTRICT EAST PROJECT

NOTICE IS HEREBY GIVEN that the Onondaga County Industrial Development Agency (“**Agency**”), pursuant to the December 20, 2022 Resolution of its Board and in accordance with the provisions of the New York Eminent Domain Procedure Law (“**EDPL**”), will hold an EDPL Article 2 public hearing on November 13, 2023 at 2:00 PM local time in the Dewitt Town Court located at 5400 Butternut Drive, East Syracuse, New York 13057 (“**Public Hearing**”). The purpose of the Public Hearing is to inform the public and review the public use, benefit and purpose of the Agency’s potential acquisition of certain real property interests by eminent domain or negotiated purchase as part of the proposed redevelopment of the former Shoppingtown Mall located on Erie Boulevard in the Town of Dewitt, New York into a mixed-use town center development also known as “**District East**” as described below (“**Project**”). The Project site is located at the northwest corner of the intersection of Erie Boulevard and Kinne Road in Dewitt, New York and is comprised of five separate parcels which together total approximately 69 acres in size (“**Project Site**”). The proposed Project site currently consists of a vacant retail mall. Members of the public may attend this public hearing in person and also by listening to or commenting on the Project during the Public Hearing by attending via Zoom video link at:

<https://us02web.zoom.us/j/84530272617>

Meeting ID: 845 3027 2617

One tap mobile

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The Agency is considering an application (the “**Application**”) from OHB Redev, LLC (“**OHB**”), a copy of which is on file at the office of the Agency, requesting that the Agency undertake a Project which will include the proposed demolition of the bulk of the existing former Shoppingtown Mall, and its redevelopment into a walkable, mixed-use town center development, inclusive of retail, entertainment, office, residential, and open space, at the Project Site. The Project is anticipated to include 1.96 million square feet of leasable space inclusive of 912 dwelling units in 33 structures of up to six stories in height. In addition, a new street grid that will incorporate sidewalks, bicycle infrastructure, pedestrian scale lighting, street trees, and on-street parking will be constructed. The Project will also include surface parking areas and will utilize the existing parking garage in order to provide up to 4,105 parking spaces. OHB currently controls 64.46± acres of the Project Site. As part of its Application, the Applicant is requesting that in furtherance of the Project and pursuant to the EDPL the Agency exercise its authority to acquire fee interests in the following real property by negotiated purchase or through the exercise of its power of eminent domain for the purposes of acquiring all needed rights for a unified and comprehensive redevelopment of the overall 69± acre Project Site: i) former Sears sites located at tax map lots 063.-01-2.4 and 063.-01-2.5 totaling 2.54± acres and ii) the former Macy’s site located at tax lot 063.-01-02.3 totaling 1.67 acres, all located within the Project Site in the Town of Dewitt, Onondaga County, New York.

On October 12, 2023 the Agency made and issued its Negative Declaration/Notice of Determination of No Significant Effect on the Environment pursuant to Article 8 of the Environmental Conservation Law regarding the potential environmental impact of the Project.

The anticipated public use, benefit and purpose of the Project includes, but is not limited to, the transformation of a blighted and vacant former shopping mall into a mixed use urban center with residential, commercial, office, and entertainment facilities, and common area amenities such as bike paths, walking trails and green spaces designed to encourage pedestrian activities and gathering places; expansion of health care and educational facilities and offices to service the region; shopping, dining, and entertainment experiences in the form of shops, restaurants, and entertainment venues tied together with landscaped walkways to create a pedestrian friendly urban environment; attract residents and visitors and enhance the Finger Lakes region as a tourist destination; create 950± construction jobs and 1,500± full time jobs; result in projected sales tax revenues of \$12 million to the local and state governments annually with millions of dollars in additional state and federal payroll taxes; all of which will advance the job opportunities, health, general prosperity and economic welfare of the people of Onondaga County and the State of New York and to improve their prosperity and standard of living and prevent unemployment and economic deterioration.

At the Public Hearing, any person in attendance will have an opportunity to be heard on the proposed Project. The Public Hearing is intended to inform the public and to outline and review the public use, benefit and purpose to be served by the Project and its impact on the environment and residents of the locality. The general public and residents and property owners in the vicinity of the Project are invited to attend the Public Hearing in person or by video or teleconference call and to present oral or written statements or other documents concerning the proposed public Project. Written comments or documents may be submitted to Robert M. Petrovich, Executive Director, Onondaga County Industrial Development Agency, 335 Montgomery Street, Second Floor, Syracuse, NY 13202 through the close of business on November 20, 2023 at which time the Public Hearing will be closed. **PROPERTY OWNERS WHO MAY SUBSEQUENTLY WISH TO CHALLENGE CONDEMNATION OF ANY REAL PROPERTY INTERESTS THEY HAVE IN THE PROJECT SITE, VIA JUDICIAL REVIEW MAY DO SO ONLY ON THE BASIS OF ISSUES, FACTS, AND OBJECTIONS RAISED AT THIS PUBLIC HEARING.**

Dated: October 22, 2023

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY