



**REQUEST FOR EXPRESSIONS OF
INTEREST**

**PARCEL # 26
AT SYRACUSE HANCOCK
INTERNATIONAL AIRPORT**

REOI REFERENCE # 2019-06

Issued: October 1, 2019

Submission Deadline: October 29, 2019, by 2:30 PM ET

Designated Contact for this REOI:
William M. Ryan, Director of Business Development

All contacts/inquiries shall be made by email to the following address:
ryanw@syraairport.org

REQUEST FOR EXPRESSIONS OF INTEREST
ON THE BEHALF OF THE
SYRACUSE REGIONAL AIRPORT AUTHORITY

PARCEL #26
REOI REFERENCE #2019-06

ALL RESPONSES MUST BE RECEIVED PRIOR TO 2:30 P.M. OCTOBER 29, 2019

At the offices of:

**SYRACUSE REGIONAL AIRPORT AUTHORITY
ATTN: WILLIAM M. RYAN
1000 COL. EILEEN COLLINS BOULEVARD
SYRACUSE, NEW YORK 13212**

ONE (1) ORIGINAL MAILED TO THE ABOVE ADDRESS AND ONE (1) COPY OF YOUR RESPONSE EMAILED TO RYANW@SYRAIRPORT.ORG ARE REQUIRED. BE SURE THAT YOU HAVE COMPLETED ALL OF THE INFORMATION REQUIRED IN THIS REQUEST FOR EXPRESSIONS OF INTEREST. RESPONSE PACKAGES MUST SHOW THE RESPONSE NAME AND REFERENCE NUMBER ON THE EXTERIOR OF THE PACKAGE. RESPONSES RECEIVED AFTER THE ABOVE DEADLINE WILL NOT BE ACCEPTED.

1. GENERAL INFORMATION

1.1. Intent and Purpose of this REOI

The intent and purpose of this Request for Expressions of Interest (the “REOI”) is to solicit responses from organizations interested in leasing property at the Syracuse Hancock International Airport (“Airport”) from the Syracuse Regional Airport Authority (“Authority”), specifically parcel # 26 consisting of approximately 4.46 acres. A pursuing Request for Proposals solicitation may be issued based on the level of interest in the property listed in this REOI if there is more than one respondent. The Authority may, at its discretion, enter into negotiations with a Respondent without issuing a subsequent Request for Proposals if only one Response is received.

1.2. Key Dates in the REOI Schedule

Below are the key dates for the REOI schedule.

Table 1. Key Dates in the REOI Schedule

Date	Event
October 1, 2019	Issuance of Request for Expressions of Interest
October 15, 2019	Closing Date for Respondent Questions
October 22, 2019	Final Response to Respondent’s Questions
October 29, 2019	Response Submission Deadline on or before 2:30PM

Please note: The Syracuse Regional Airport Authority reserves the right to change any of the dates stated in this REOI. If such change occurs, the Authority will post the change(s) on its website, which is part of the Airport’s website <http://www.syrtraa.com/bids-rfp-rfq>

1.3. Communications

All inquiries concerning this REOI must be addressed to the following designated contacts for this REOI: **William M. Ryan** at ryanw@syrairport.org

NOTE: Please indicate REOI Reference # 2019-06 in the subject line.

Any questions, requests for information, or clarification regarding this REOI should be submitted via email, citing the REOI page and section, no later than **2:30 p.m. ET on Tuesday, October 15, 2019** to ryanw@syrairport.org. Questions will not be accepted orally, and any question received after the deadline may not be answered. All questions will be posted by COB on October 22, 2019 at <http://www.syrtraa.com/bids-rfp-rf>

1.4. Response Costs

The costs for this entire Response effort shall be borne by the Respondent. The Authority will not reimburse any Respondent or other firm for any costs associated with this REOI effort.

2. OPPORTUNITY

2.1 Property for Lease

This REOI is for the property identified as Parcel # 26 on Attachment A1 (Tax Parcel # 057.-02-12.1) consisting of approximately 4.46 acres. The parcel is intended to be used for a non-aeronautical use that is compatible with the rules and regulations of the FAA as well as the policies of the Authority. The FAA Airport Compliance Manual (Order 5190.6B) provides additional information to Respondents on non-aeronautical uses.

Parcel #26 lies on the north side of the Airport along Taft Road within the town of Cicero. The surrounding zoning is a mix between residential, commercial, and industrial/utility. Access to downtown Syracuse is approximately eight (8) miles away via Interstate 81.

2.2 Leasing Requirement

The property within the REOI is available only for lease. Leasing of Airport property is subject to the rules and regulations of the FAA, including an appraisal for fair market value.

2.3 Term of Lease

It is the goal of the Authority to lease the property on a long-term basis. Normal non-aeronautical leasing terms can be upwards of forty (40) years with options to extend. The Airport encourages Respondents to include their proposed duration of lease within their Response.

3. RESPONSE REQUIREMENTS

3.1. Content of Response

The Respondent's Response should contain the following content and information limited to three (3) pages total:

3.1.1. General Information

Include the Respondent's name, address, phone number, email address, REOI reference number, and date.

3.1.2. Background of Organization

Provide a brief description of the firm, its history, number of personnel, and a list of specific goods/services the organization provides.

3.1.3. Proposed Use of Property

Describe the proposed use of the property, any facilities that may be built, and how many jobs are estimated to be located at the property.

3.1.4. Leasing Property

Demonstrate the ability of the organization to meet its financial obligations under a long-term lease agreement that would provide the Authority with a fair market value for the property. Identify the proposed duration of a lease agreement.

3.1.5. Additional Information

Include any additional information or attachments.

4. EVALUATION PROCESS

4.1. General Information

Upon receipt of Responses, the Authority's management staff will review each Response and will recommend pursuing a Request for Proposals if more than one Response is received. If there is only one Respondent, a recommendation may be provided to the Board of the Authority to enter into negotiations for the lease of the property from the Airport.

Respondents should be willing and able to provide additional information that may be required by the management staff.

4.2. Reservation of Rights

The Authority reserves the right to:

- 4.2.1.** Withdraw the REOI at its sole discretion;
- 4.2.2.** Reject any or all Responses received in response to this REOI;
- 4.2.3.** Waive or modify minor deviations in the Responses received after prior notification to the Respondents;
- 4.2.4.** Issue a pursuing Request for Proposal;
- 4.2.5.** Enter into negotiations with a Respondent.


Relinquish Number	Per Parcel Number	Project	Previous Owner	Address	Area	Project	Area	Project	Area	Project	Area
1	01-00-00-01	RESIDENTIAL	WILLIAMSON, JAMES	12345 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25
2	01-00-00-02	RESIDENTIAL	SMITH, JOHN	5678 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25
3	01-00-00-03	RESIDENTIAL	DAVIS, JANE	9012 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25

Note 1: A list of all parcels listed for the first program and second program (RIP) for parcels have preflight assessment for the program. The parcels listed in this table are the parcels that have been associated with the assessment in the table below.

Note 2: A list of all parcels listed for the first program and second program (RIP) for parcels have preflight assessment for the program. The parcels listed in this table are the parcels that have been associated with the assessment in the table below.

Relinquish Number	Per Parcel Number	Project	Previous Owner	Address	Area	Project	Area	Project	Area	Project	Area
451	01-00-00-45	RESIDENTIAL	WILLIAMSON, JAMES	12345 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25
452	01-00-00-46	RESIDENTIAL	SMITH, JOHN	5678 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25
453	01-00-00-47	RESIDENTIAL	DAVIS, JANE	9012 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25

Relinquish Number	Per Parcel Number	Project	Previous Owner	Address	Area	Project	Area	Project	Area	Project	Area
651	01-00-00-65	RESIDENTIAL	WILLIAMSON, JAMES	12345 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25
652	01-00-00-66	RESIDENTIAL	SMITH, JOHN	5678 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25
653	01-00-00-67	RESIDENTIAL	DAVIS, JANE	9012 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25



SYRACUSE HANCOCK INTERNATIONAL AIRPORT
CITY OF SYRACUSE
ORONDAGA COUNTY, NY

PROPERTY MAP DATA SHEET

REVISIONS

BY: _____ DATE: _____

CHANGED: _____

PROJECT FILE NO. 115-337-03
LAND FILE NO. 1818007-09
DATE: SEPTEMBER 2008
SHEET 15 of 15

ENGINEER: JAC
CHECKED: JAC
DATE: SEPTEMBER 2008

DESIGNER: JAC
DATE: SEPTEMBER 2008

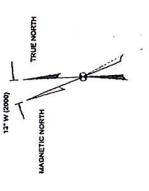
PROJECT FILE NO. 115-337-03
LAND FILE NO. 1818007-09

ENGINEER: JAC
CHECKED: JAC
DATE: SEPTEMBER 2008

DESIGNER: JAC
DATE: SEPTEMBER 2008

Relinquish Number	Per Parcel Number	Project	Previous Owner	Address	Area	Project	Area	Project	Area	Project	Area
771	01-00-00-77	RESIDENTIAL	WILLIAMSON, JAMES	12345 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25
772	01-00-00-78	RESIDENTIAL	SMITH, JOHN	5678 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25
773	01-00-00-79	RESIDENTIAL	DAVIS, JANE	9012 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25

Relinquish Number	Per Parcel Number	Project	Previous Owner	Address	Area	Project	Area	Project	Area	Project	Area
881	01-00-00-88	RESIDENTIAL	WILLIAMSON, JAMES	12345 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25
882	01-00-00-89	RESIDENTIAL	SMITH, JOHN	5678 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25
883	01-00-00-90	RESIDENTIAL	DAVIS, JANE	9012 Main St	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25	RESIDENTIAL	0.25



LEGEND

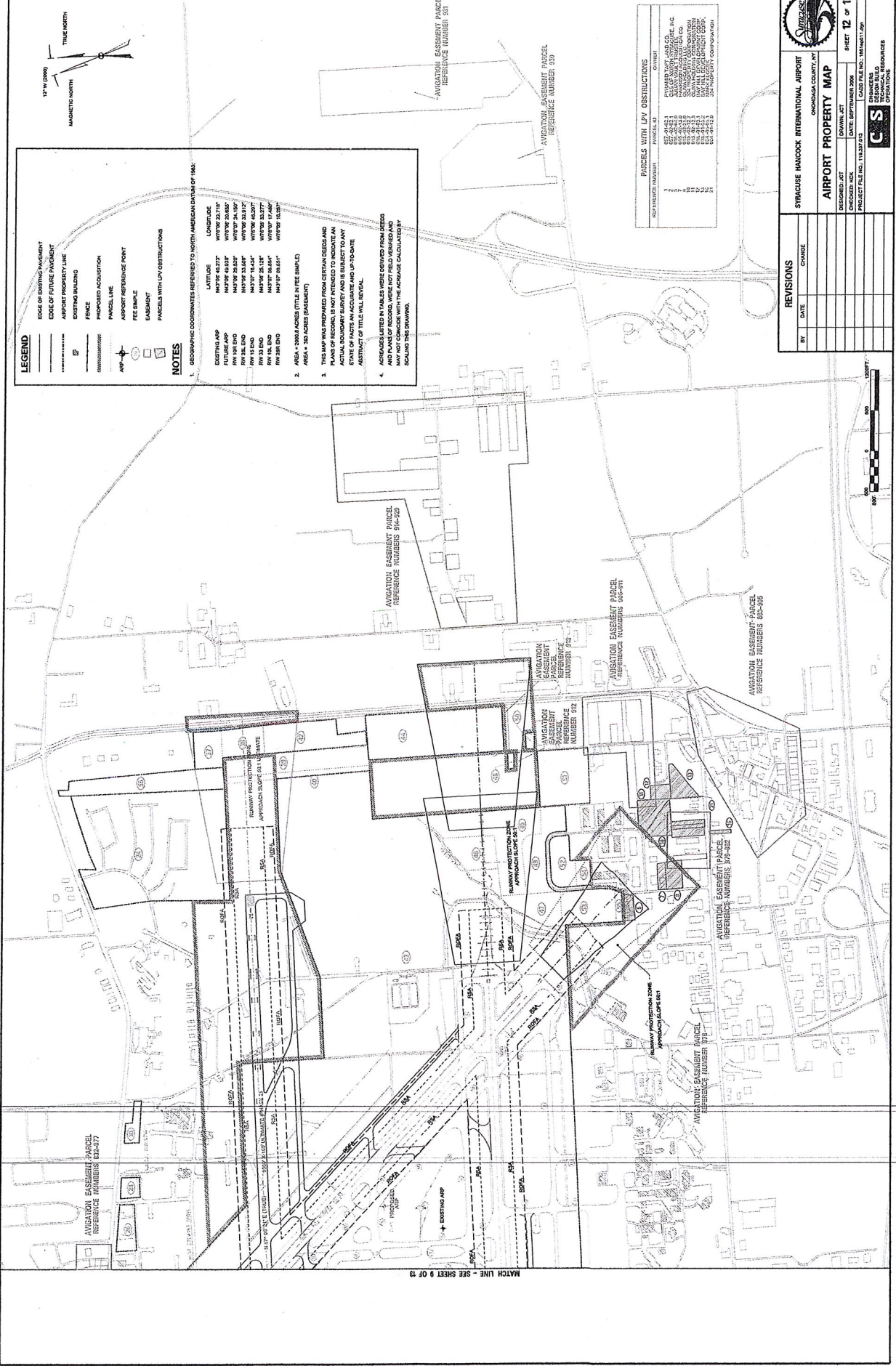
- EDGE OF EXISTING PAVEMENT
- EDGE OF FUTURE PAVEMENT
- AIRPORT PROPERTY LINE
- EXISTING BUILDING
- FENCE
- PROPOSED ACQUISITION
- PARCEL LINE
- AIRPORT REFERENCE POINT
- FEE SIMPLE
- EASEMENT
- PARCELS WITH LVM OBSTRUCTIONS

NOTES

1. GEOMETRIC COORDINATES REFERRED TO NORTH AMERICAN DATUM OF 1983:

EXISTING ANP	LATITUDE	LONGITUDE
FWY 700	NR 700 46.272'	WR 700 22.714'
FWY 700	NR 700 46.250'	WR 700 20.828'
FWY 700	NR 700 46.227'	WR 700 18.942'
FWY 700	NR 700 46.204'	WR 700 17.056'
FWY 700	NR 700 46.181'	WR 700 15.170'
FWY 700	NR 700 46.158'	WR 700 13.284'
FWY 700	NR 700 46.135'	WR 700 11.398'
FWY 700	NR 700 46.112'	WR 700 9.512'
FWY 700	NR 700 46.089'	WR 700 7.626'
FWY 700	NR 700 46.066'	WR 700 5.740'

2. AREA = 2009.3 ACRES (TTL IN FEE SIMPLE)
3. THIS MAP WAS PREPARED FROM CERTAIN DEEDS AND PLANS OF RECORD, IS NOT INTENDED TO INDICATE AN ACTUAL BOUNDARY SURVEY AND IS SUBJECT TO ANY FUTURE SURVEYS AND ADJUSTMENTS.
4. ACRES LISTED IN TABLES WERE DERIVED FROM DEEDS AND PLANS OF RECORD, WERE NOT FIELD VERIFIED AND DO NOT REPRESENT THE ACTUAL ACRES TO BE ACQUIRED. THE INCREASE CALCULATED IN THIS DRAWING.



AVIGATION EASEMENT PARCEL REFERENCE NUMBER	OWNER
82-85-87	STRAUSE HARCOCK INTERNATIONAL AIRPORT
89	CALVIN WORTH WOODCOKE, INC.
90	COVALENT LUMBER PRODUCTS CO.
91	AVIATION ASSOCIATES OF INDIANAPOLIS
92	AVIATION ASSOCIATES OF INDIANAPOLIS
93	AVIATION ASSOCIATES OF INDIANAPOLIS
94	AVIATION ASSOCIATES OF INDIANAPOLIS
95	AVIATION ASSOCIATES OF INDIANAPOLIS
96	AVIATION ASSOCIATES OF INDIANAPOLIS
97	AVIATION ASSOCIATES OF INDIANAPOLIS
98	AVIATION ASSOCIATES OF INDIANAPOLIS
99	AVIATION ASSOCIATES OF INDIANAPOLIS
100	AVIATION ASSOCIATES OF INDIANAPOLIS
101	AVIATION ASSOCIATES OF INDIANAPOLIS
102	AVIATION ASSOCIATES OF INDIANAPOLIS

STRAUSE HARCOCK INTERNATIONAL AIRPORT		
CHORDATA COUNTY, IN		
AIRPORT PROPERTY MAP		
DATE	BY	CHANGE
DATE	BY	CHANGE
DATE	BY	CHANGE
DATE	BY	CHANGE

PROJECT FILE NO. 113.23.743

DATE PREPARED: 04/15/2010

PROJECT NO. 113.23.743

SHEET 12 OF 15

LAND NO. 1448001.008

OWNER: STRAUSE HARCOCK INTERNATIONAL AIRPORT

DESIGNER: CS ENGINEERS & ARCHITECTS

SCALE: AS SHOWN