



**REQUEST FOR EXPRESSIONS OF
INTEREST**

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

REOI REFERENCE # 2020-01

Issued: January 24, 2020

Submission Deadline: February 28, 2020, by 2:30 PM ET

Designated Contact for this REOI:
Linda Ryan, Aviation Contracting Officer

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

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

**PARCEL #26
REOI REFERENCE #2020-01**

ALL RESPONSES MUST BE RECEIVED PRIOR TO 2:30 P.M. February 28, 2020
At the offices of:

**SYRACUSE REGIONAL AIRPORT AUTHORITY
ATTN: LINDA 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 RYANL@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
January 24, 2020	Issuance of Request for Expressions of Interest
February 7, 2020	Closing Date for Respondent Questions
February 14, 2020	Final Response to Respondent’s Questions
February 28, 2020	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.syrsraa.com/bids-rfp-rfq>

1.3. Communications

All inquiries concerning this REOI must be addressed to the following designated contacts for this REOI: **Linda Ryan, ryanl@syraairport.org**

NOTE: Please indicate REOI Reference # 2020-01 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 Friday, February 7, 2020** to ryanl@syraairport.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 February 14, 2020 at <http://www.syrsraa.com/bids-rfp-rfq>

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.



LEGEND

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

NOTES

1. GEOREFERENCE COORDINATES REFERRED TO NORTH AMERICAN DATUM OF 1983.

CONVERT	COORDINATE	CONVERSION
EXISTING ANP	NAD 83 49 23.27'	NAD 83 49 23.27'
FUTURE ANP	NAD 83 49 23.27'	NAD 83 49 23.27'
RW 18 END	NAD 83 28 33.07'	NAD 83 28 33.07'
RW 18 END	NAD 83 28 33.07'	NAD 83 28 33.07'
RW 13 END	NAD 83 25 13.37'	NAD 83 25 13.37'
RW 13 END	NAD 83 25 13.37'	NAD 83 25 13.37'
RW 18 END	NAD 83 05 58.84'	NAD 83 05 58.84'
RW 18 END	NAD 83 05 58.84'	NAD 83 05 58.84'
2. AREA = 2004 ACRES (TILE IN FEE SAMPLE)
3. THIS MAP WAS PREPARED FOR THE DESIGN AND PLANS OF RECORD, AND IS SUBJECT TO ANY ACTUAL BOUNDARY SURVEY AND IS SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP-TO-DATE ABSTRACT OF TITLE WILL REVEAL.
4. ACTUAL UTILITIES IN THIS AREA WERE DERIVED FROM RECORDS AND PLANS OF RECORD, WERE NOT FIELD SURVEYED AND MAY NOT CORRELATE WITH THE UTILITIES CALCULATED BY SCALING THIS DRAWING.

PARCELS WITH LV OBSTRUCTIONS

PARCEL ID	OWNER
824-921	CHRYSLER FINANCIAL GROUP
824-922	AMERICAN AIRLINES INC
824-923	AMERICAN AIRLINES INC
824-924	AMERICAN AIRLINES INC
824-925	AMERICAN AIRLINES INC
824-926	AMERICAN AIRLINES INC
824-927	AMERICAN AIRLINES INC
824-928	AMERICAN AIRLINES INC
824-929	AMERICAN AIRLINES INC
824-930	AMERICAN AIRLINES INC
824-931	AMERICAN AIRLINES INC
824-932	AMERICAN AIRLINES INC
824-933	AMERICAN AIRLINES INC
824-934	AMERICAN AIRLINES INC
824-935	AMERICAN AIRLINES INC
824-936	AMERICAN AIRLINES INC
824-937	AMERICAN AIRLINES INC
824-938	AMERICAN AIRLINES INC
824-939	AMERICAN AIRLINES INC
824-940	AMERICAN AIRLINES INC

SYRACUSE HANCOCK INTERNATIONAL AIRPORT
ONONDAGA COUNTY, NY

AIRPORT PROPERTY MAP

DESIGNED BY: DATE: SEPTEMBER 2009
CHECKED BY: DATE: SEPTEMBER 2009
PROJECT FILE NO. 11823743 CAD FILE NO. 181807159

CS
CREATING BUILDING OPERATIONS RESOURCES

Sheet 12 of 15

REVISIONS

BY	DATE	CHANGE

MATCH LINE - SEE SHEET 9 OF 13

EXISTING GARMENT TABLE with columns: Reference Number, The Parcel Number, Previous Owner, Address, Project, Great Number of Parcels, and Type of Encumbrance. Contains data for parcels 230 through 313.

SYRACUSE HAMCOCK INTERNATIONAL AIRPORT
PROPERTY MAP DATA SHEET
DATE: SEPTEMBER 2009
DESIGNED BY: C. S. ENGINEERS
CROSS ENGINEERS
SHEET 13 of 15
OPERATION

EXISTING GARMENT TABLE with columns: Reference Number, The Parcel Number, Previous Owner, Address, Project, Great Number of Parcels, and Type of Encumbrance. Contains data for parcels 230 through 313.

SYRACUSE HAMCOCK INTERNATIONAL AIRPORT
PROPERTY MAP DATA SHEET
DATE: SEPTEMBER 2009
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CROSS ENGINEERS
SHEET 13 of 15
OPERATION

EXISTING GARMENT TABLE with columns: Reference Number, The Parcel Number, Previous Owner, Address, Project, Great Number of Parcels, and Type of Encumbrance. Contains data for parcels 230 through 313.

SYRACUSE HAMCOCK INTERNATIONAL AIRPORT
PROPERTY MAP DATA SHEET
DATE: SEPTEMBER 2009
DESIGNED BY: C. S. ENGINEERS
CROSS ENGINEERS
SHEET 13 of 15
OPERATION

NOTE: SEE SHEET 16 OF 15 FOR AP GRANTS INFORMATION
REVISIONS
DATE CHANGE

Table with columns: Station Number, The Parcel Number, Previous Owner, Address, Project, Date of Placement, Type of Assessment. Rows 651-750.

Notes: 1. A number of the items listed for the first Program and Program (RIPAP) for which permits have not been assigned for assessment...

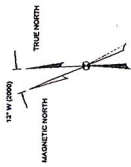
Table with columns: Station Number, The Parcel Number, Previous Owner, Address, Project, Date of Placement, Type of Assessment. Rows 751-850.

Table with columns: Station Number, The Parcel Number, Previous Owner, Address, Project, Date of Placement, Type of Assessment. Rows 851-950.

SYRACUSE Hancock INTERNATIONAL AIRPORT CITY OF SYRACUSE PROPERTY MAP DATA SHEET REVISIONS table and project metadata.

Table with columns: Station Number, The Parcel Number, Previous Owner, Address, Project, Date of Placement, Type of Assessment. Rows 951-1050.

Table with columns: Station Number, The Parcel Number, Previous Owner, Address, Project, Date of Placement, Type of Assessment. Rows 1051-1150.



LEGEND

- EDGE OF EXISTING PAVEMENT
- EDGE OF FUTURE PAVEMENT
- - - AIRPORT PROPERTY LINE
- - - EXISTING BUILDING
- - - FENCE
- - - PROPOSED ACQUISITION
- - - PARCELLINE
- - - AIRPORT REFERENCE POINT
- - - FEE SAMPLE
- - - EASEMENT
- - - PARCELS WITH LPA OBSTRUCTIONS

NOTES

1. GEOMETRIC COORDINATES REFERRED TO NORTH AMERICAN DATUM OF 1983.
2. AREA = 20083 ACRES (TILE IN FEE SAMPLE)
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 SURVEY AND ADJUSTMENTS.
4. AREAS LISTED IN TABLES WERE DERIVED FROM DEEDS AND PLANS OF RECORD, WERE NOT FIELD VERIFIED AND ARE SUBJECT TO ANY SURVEY AND ADJUSTMENTS. THE INCREASE CALCULATED BY SCALING THIS DRAWING.

TABLES WITH LPA OBSTRUCTIONS

PARCEL ID	OWNER
001-000001	STATE OF OHIO
001-000002	STATE OF OHIO
001-000003	STATE OF OHIO
001-000004	STATE OF OHIO
001-000005	STATE OF OHIO
001-000006	STATE OF OHIO
001-000007	STATE OF OHIO
001-000008	STATE OF OHIO
001-000009	STATE OF OHIO
001-000010	STATE OF OHIO
001-000011	STATE OF OHIO
001-000012	STATE OF OHIO
001-000013	STATE OF OHIO
001-000014	STATE OF OHIO
001-000015	STATE OF OHIO
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001-000017	STATE OF OHIO
001-000018	STATE OF OHIO
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001-000197	STATE OF OHIO
001-000198	STATE OF OHIO
001-000199	STATE OF OHIO
001-000200	STATE OF OHIO



MATCH LINE - SEE SHEET 9 OF 13

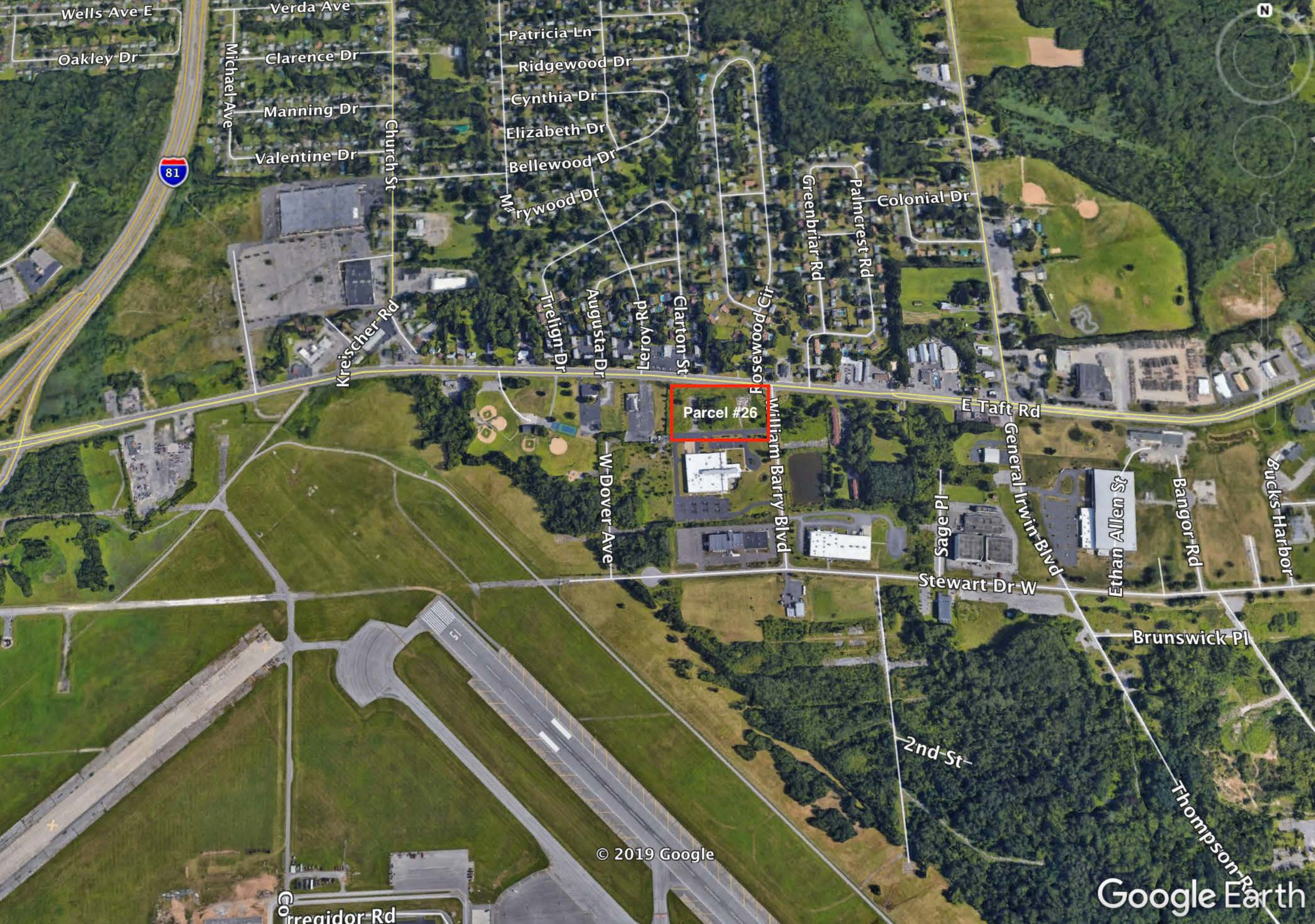
SYRACUSE HANCOCK INTERNATIONAL AIRPORT
CHONGOLA COUNTY, NY

AIRPORT PROPERTY MAP

DATE: 07/28/2011
DRAWN BY: J. G. BROWN
CHECKED BY: J. G. BROWN
PROJECT FILE NO.: 113.52.743

LIC. NO.: 1480001206
C.S. ENGINEERS, ARCHITECTS, SURVEYORS
TECHNICAL RESOURCES

REVISIONS	DATE	CHANGE



Wells Ave E

Oakley Dr



Verda Ave
Clarence Dr
Manning Dr
Valentine Dr

Church St

Patricia Ln
Ridgewood Dr
Cynthia Dr
Elizabeth Dr
Bellewood Dr
Marywood Dr

Kreischer Rd

Treilign Dr
Augusta Dr
Leroy Rd
Clarton St

Rosewood Cir

Greenbriar Rd
Palmercrest Rd
Colonial Dr

Parcel #26

William Barry Blvd

E Taft Rd

General Irwin Blvd

W-Dover Ave

Sage Pl

Stewart Dr W

Ethan Allen St

Bangor Rd

Bucks Harbor

Brunswick Pl

2nd St

Thompson Rd

© 2019 Google

Google Earth

Corridor Rd

Parcel #26

AVIGATION EASEMENT PARCEL
REFERENCE NUMBERS 832-877

MATCH LINE - SEE SHEET 9 OF 13

LEGEND

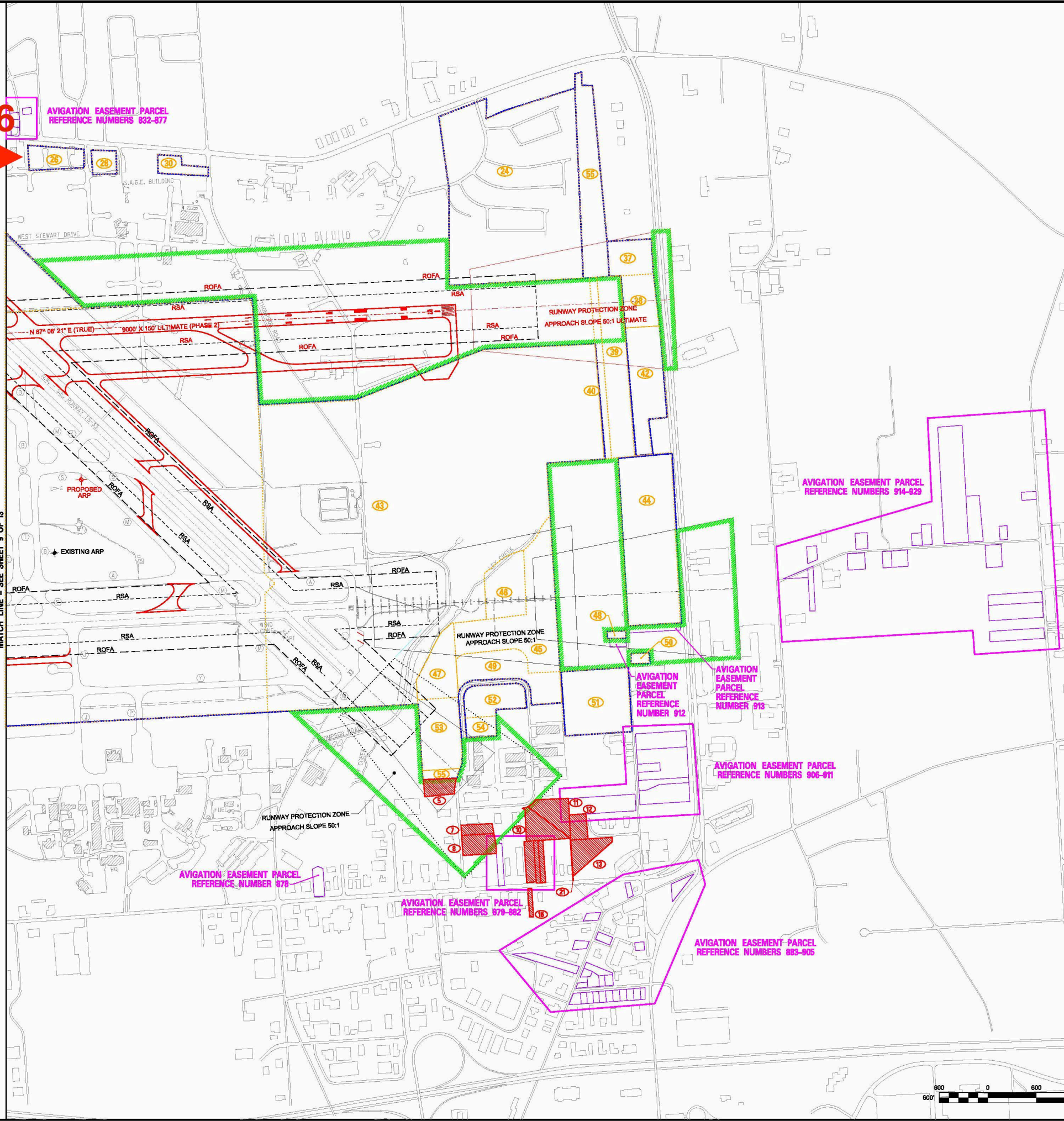
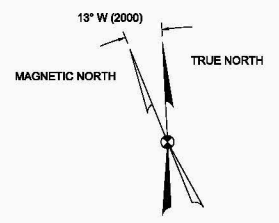
- EDGE OF EXISTING PAVEMENT
- EDGE OF FUTURE PAVEMENT
- AIRPORT PROPERTY LINE
- EXISTING BUILDING
- FENCE
- PROPOSED ACQUISITION
- PARCEL LINE
- ARP
- AIRPORT REFERENCE POINT
- FEE SIMPLE
- EASEMENT
- PARCELS WITH LPV OBSTRUCTIONS

NOTES

- GEOGRAPHIC COORDINATES REFERRED TO NORTH AMERICAN DATUM OF 1983:

	LATITUDE	LONGITUDE
EXISTING ARP	N43°06' 40.273"	W78°08' 22.718"
FUTURE ARP	N43°06' 49.939"	W78°08' 20.855"
RW 10R END	N43°06' 29.520"	W78°07' 34.150"
RW 28L END	N43°06' 33.508"	W78°05' 32.912"
RW 15 END	N43°07' 16.434"	W78°06' 46.207"
RW 33 END	N43°06' 25.126"	W78°05' 33.277"
RW 10L END	N43°07' 05.664"	W78°07' 17.480"
RW 28R END	N43°07' 09.651"	W78°05' 16.257"

- AREA = 2000.8 ACRES (TITLE IN FEE SIMPLE)
AREA = 393 ACRES (EASEMENT)
- 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 STATE OF FACTS AN ACCURATE AND UP-TO-DATE ABSTRACT OF TITLE WILL REVEAL.
- ACREAGES LISTED IN TABLES WERE DERIVED FROM DEEDS AND PLANS OF RECORD, WERE NOT FIELD VERIFIED AND MAY NOT COINCIDE WITH THE ACREAGE CALCULATED BY SCALING THIS DRAWING.



AVIGATION EASEMENT PARCEL
REFERENCE NUMBERS 914-929

AVIGATION EASEMENT PARCEL
REFERENCE NUMBER 931

AVIGATION EASEMENT PARCEL
REFERENCE NUMBER 936

AVIGATION EASEMENT PARCEL
REFERENCE NUMBER 913

AVIGATION EASEMENT PARCEL
REFERENCE NUMBERS 906-911

AVIGATION EASEMENT PARCEL
REFERENCE NUMBER 878

AVIGATION EASEMENT PARCEL
REFERENCE NUMBERS 879-882

AVIGATION EASEMENT PARCEL
REFERENCE NUMBERS 883-905

PARCELS WITH LPV OBSTRUCTIONS		
REFERENCE NUMBER	PARCEL ID	OWNER
1	057-01-02.1	PYRAMID TAFT LAND CO.
2	057-02-03.1	GAS OF NORTH SYRACUSE, INC.
3	015-02-04.0	JULIAN VALLI TRUSTEE
4	015-02-13.0	HARRISON ACQUISITION CO.
5	015-02-13.0	HARRISON ACQUISITION CO.
6	015-02-21.0	OLIVA HOLDING LLC
7	015-02-17	SS4 PROPERTY CORPORATION
8	015-02-12.8	OLIVA HOLDING CORPORATION
9	018-01-03.1	BAY HILL DEVELOPMENT CORP.
10	018-01-05.2	BAY HILL DEVELOPMENT CORP.
11	024-05-05.1	MARK KLOECK
12	024-01-12.0	334 PROPERTY CORPORATION
13		
14		
15		
16		
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20		
21		

REVISIONS		
BY	DATE	CHANGE

SYRACUSE HANCOCK INTERNATIONAL AIRPORT		
ONONDAGA COUNTY, NY		
AIRPORT PROPERTY MAP		
DESIGNED: JCT	DRAWN: JCT	SHEET 12 OF 15
CHECKED: KCK	DATE: SEPTEMBER 2008	
PROJECT FILE NO.: 119.337.013		CADD FILE NO.: 1961ap011.dgn
		ENGINEERS DESIGN BUILD TECHNICAL RESOURCES OPERATIONS

