

ONRAMP RFP Topic Responses

1. Timeline & Process

- a. The timeline has been extended to December 19. Due to deadlines with funders we are unable to extend the response beyond that date.
Project Partners are anticipating responses to be creative, thoughtful, and illustrative of a starting point for continued site development iteration in consultation with the community, the selected Master Developer, and key stakeholders.

2. Site Information, Building Data, and Due Diligence Materials

- a. The most up to date and relevant materials for 1300 South Salina have been provided via the [CenterState CEO Website](#). Additional information not contained in those documents is not available at this time.
- b. The building's most recent appraisal returned with a \$2m total value. The valuation of adjacent sites is beyond the scope of information the Project Partners can provide. We would encourage applicants to rely on the publicly available information to estimate property values for purposes of this response.
- c. The NYS Historic Preservation Office has indicated that 1300 South Salina is eligible for state and federal historic tax credits. The property has not been enrolled in the Brownfield Cleanup Program, but based on available information it is anticipated the site would be eligible. Development utilizing those resources would require compliance with applicable regulations for use, preservation, and municipal zoning.

3. Site Tours & Access

- a. There will not be a formal site tour prior to the RFP deadline.

4. Ownership Structure, Roles & Expectations

- a. Project Partners expect the negotiation of the Master Developer Agreement to outline the ownership structure in greater detail. The proposed site development, phasing, capital inputs, real estate values, and tax credits will dictate an ownership structure which is responsive to the project goals, maximizes Project Partners' capital contribution, and leverages private sources. At this time, the Project Partners do not have a specific ownership structure or fee sharing arrangement in mind.
- b. The Project Partners have secured capital resources from Empire State Development and intend to utilize those in support of the development of the ONRAMP facility and adjacent development, information on those resources are publicly available. Specific milestones and phasing related to the use of those funds has not been determined yet.

5. Land Disposition & Property Assembly

- a. The City of Syracuse has indicated its intent to sell the adjacent parcel it controls at 1350 South Salina Street. However, that and any other municipally controlled property, would be required to follow the City's property disposition policies, including setting the purchase price. The Project Partners anticipate working collaboratively with the selected developer to successfully acquire any additional acreage, whether or not it is municipally controlled.

6. ONRAMP Facility Requirements

- a. The current footprint of ONRAMP's temporary space is approximately 27,000 square feet of mixed office and light manufacturing space. At this time, the Project Partners anticipate a similar mix of uses and are evaluating the long term space needs to accommodate classroom and hands-on practical instruction.
- b. ONRAMP Program needs will be constantly adjusting to reflect the mission of the organization to provide nimble and responsive programming in response to community needs. The specific space in the larger development footprint will need to be designed with that flexibility in mind.

7. Residential Development Program

- a. A residential component is not required as part of a complete response. Project Partners anticipate that residential uses may be desired by the community as part of the overall development plan.
- b. A specific number of units or income requirements proposed in a response should be driven by market demand, in accordance with any requirements in the City of Syracuse's zoning and land use documents.