

## Questions Received Regarding Purchase and Development RFP Former Shoppingtown Mall Site.

Answers provided by the Onondaga County Industrial Development Agency (OCIDA) are in Red.

1. Can you please share the names of the firms/organizations that are responding to RFP?
  - a. OCIDA is not going to respond to this question.
2. Can the county provide any updated guidance on when it expects to have good and marketable title to Parcel 063.-01-02.3 given the recent NYS Supreme Court ruling?
  - a. The order of condemnation granted title to OCIDA. Please note the Order of Condemnation regarding Parcel 063.-01-02.3 posted on the OCIDA website.
3. What is the status of/why was the Chili's parcel (Parcel 063.-01-02.6) not included in this RFP? Would the respondents have any obligations and/or be subject to any other cross-easements, conditions, or covenants between that parcel and the broader redevelopment site? We're asking because we recall that that site was once part of the overall mall assemblage.
  - a. The Chili's parcel (Parcel 063.-01-02.6) is not owned by OCIDA and is not part of this RFP process.
4. Is there an up-to-date, sitewide utility survey and/or similarly relevant record documents available that can be shared? The "Sears Survey" available with the existing RFP materials denotes numerous utility easements, but it is unclear what the status of the actual services therein is and what the specifications are if still active/intact (e.g. volume, capacity, voltage, etc.).
  - a. OCIDA has not commissioned a utility survey.
5. Is there a recent engineering report or assessment of the existing parking garage available that can be shared?
  - a. No.
6. What are the county's actual current "carrying costs" associated with owning and securing the property (i.e. security contract, insurance premiums, etc.)?
  - a. OCIDA is not going to respond to this question at this time.
7. Could you please provide copies of any draft SEQR applications and associated impact studies and reports received/reviewed by the county as part of the previous District East redevelopment proposal?
  - a. The prior application and associated documents are available on the OCIDA website, "Public Info" → "Project Documents" → "OCIDA". Project Title is "Shoppingtown Redevelopment".
8. Can you confirm whether the Key Bank and Scotch 'N Sirloin tenants are in good standing under their respective leases and/or whether either is currently or has at any point recently been in default?
  - a. Key Bank and the Scotch 'N Sirloin are existing tenants with leases that are currently in effect.
9. Can you please share the most recent annual sales report/accounting received from the Scotch 'N Sirloin tenant? Tenant is obligated to provide these to Landlord both monthly and annually in accordance with Section 3 of the Lease.
  - a. OCIDA is not going to respond to this question at this time.