

Appendix D
Conceptual Stage Relocation Plan

CONCEPTUAL STAGE RELOCATION PLAN

PIN 3501.60

Interstate Route 81 Viaduct

City of Syracuse

Onondaga County

Projected Letting Date: To Be Determined

Reviewed and Approved By:



Date:

9/22/16

INTRODUCTION:

Three alternatives are currently being studied for the Interstate 81 (I-81) Viaduct Project in the City of Syracuse. The purpose of this report is to identify the residential and commercial displacements that would be required for the three alternatives under consideration for the project and assess the potential for sufficient replacement properties to accommodate the relocations. This assessment is being made on the basis of a study of general characteristics of the area, a determination of the approximate number and general nature of the necessary displacements and a survey of available residential and commercial relocation facilities in the community at this time.

PROJECT ALTERNATIVES:

The three alternatives being studied are described as follows:

- 1) No Build Alternative – The No Build Alternative, which would provide continuous maintenance of the existing highway system, serves as the baseline against which the other alternatives can be compared.
- 2) Viaduct Alternative – Under this alternative, the I-81 viaduct would be reconstructed to meet 60 MPH design standards except for three curves that would meet 50 MPH and two curves that would meet 55 MPH design standards for the horizontal stopping sight distance.
- 3) Community Grid (CG) Alternative – Under this alternative, the I-81 viaduct would be removed between Colvin Street and the I-81/I-690 interchange and replaced with a street-level urban arterial. The existing I-481 corridor around Syracuse would be re-designated as I-81. In addition, modifications would be made to highway features along I-690 and on the existing I-81/I-481 southern and northern interchanges. Under this alternative, the Almond Street corridor would end at Erie Boulevard and a new I-81 access would be created at Oswego Boulevard. Access to the elevated I-690 would be accomplished by a new interchange to be built at the Crouse and Irving Streets junction with I-690.

DESCRIPTION OF THE AREA:

I-81 is an approximately 700-mile long highway in the eastern United States. It begins at I-40 in Dandridge, Tennessee and extends northeasterly through Tennessee, Virginia, Maryland, West Virginia, Pennsylvania, and New York, terminating at Highway 401 in Ontario Canada. It is the primary north-south highway through Central New York, serving Binghamton, Cortland, Syracuse, and Watertown and provides an international crossing into Canada at the Thousand Islands Bridge.

I-81 serves many of the Syracuse region's destinations and employment centers, including Downtown Syracuse; University Hill, which includes several hospitals, Syracuse University, SUNY College of Environmental Science and Forestry (SUNY ESF), and the Carrier Dome; Destiny USA Mall; and Syracuse Hancock International Airport. I-81 also connects to the east-west interstates that pass through Syracuse (Interstate 90/New York State Thruway and I-690) as well as I-481.

The project limits common to the Viaduct and Community Grid Alternatives includes an approximately 3.75-mile section of I-81 from Colvin Street to Hiawatha Boulevard and the 2.5-mile section of I-690 from approximately the West Street interchange (which extends to Leavenworth Street) to Lodi Street. The Community Grid Alternative would also result in improvements along I-481, including its interchanges with I-81, and along I-690. These improvements would be necessitated by potentially relocating I-81 from its current location within the City of Syracuse to the current I-481. The project limits are shown on the attached **Exhibit 1, Figure 1-2**.

The project alternatives may include improvements to Almond Street and the east-west streets that intersect Almond Street. The alternatives may also include improvements to other local streets within Downtown Syracuse as show in the inset of Figure 1-2. It should be noted that the project limits are dynamic and may be revised as options for the I-81 Viaduct Project are explored.

The portions of I-81, I-690, and City streets to be affected by the project are completely within the City of Syracuse. The portions of I-481 to be affected under the Community Grid Alternative is within the City of Syracuse and the Towns of Dewitt and Cicero.

According to the 2010 census, the city population was 145,170, and its metropolitan area (including the aforementioned towns) had a population of 732,117.

RELOCATION ASSESSMENT:

The No Build Alternative would not require any acquisition.

The Viaduct Alternative would require the acquisition of 24 commercial buildings, some vacant and some with multiple businesses, as noted below. The three residential properties identified are all included in the commercial property count as they are multi-use (containing commercial entities on the first floor and apartments on the upper floors) (see Exhibit 1, Figure 3-1).

38 commercial businesses, 28 residential units, and 8 personal property only (storage units) would be required to relocate with the Viaduct Alternative.

The Viaduct Alternative **COMMERCIAL PROPERTIES AFFECTED**

Bldg ID #	Tax Map #	Address / Square Footage	Commercial Occupant(s)	Estimated Value based on Public Record
#1	008.-20-01	117 Butternut Street 10,318 sf	-Veterans Fastener Supply (owner)	\$375,000
#2	017.-01-01	329 N. Salina Street 41,472 sf	-Syracuse Behavioral Health (tenant) -D'Arcangelo & Co. LLP CPA's (tenant) -FairHealth (tenant)	\$4,000,000
#4	017.-01-02	319-325 N. Salina St. 40,632 sf	-Currently vacant storefront -Little Italy 5 & 10 (tenant) -Apple Nails (tenant) -Unique Elegance Boutique (tenant)	\$552,500
#5A	104.-03-01	1 Webster's Landing 33,330 sf	-VIP Structures, Inc. (owner) -IPD Engineering (tenant)	\$2,525,000
#5B	104.-03-02.1	493 Oswego Blvd rear	-Onondaga County Sewer Dept. (owner)	\$150,000
#10	103.-14-01	421 East Water Street 850 sf	-M&T Bank (tenant)	\$425,000
#11	103.-13-01	500 Erie Blvd East 31,196 sf	-Smith Restaurant Supply (owner)	\$600,000
#12A	103.-21-12	105 S. Townsend St 13,944 sf	-Currently vacant	\$120,000
#13	103.-21-06	517 E Washington St 7,500 sf	-Central New York Eye and Tissue Bank (owner)	\$500,000
#14	103.-24-02	603 East Fayette St. 3,638 sf	-Storage/surface parking (owner PPO)	\$200,000
#15	102.-05-01	610 East Fayette St. (a/k/a 601 E. Genesee St) 21,960 sf	-McMahon-Ryan Child Advocacy Center (tenant)	\$1,200,000
#16	102.-05-01	309 S McBride Street (a/k/a 601 E. Genesee St.) 25,920 sf	SU Peck Hall -Falk College of Sports and Human Dynamics Dept. of Marriage and Family Therapy (tenant) -St. Josephs Outpatient Behavioral Healthcare (tenant)	\$1,800,000
#17	102.-06-04	600 E. Genesee Street 66,672 sf	-Presidential Plaza Medical Office Building (14 tenants)	\$4,000,000

Bldg ID #	Tax Map #	Address / Square Footage	Commercial Occupant(s)	Estimated Value based on Public Record
#18	030.-05-01	400 Burnet Avenue 58,792 sf	-L&G Machining (tenant) -Hall Building Services (tenant) -four storage areas(4 tenant PPO)	\$400,000
#24A	008.-09-07	901 N. State Street 14,625 sf	-Avalon Copy Center (tenant)	\$600,000
#24B	008.-09-06	909 N. State Street 13,392 sf	-Storage area (owner PPO)	\$140,000
#24C	008.-09-05	915 N. State Street 15,080 sf	-Storage area (owner PPO)	\$160,000
#26	104.-02-02	220 Herald Place 59,520 sf	-Onondaga Case Workers Inc (tenant) -Vacant upper floors	\$2,000,000
#27	104.-05-01	123-129 East Willow St 10,015 sf	-Colella Galleries (owner)	\$480,000
#31	103.-21-03	110 South McBride St 1,750 sf	-Storage Center (owner PPO)	\$90,000
#32	103.-21-05	521-527 E Washington St 2,615 sf	-Currently vacant	\$200,000
#38	104.-06-02	128 N. Warren Street 6,000 sf	- Thekchen Choling Buddhist Temple (tenant)	\$700,000
#52	050.-10-01	500 Renwick Avenue 13,332 sf	-Syracuse Housing Authority Garage (owner)	\$325,000
#57	103.-22-2.2	110 Almond Street 2,100 sf	-Dunkin Donuts drive thru (tenant)	\$675,000

The Viaduct Alternative
RESIDENTIAL PROPERTIES AFFECTED

Bldg ID #	Tax Map #	Address / Square Footage	Units	Estimated Value based on Public Record
#4	017.-01-02	319-325 N. Salina St 40,632 sf	(16) 2 BR/1 BA Tenant Apartments (10) 1 BR/1 BA Tenant Apartments	\$700/mo. \$900/mo.
#27	104.-05-01	123-129 East Willow St 10,015 sf	(1) 3BR/1 BA Owner occupied apartment	\$480,000
#38	104.-06-02	128 N. Warren Street 6,000 sf	(1) 3 BR/1 BA tenant occupied apartment	\$1,000/mo.

Market research indicates that there are sufficient replacement properties to accommodate the relocations required for this alternative. **See Exhibit 2 for residential market listings and Exhibit 3 for commercial market listings.**

The Community Grid Alternative would require the acquisition of 5 commercial buildings, some with multiple businesses, as noted below, and no (0) residential properties (see Exhibit 1, Figure 3-8).

8 commercial businesses would be required to relocate with the Community Grid Alternative.

**The Community Grid Alternative
COMMERCIAL PROPERTIES AFFECTED**

Bldg ID #	Tax Map #	Address / Square Footage	Commercial Occupant	Estimated Value based on Public Record
#1	008.-20-01	117 Butternut Street 10,318 sf	-Veterans Fastener Supply (<i>owner</i>)	\$375,000
#2	017.-01-01	329 N. Salina Street 41,472 sf	-Syracuse Behavioral Health (<i>tenant</i>) -D'Arcangelo & Co. LLP CPA's (<i>tenant</i>) -FairHealth (<i>tenant</i>)	\$4,000,000
#52	050.-10-01	500 Renwick Avenue 13,332 sf	-Syracuse Housing Authority Garage (<i>owner</i>)	\$325,000
#47	030.-04-20	101 Lodi Street 10,910 sf	-Tobin's Real Wood Furniture (<i>tenant</i>) -Lawrence Automotive (<i>tenant</i>)	\$300,000
#57	103.-22-02.2	110 Almond Street 2,100 sf	-Dunkin Donuts drive thru (<i>tenant</i>)	\$675,000

Market research indicates that there are sufficient replacement properties to accommodate the relocations required for this alternative. **See Exhibit 2 for residential market listings and Exhibit 3 for commercial market listings.**

RELOCATION ASSISTANCE AND SERVICES

In effecting the relocation activities on this project, the following assurances are made:

- 1) As part of the preparation procedure for the acquisition stage relocation plan, each site occupant will be personally interviewed to determine their specific relocation needs.
- 2) The acquisition and relocation assistance program will be conducted in accordance with the requirements and standards of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended or as may be amended, as authorized by Section 30 of New York's Highway Law and implementing Rules and Regulations (Part 101, Title 17, NYCRR).
- 3) All site occupants will be furnished a copy of the State's information booklet and will be fully informed of all benefits to which they may be entitled.
- 4) No site occupant will be required to move from their property without at least 90 day written notice.
- 5) Comparable replacement housing will be available and offered to all residential occupants.
- 6) The relocation program will be carried out in an orderly, humane and timely fashion.
- 7) Relocation assistance will be offered to all relocates without discrimination.
- 8) An on site relocation office will not be established on this project. Staff from the Regional Office will provide relocation assistance at hours convenient to the displacees.

Conclusion:

There are sufficient available residential and commercial offerings on the market to accomplish successful relocation of the residential and commercial displacees for each of the alternatives. There is no known highway construction or other projects, by any public or private agency, scheduled which would affect the availability of replacement property. It is estimated that the relocation for the Viaduct Alternative can be accomplished within two years from the date of vesting, and the relocations for the Community Grid Alternative can be accomplished within one year from the date of vesting.

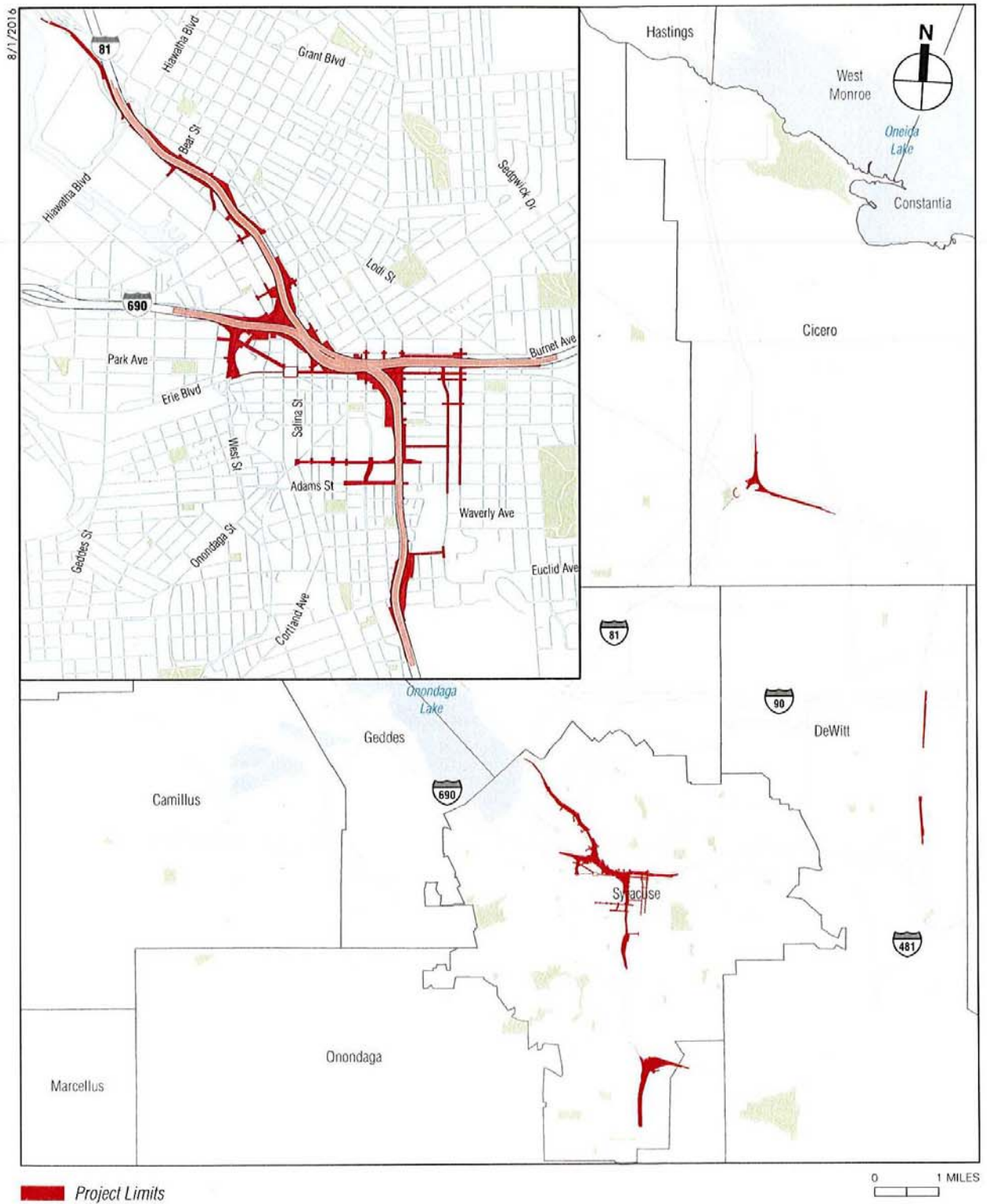
Prepared by:

Eileen R Moore

Date:

9/13/16

Exhibit 1 Maps

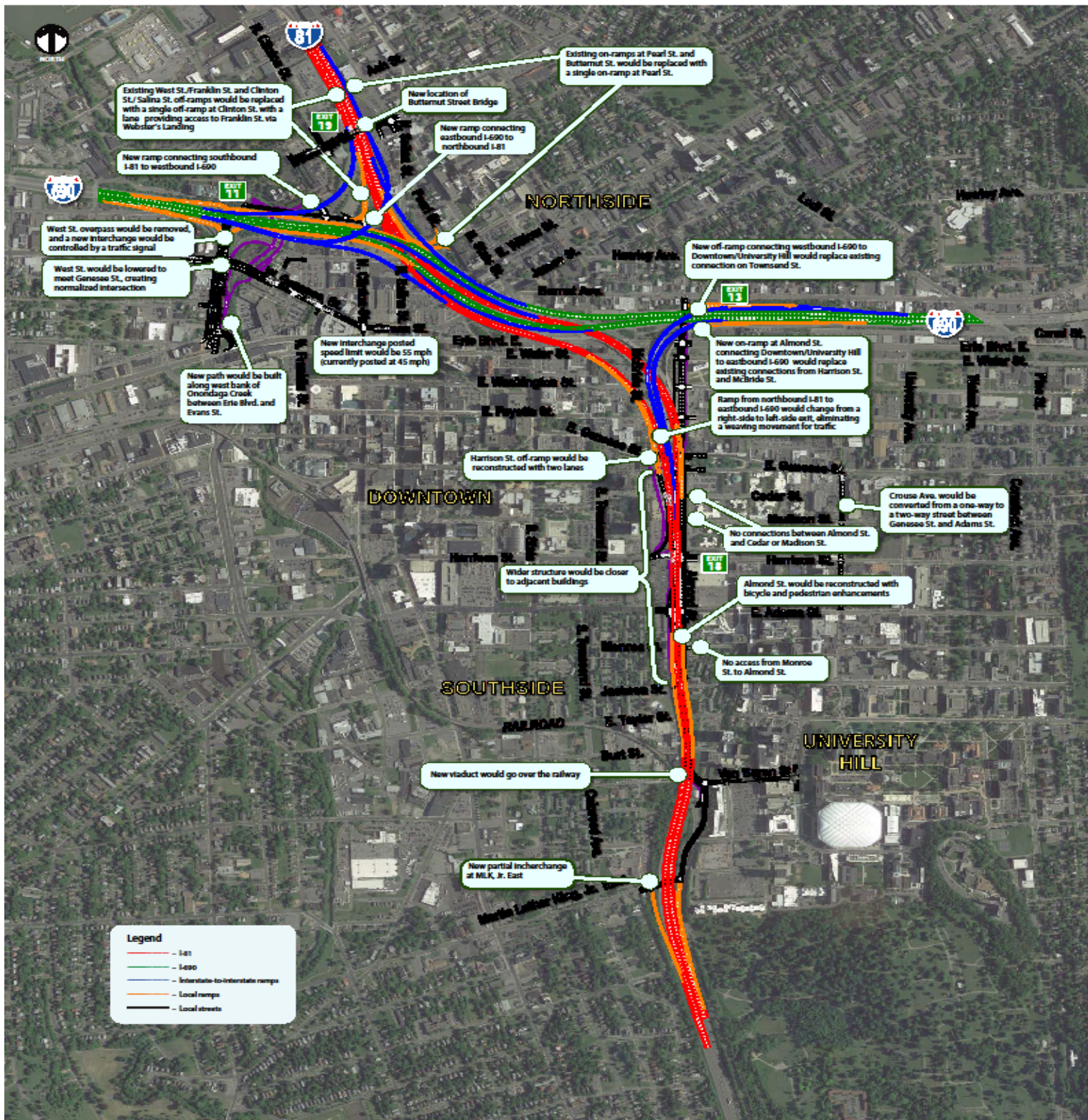


I-81 Viaduct Project

Project Area
Figure 1-2

Overview

Viaduct Alternative



I-81 Viaduct Project

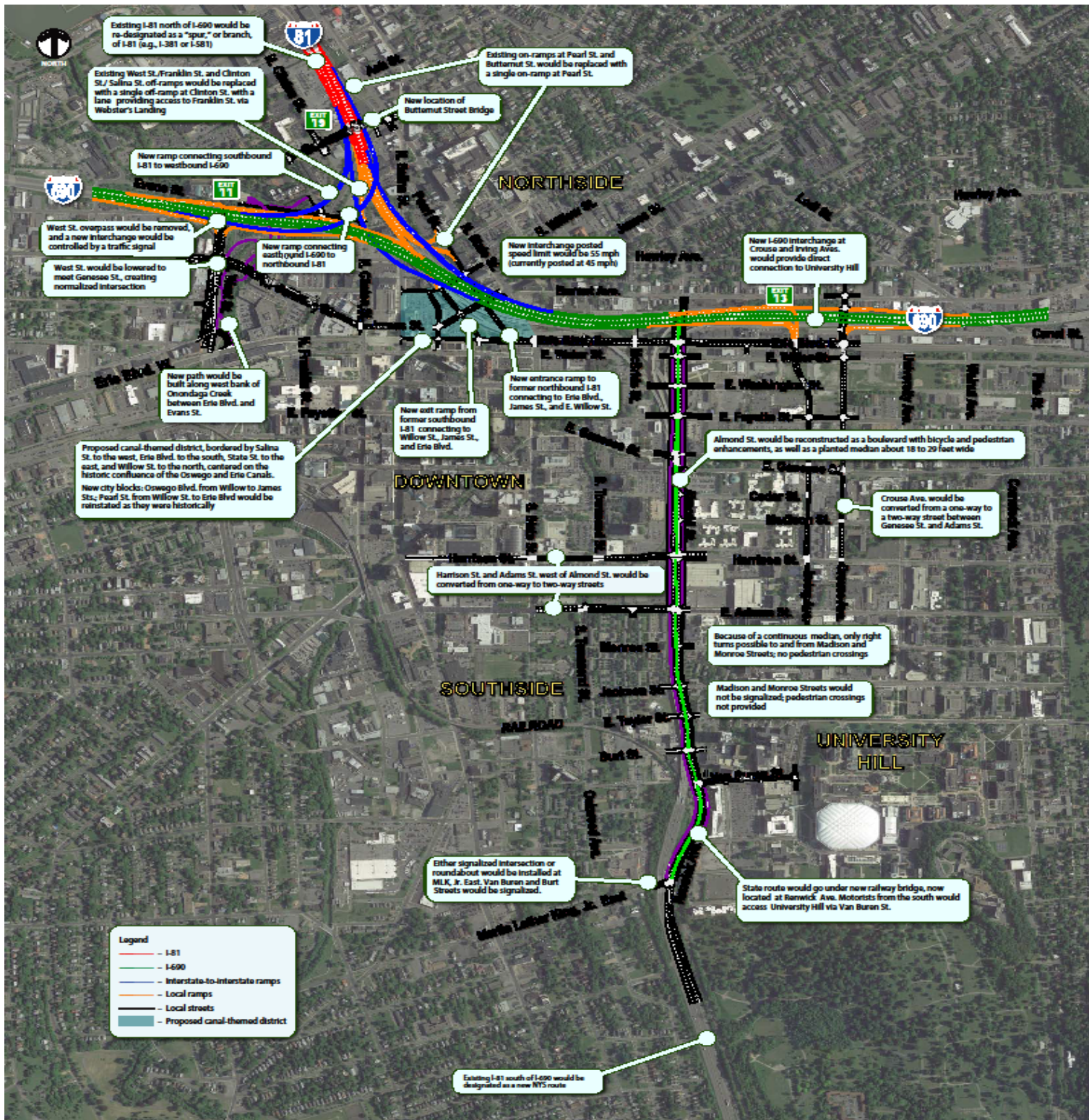
U.S. Department of Transportation
Federal Highway Administration

Department of Transportation

ANDREW M. CUOMO, Governor
MATTHEW J. DRISCOLL, Commissioner
DAVID P. SMITH, PE, Regional Director

Overview

Community Grid Alternative



I-81 Viaduct Project

U.S. Department of Transportation
Federal Highway Administration

State of New York
Department of Transportation

ANDREW M. CUOMO, Governor
MATTHEW J. DRISCOLL, Comptroller
DAVID P. SMITH, PS, Regional Director

EXHIBIT 2 –RESIDENTIAL NEEDS & MARKET OFFERINGS

VIADUCT ALTERNATIVE

Owners to be relocated

1 owner occupant unit (in a multi use building) 3 bedroom/1 bath

Tenants to be relocated

27 tenant occupied units (in 2 multi use buildings) 1 – > 3 bedroom/1 bath
16 – > 2 bedroom/1 bath
10 – > 1 bedroom/1 bath

(3 multi use buildings containing apartments taken under the Viaduct Alternative)

COMMUNITY GRID ALTERNATIVE

No owners or tenants would be displaced

The following current market data indicates that there are sufficient replacement properties to accommodate the required relocations.

Market Listing Data – Apartments for Rent

RENT/MONTH	ADDRESS	SIZE/STYLE
\$740.00	Chestnut Crossing Apartments 923 James Street, Syracuse	1 bed/1 bath – 3 stories
\$625.00	Greenway Place 200-204 Hawley Ave, Syracuse	1 bed/1 bath – 4 stories
\$1,000.00	The Flats at North Salina 466 North Salina Street, Syracuse	1 bed/1 bath – 3 stories
\$925.00	One Franklin Square	1 bed/1 bath – 6 stories
\$685.00	The James 923 James Street, Syracuse	1 bed/1 bath – 6 stories
\$700.00	Plaza Apartments 1108 E. Geneses St, Syracuse	1 bed/1 bath – 5 stories
\$700.00	Skyline Apartments 753 James Street, Syracuse	1 bed/1 bath – 12 stories
\$700.00	Paul Apartments 1114 E. Genesee St, Syracuse	1 bed/1 bath – 3 stories
\$675.00	502 University Apartments	1 bed/1 bath – 4 stories
\$870.00	Kasson Place 615 James Street, Syracuse	1 bed/1 bath – 5 stories
\$900.00	Clinton Square Suites 230 West Genesee St, Syracuse	1 bed/1 bath – 4 stories
\$945.00	Madison Towers 601 S. Townsend Street, Syracuse	1 bed/1 bath – 14 stories
\$950.00	Regency Tower 770 James Street, Syracuse	1 bed/1 bath – 14 stories
\$1,000.00	UA Towers 500 S. Salina Street, Syracuse	1 bed/1 bath – 16 stories
\$875.00	The James 923 James Street, Syracuse	2 bed/1 bath – 6 stories
\$900.00	Plaza Apartments 1108 E. Geneses St, Syracuse	2 bed/1 bath – 5 stories

Market Listing Data – Apartments for Rent - CONTINUED

RENT/MONTH	ADDRESS	SIZE/STYLE
\$865.00	Skyline Apartments 753 James Street, Syracuse	2 bed/1 bath – 12 stories
\$1,015.00	Kasson Place 615 James Street, Syracuse	2 bed/1 bath – 5 stories
\$1,200.00	Clinton Square Suites 230 West Genesee St, Syracuse	2 bed/1 bath – 4 stories
\$1,150.00	Madison Towers 601 S. Townsend Street, Syracuse	2 bed/1 bath – 14 stories
\$1,065.00	Regency Tower 770 James Street, Syracuse	2 bed/1 bath – 14 stories
\$1,145.00	Regency Tower 770 James Street, Syracuse	2 bed/2 bath – 14 stories
\$1,049.00	Copper Beech Commons 1055 E. Genesee Street, Syracuse	2 bed/1 bath – 4 stories
\$600.00	Pond St Apartments 802-810 Pond St, Syracuse	2 bed/1 bath – 3 stories
\$675.00	109 Essex Street, Unit 3, Syracuse	2 bed/1 bath – 2 stories
\$750.00	Twin Oaks 2813 Burnet Avenue, Syracuse	2 bed/1 bath – 3 stories
\$775.00	Sunny Crest Manor Apartments 725 Hixson Ave, Syracuse	2 bed/1 bath – 2 stories
\$770.00	Grant Village 117 Edtim Road, Syracuse	2 bed/1 bath – 3 stories
\$775.00	Sherbrooke Apartments 604 Walnut Avenue, Syracuse	2 bed/1 bath – 4 stories
\$785.00	Rugby Square Apartments 212 Dorchester Avenue, Syracuse	2 bed/1 bath – 3 stories
\$820.00	Greenway Place Apartments 205 Hawley Avenue, Syracuse	2 bed/1 bath – 3 stories
\$925.00	Nettleton Commons 313 E Willow Street, Syracuse	2 bed/1 bath – 4 stories
\$975.00	University Apartments 614 S. Crouse Ave, Syracuse	2 bed/1 bath – 6 stories
\$995.00	1321 Madison Street, Syracuse	2 bed/1 bath – 2 stories
\$1000.00	308 Burnet Avenue #308A, Syracuse	2 bed/1 bath – 3 stories
\$1000.00	103 Sidney Street, Syracuse	2 bed/1 bath – 1 story
\$1050.00	1221 E Genesee St, Syracuse	2 bed/1 bath – 2 stories
\$1050.00	301 Maple Street, Syracuse	2 bed/1 bath – 2 stories
\$1065.00	Regency Tower 770 James Street, Syracuse	2 bed/1 bath – 14 stories
\$775.00	James Crest Manor 1072 James Street, Syracuse	2 bed/2 bath – 3 stories
\$1,355.00	Regency Tower 770 James Street, Syracuse	3 bed/2 bath – 14 stories
\$1,450.00	UA Towers 500 S. Salina Street, Syracuse	3 bed/1.5 bath – 16 stories
\$1,000.00	614 S. Crouse Avenue, Syracuse	3 bed/3 bath – 6 stories
\$1,000.00	Copper Beech Commons 1055 E. Genesee Street, Syracuse	3 bed/2 bath – 4 stories

Market Listing Data – Mixed Use Buildings for Sale

\$229,000	300 S. Main St, North Syracuse	2,186 sf – 2 stories Retail ground floor 4 bed apt upstairs
\$500,000	6031 East Taft Rd, North Syracuse	9,468 sf – 2 stories Retail fronts & multifamily
\$595,000	330-350 N. Salina Street, Syracuse	23,000 sf – 2 stories Retail ground floor & 2 apts. upstairs
\$599,000	110 Griffiths Street, Syracuse	11,112 sf / 3 stories Office & 11 apartments
\$650,000	444 E. Genesee Street, Syracuse	27,142 sf / 4stories Ideal for office, retail & apartments

EXHIBIT 3 –COMMERCIAL NEEDS & MARKET OFFERINGS

VIADUCT ALTERNATIVE

The Viaduct Alternative would require the relocation of 7 owner occupied businesses, 31 tenant businesses, and 8 commercial personal property only (PPO) moves as listed below.

Type of Business	Occupancy	Sq. Footage	Public Record Property Value
117 Butternut Street Retail fastener supply	Owner	10,318	\$375,000
329 N. Salina Street Human Services	Tenant	41,472	\$4,000,000
CPA firm	Tenant		
Medical data firm	Tenant		
319-325 N. Salina Street Five & Dime	Tenant	40,632	\$552,500
Nail Salon	Tenant		
Boutique Shop	Tenant		
1 Webster's Landing Engineering Firm	Owner	33,300	\$2,525,000
Engineering Firm	Tenant		
493 Oswego Blvd (rear) Municipal Sewer building	Owner		\$150,000
421 East Water Street Bank	Tenant	850	\$425,000
500 Erie Blvd East Restaurant Supply	Owner	31,196	\$650,000
517 E Washington Street Tissue Bank	Owner	7,500	\$475,000
603 E. Fayette Street Storage	Owner (PPO)	3,638	\$200,000
610 E. Fayette Street Child Advocacy Center	Tenant	21,960	\$1,110,000
601 E. Genesee Street College Department	Tenant	25,920	\$1,300,000
Healthcare	Tenant		
600 E. Genesee Street OB/GYN Medical Office	Tenant	66,672	\$3,650,000
Endocrinology Medical Office	Tenant		
Upstate Dept. of Psychiatry	Tenant		
Chiropractic Medical Office	Tenant		
Orthopedic Medical Office	Tenant		
Psychology/Family Behavior Medical Off.	Tenant		
Clinical Laboratory	Tenant		
OB/GYN Medical Office	Tenant		
Psychology Medical Office	Tenant		
Psychotherapist Medical Office	Tenant		
Dentist Office	Tenant		
Psychology Medical Office	Tenant		
Psychology Medical Office	Tenant		
Clinical Laboratory	Tenant		

Type of Business	Occupancy	Sq. Footage	Public Record Property Value
400 Burnet Avenue Machine Shop	Tenant	58,792	\$405,000
Building Services	Tenant		
Building Material Storage	Tenant (PPO)		
Car Storage	Tenant (PPO)		
Misc Storage	Owner (PPO)		
Automotive garage storage	Owner (PPO)		
901 N. State Street Copy Center	Tenant	14,625	\$575,000
909 N. State Street Storage	Owner (PPO)	13,392	\$135,000
915 N. State Street Storage	Owner (PPO)	15,080	\$150,000
220 Herald Place Social Services	Tenant	59,520	\$1,300,000
123-129 E. Willow Street Art/Jewelry gallery	Owner	10,015	\$450,000
110 S. McBride Street Storage	Owner (PPO)	1,750	\$96,000
128 N. Warren Street Buddhist Temple	Tenant	6,000	\$650,000
500 Renwick Avenue Housing Authority Maintenance Garage	Owner	13,332	\$225,000
110 Almond Street Donut shop	Tenant	2,100	\$85,000

COMMUNITY GRID ALTERNATIVE

The Community Grid Alternative would require the relocation of 2 owner occupied businesses and 6 tenant businesses as described below.

Type of Business	Occupancy	Sq. Footage	Public Record Property Value
117 Butternut Street Retail fastener supply	Owner	10,318	\$375,000
329 N. Salina Street Human Services	Tenant	41,472	\$4,000,000
CPA firm	Tenant		
Medical data firm	Tenant		
500 Renwick Avenue Housing Authority Maintenance Garage	Owner	13,332	\$225,000
101 Lodi Street Furniture maker	Tenant	10,910	\$221,000
Automotive garage	Tenant		
110 Almond Street Donut shop	Tenant	2,100	\$85,000

The commercial relocations required on the Viaduct and Community Grid Alternatives cover a range of 2,100 sf to 59,520 sf. The following market data indicate that there are sufficient replacement properties to accommodate these relocations.

Market Listing Data – Commercial Buildings for RENT

RENT SF/Year	BUILDING Address	SIZE min. divisible to max. contiguous
\$6 - \$25	716 East Washington St Office space 716 East Washington Street, Syracuse	181 sf to 7,000 sf
\$14 - \$18	State Tower Building 109 S. Warren St, Syracuse	250 sf to 14,500 sf
\$12.50	University Building 120 E. Washington Street, Syracuse	410 sf to 2,850 sf
\$12	Madison Towers - office space 601 Townsend Street, Syracuse	416 sf to 5,322 sf
Negotiable	Velasko Professional Park 5108 Velasko Road, Syracuse	491 sf to 5,100 sf
\$12	The Monroe Building 333 East Onondaga Street, Syracuse	600 sf to 6,000 sf
\$14.50 - \$16.50	Sherwood Office Park 6702 Buckley Road, Syracuse	660 sf to 11,475 sf
\$8 to \$12	Midtown Professional Offices 325 James Street, Syracuse	700 sf to 2,700 sf
\$12 - \$16	Medical Office 2700 Court Street, Syracuse	770 sf to 9,204 sf
\$10.50 - \$11	200 Gateway 200 Gateway Park Drive, Syracuse	850 sf to 3,421 sf
\$14	Corporate Woods - office/medical 1035 7 th North Street, Liverpool	854 sf to 5,638 sf
\$11.50	731 James St office space 731 James Street, Syracuse	976 sf to 4,400 sf
\$10	2700 Lemoyne Ave office space 2700 Lemoyne Avenue, Syracuse	1,000 sf to 2,380 sf
\$12	2112 Erie Blvd office space 2112 Erie Blvd, Syracuse	1,000 sf to 5,000 sf
\$14 - \$18.25	Icon Tower 344 S. Warren Street, Syracuse	1,000 sf to 14,000 sf
\$17 - \$18	One Lincoln Center - office space 110 West Fayette St, Syracuse	1,035 sf to 21,000 sf
\$7.30	Westvale 3 Office Suite 107 Montrose Avenue, Syracuse	1,070 sf to 1,820 sf
\$12	Blockbuster Plaza 4727 S. Salina Street, Syracuse	1,090 sf to 5,890 sf
\$12	Labor Temple Building - office space 309 S Franklin St, Syracuse	1,200 sf
\$15	910 Erie - office space 910 Erie Blvd East, Syracuse	1,250 sf to 4,300 sf
\$18.95	Hamilton White House 307 South Townsend Street, Syracuse	1,380 sf
\$16 - \$17	Chimney Plaza - office & retail 5781 Bridge Street, E. Syracuse	1,450 sf to 3,000 sf
\$12	805 N. Salina Street - offices 805 N. Salina Street, Syracuse	1,500 sf
\$16.95	Franklin Center - offices 443 N Franklin Street, Syracuse	1,500 sf to 3,000 sf

\$5 - \$9	Case Supply Showroom -office space 601 West Fayette Street, Syracuse	1,500 sf to 11,020 sf
\$8.75	The Crown Building 301 West Fayette Street, Syracuse	1,600 sf
\$16 - \$18	Bridgewater Place 500 Plum Street, Syracuse	1,627 to 5,164 sf
\$35	Brittonfield Office Park – medical offices 4939 Brittonfield Parkway, E. Syracuse	1,642 sf to 5,500 sf
\$4.66	1208 James office space 1208 James Street, Syracuse	1,800 sf
\$12	206 Butternut office space 206 Butternut Street, Syracuse	1,800 sf
\$18	OneGroup Center 706 North Clinton Street, Syracuse	2,000 sf to 14,000 sf
\$18.50	Franklin Square - office space 525 Plum Street, Syracuse	2,064 sf
\$15.50	Hills Building 217 Montgomery Street, Syracuse	2,415 sf to 5,459 sf
\$5 - \$14	430 Park Plaza – office space 430 E. Genesee Street, Syracuse	2,500 sf to 15,000 sf
\$4 - \$6.50	Office Space / Showroom 835 Canal Street, Syracuse	2,500 sf to 21,600 sf
\$15.50	Brooklawn Corporate Center 6712 Brooklawn Parkway, Syracuse	2,735 sf to 6,400 sf
\$7	500 Butternut St – office space 500 Butternut Street, Syracuse	3,000 sf to 9,832 sf
\$12	QPK Building – office space 450 S. Salina Street, Syracuse	3,000 sf to 10,500 sf
Negotiable	Marsellus Commons 101 Richmond Avenue, Syracuse	3,000 sf to 27,000 sf
\$13.71	537 James Street office space 537 James Street, Syracuse	3,500 sf
\$13.50	One Financial Plaza – office space 221 S. Warren Street, Syracuse, NY	3,859 sf to 22,100 sf
\$3.75	Genesee Refrigeration – office/industrial 1200 Burnet Avenue, Syracuse, NY	4,000 sf to 10,000 sf
Negotiable	444 East Genesee Street – office space 444 E. Genesee Street, Syracuse	5,000 sf to 27,100 sf
\$14	Workers' Comp Building 935 James Street, Syracuse	5,720 sf
\$21.50	Jefferson Clinton Commons 211 W. Jefferson Street, Syracuse	7,365 sf
\$14.95	Camillus Mills – office / retail space 52-53 Genesee Street, Camillus	8,110 sf
\$13	1031 E. Fayette St office space 1031 E Fayette Street, Syracuse	11,124 sf
\$5.50	6641 Commerce Blvd – office/flex 6641 Commerce Blvd, E. Syracuse	13,211 sf to 56,000 sf
\$19.50	The LOFTS at Franklin Square – office 115 Solar Street, Syracuse	13,500 sf
\$7.50	7600 Morgan Road – office/industrial 7600 Morgan Road, Liverpool	62,400 sf

Market Listing Data – Commercial Buildings for SALE

PRICE	BUILDING Address	SIZE
\$164,900	Heritage Landing Office Condo 5846 Heritage Landing Drive, E. Syracuse	2,160 sf
\$299,000	313 Montgomery Street office property 313 Montgomery Street, Syracuse	2,255 sf
\$195,000	Retail/ Office Building 115 Green Street, Syracuse	2,772 sf
\$279,900	Highly Visible Office Building @ Taft Rd 105 Kreischer Road, Syracuse	2,800 sf
\$215,000	Valley Area – 2 commercial spaces 5302 South Salina Street	3,000 sf (total)
\$380,000	Office Building Near Syracuse University 1124 E. Genesee Street, Syracuse	3,408 sf
\$255,000	Office Building in Little Italy 639 N. Salina Street, Syracuse	4,200 sf
\$230,000	Office/Warehouse Building 120 Arterial Road, Syracuse	4,400 sf
\$295,000	Medical Condo – Northeast Medical Center 4000 Medical Center Drive, Fayetteville	4,784 sf
\$775,000	Historic Landmark Carriage House office 1 Landmark Place, Syracuse	5,400 sf
\$350,000	Office/Warehouse 101 Newbury Hollow Lane, Syracuse	6,000 sf
\$545,000	Retail space on Bridge Street 5804 Bridge Street, E. Syracuse	6,200 sf
\$395,000	Midcourt Builders Corp 6647 Old Thompson Road, Syracuse	6,600 sf
\$550,000	Office building near Syracuse University 711 E. Genesee Street, Syracuse	6,800 sf
\$700,000	Freestanding Office Building 138 E. Genesee Street, Baldwinsville	8,256 sf
\$755,000	Route 11 Mixed Use Building 209 N. Main Street, N. Syracuse	9,300 sf
\$575,000	Downtown Mixed Use Building 123 East Willow Street, Syracuse	10,000 sf
\$299,000	Genesee Refrigeration Building 1200 Burnet Avenue, Syracuse	10,000 sf
\$157,000	Mixed Use building (2 retail 1 apartment) 2830 Lemoyne Ave, Syracuse	10,560 sf
\$199,000	Office/Warehouse building 1121 North State Street, Syracuse	13,200 sf
\$1,300,000	Former Post Office 120 Kasson Road, Camillus	13,329 sf
\$425,000	Former Moose Lodge 1121 Milton Avenue, Syracuse	14,000 sf
\$750,000	Downtown office, retail & business 323 S. Salina Street, Syracuse	15,520 sf
\$675,000	Downtown office, retail & business 313 S. Salina Street, Syracuse	15,860 sf

PRICE	BUILDING Address	SIZE
\$1,250,000	Medical Office Building 2700 Court Street, Syracuse	20,746 sf
\$1,100,000	Midtown Professional Office Building 325 James Street, Syracuse	25,716 sf
\$925,000	Office Building/Showroom 835 Canal Street, Syracuse	31,600 sf
\$558,000	Richmark Carpet Building 1641 E. Genesee Street, Syracuse	35,000 sf
\$495,000	The Monroe Building 333 e. Onondaga St, Syracuse	39,570 sf

EXHIBIT 4 –SOURCES OF MARKET OFFERINGS

apartments.com – listings as of 09/12/2016

Property Management Alliance at www.pmalliance.com - listings as of 09/12/2016

University Area Apartments at www.univeristyarea.com – listings as of 09/12/2016

Cityfeet.com – listings as of 09/12/2016

Loopnet.com – listings as of 09/13/2016

The Icon Companies <http://theiconcompanies.com> – listings as of 09/12/2016

The Sutton Companies <http://suttoncos.com> - listings as of 09/12/2016

CBRE www.cbre.us – listings as of 09/12/2016

Pyramid Brokerage Company www.pyramidbrokerage.com listings as of 09/12/2016

COR Development LLC www.corcompanies.com – listings as of 09/12/2016

Hunt Commercial www.huntcommerical.com – listings as of 09/12/2016

Capital Markets Group, Pemco Group Leasing www.pemco.com – listings as of 09/12/2016