



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

333 WEST WASHINGTON STREET, SUITE 130, SYRACUSE, NY 13202
PHONE: 315.435.3770 • FAX: 315.435.3669 • SYRACUSECENTRAL.COM

Meeting Agenda January 12, 2016

8:00 AM Call to Order the Regular Meeting of the Agency

- A. Treasurer's Report
- B. Payment of Bills
- C. Conflict of Interest Disclosure

Action Items

1. CP 850 (3101-15-15B)

CP 850, LLC (Center Pointe Apartments) is proposing to build seven, three story, 26 unit apartment buildings at Center Pointe Drive in the Town of Lysander. The Project is an expansion of its existing complex in Radisson.

Agency Action Requested:

- a. A Resolution of the Board for SEQR Purposes determining that the project will not have a significant effect on the environment and requires no further environmental review.
- b. An Inducement Resolution of the Board for a straight lease transaction for a project consisting of the development of commercial space in the Town of Lysander.
- c. A Resolution of the Board authorizing the execution and delivery of closing documents.

Representative: Ed Kelley, BSK

2. Tessy Plastics (3101-16-01J)

Tessy Plastics is proposing to build a 246,000 square foot manufacturing facility at its existing assembly and warehouse operation in the Town of Van Buren.

Agency Action Requested:

- a. A Resolution of the Board describing the proposed project and the financial assistance the Agency may provide and authorizing a public hearing for the project. Agency benefits requested include a Payment in Lieu of Tax Agreement, and exemption from sales and use tax and the mortgage recording tax.
- b. A Resolution of the Board authorizing the execution of the Agent Agreement outlining the responsibilities of the Developer and Agency for the Project.

Representative: Ed Pietruniak, Tessy Plastics

3. G&C Foods (3101-16-02A)

The Project includes the acquisition of 3407 Walters Road. Improvements include the addition of refrigerated dock space, 50,000 square feet of dry space, converting part of the current facility space to freezer, and the creation of an agricultural manufacturing line in the Town of Van Buren. G&C Currently employs 215 FTEs and plans to create 85 new FTEs.

Agency Action Requested:

- a. A Resolution of the Board describing the proposed project and the financial assistance the Agency may provide and authorizing a public hearing for the project. Agency benefits requested include a Payment in Lieu of Tax Agreement, and exemption from sales and use tax and mortgage recording tax.
- b. A Resolution of the Board authorizing the execution of the Agent Agreement outlining the responsibilities of the Developer and Agency for the Project.

Representatives: Rich Chapman, G&C Foods

4. Prima Terra (3101-16-03A)

Construction of a 124 Room Hampton Inn & Suites in the Town of Salina.

Agency Action Requested:

- a. A Resolution of the Board describing the proposed project and the financial assistance the Agency may provide and authorizing a public hearing for the project. Agency benefits requested include an exemption from sales and use tax and the mortgage recording tax.
- b. A Resolution of the Board authorizing the execution of the Agent Agreement outlining the responsibilities of the Developer and Agency for the Project.

Representative: Carmen Emmi and Tony Mangano, Prima Terra Properties, LLC.

5. 437 N Salina Street Project Update

Representative: Dominic Robinson, Centerstate CEO

6. Finger Lakes Railway Corp Lease Extension

OCIDA and Finger Lakes Railway Corp have an existing lease agreement which is up for renewal.

Agency Actions Requested:

- a. A Resolution of the Agency authorizing the delivery and execution by the Executive Director of a lease agreement and related documents.

7. White Pine Commerce Park Sewer Design & Engineering RFP Selection

Board Action Requested: A Resolution of the Board selecting an engineering firm for the White Pine Commerce Park's sewer design and engineering work and authorizing an officer of the agency to sign all necessary documents.

8. 800 Hiawatha Request For Proposals – NYS DEC Brownfield Cleanup Program Remediation Plan

Agency Action Requested: A Resolution of the Board authorizing the issuance of a request for proposals for the implementation of an investigation and remediation plan for the site.

9. Cintas (3101-15-11B)

Agency Action Requested:

- a. A Resolution of the Board authorizing the terms, execution, and delivery of a certain payment in lieu of tax agreement related to the Cintas Corporation project
- b. A Resolution of the Board authorizing the execution and delivery of closing documents

10. Target Reconveyance (3101-01-06A)

Agency Action Requested: A resolution authorizing the execution and delivery of reconveyance documents with respect to the Target Corporation project.

11. Material Handling Technologies Reconveyance (3101-00-02A)

Agency Action Requested: A resolution authorizing the execution and delivery of reconveyance documents with respect to the Material Handling Technologies project.

12. JB Partnership Reconveyance (3101-01-10A)

Agency Action Requested: A resolution authorizing the execution and delivery of reconveyance documents with respect to the JB Partnership project.