



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Regular Meeting Agenda DRAFT November 8, 2022

8:00 AM Call to Order the Governance Committee

8:15 AM Call to Order the Meeting of the Agency

1. Approval of Minutes: October 6, 2022 Regular & October 20, 2022 Special Meetings
Minutes
2. Treasurer's Report
3. Payment of Bills
4. Conflict of Interest

1. **Tocco Villaggio III, LLC (3101-22-07A) Initial Meeting**

Tocco Villaggio III, LLC is proposing to construct an approximately 208-unit apartment complex totaling approximately 295,000 square feet in the Town of Clay. The complex would have 8 apartment buildings consisting of one and two bedroom units along with interior and exterior amenities. The applicant is requesting exemptions from certain sales and use taxes and mortgage recording taxes.

Agency Action Requested:

- a. A resolution of the Board authorizing a public hearing.

Representative: James Trasher, P.E. CHA Consulting

2. **Peregrine Holdings LLC (3101-22-09A) Initial Meeting**

Peregrine Holdings LLC is proposing to construct an assisted senior living residence with memory care services for persons with Alzheimer's disease and other memory-related health concerns of approximately 37,000 square feet consisting of approximately 64 units and related amenities (including parking) in the Town of Manlius. The applicant is requesting exemptions from certain sales and use taxes, real property taxes and mortgage recording taxes.

Agency Action Required:

- a. A resolution of the Board authorizing a public hearing.

Representative: Stephen Bowman, President, Peregrine Holdings, LLC

- 5. G.A. Braun, Inc. (3101-15-8B) Modification Meeting**
Onondaga County Industrial Agency \$5,644,670 original principal amount Multi-Modal Revenue Bonds (G.A. Braun, Inc. Project), Series 2105A (Tax- Exempt) and Series 2015B (Taxable)

Agency Action Requested:

- a. A resolution of the Board (1) approving certain Bond modifications and (2) selecting Bond, Schoeneck and King as bond counsel for the Bond modifications.

Representative: Robert Petrovich, Executive Director, OCIDA

- 6. OYA Camillus B (3101-20-17D) Modification Meeting**
OYA Camillus B, LLC is requesting the Board to consent to amend the legal description in its straight-lease transaction documents.

Agency Action Requested:

- a. A resolution of the Board authorizing an omnibus amendment and any related documents to amend the legal description of the straight-lease transaction documents.

Representative: Jeffrey Davis, Legal Counsel, OCIDA

- 7. Abundant Solar Power (E1), LLC. (3101-20-13B) Modification Meeting**
Abundant Solar Power (E1), LLC is requesting the Board to consent to the sale of its membership interests and to amend the legal description in its straight-lease transaction documents.

Agency Action Requested:

- a. A resolution of the Board consenting to the sale of membership interest of a company with a current straight-lease transaction and authorizing an omnibus amendment and any related documents to amend the legal description of the straight-lease transaction documents.

Representative: Jeffrey Davis, Legal Counsel, OCIDA

8. White Pine Property – Authorization of Activities

Agency Action Requested:

- a. A resolution of the Board authorizing the Executive Director to:
 - (i) (A) engage Rambol, a previously approved engineering firm supporting the White Pine property, to commence the development of bid/procurement package(s) for the inspection, abatement and potential demolition of vacant Agency-owned structures at the White Pine property;
 - (B) utilize the Onondaga County Division of Purchase to manage such public bidding related to Agency public bids for the White Pine property;
 - (ii) engage Rambol to procure, select, coordinate and oversee subcontract(s) for survey and topographic work at the White Pine property;
 - (iii) complete any necessary regulatory and permitting requirements and engage in discussions for possible arrangement with the Town of Clay Fire Department to conduct controlled burns of certain structures at the White Pine property to support training of fire department personnel, as requested by the Town of Clay Fire Department.

Representative: Robert Petrovich, Executive Director, OCIDA

9. A Request for Proposal (RFP) for Public Relations/Marketing Services

The Agency is proposing to issue a request for proposal for firms to provide public relations and marketing services regarding OCIDA projects and economic opportunities in Onondaga County and in support of OCIDAs mission to stimulate economic development, growth and general prosperity for the people of Onondaga County.

Agency Action Requested

- a. A resolution of the Board to authorize the issuance of a RFP for public relations/marketing services.

Representative: Robert Petrovich, Executive Direction, OCIDA

Executive Session

10. Acceptance of Onondaga County Funding

Agency Action Requested:

- b. A resolution of the board authorizing and ratifying the Executive Director to enter into a contract amendment with Onondaga County in connection with assisting economic development efforts of OCIDA

Representative: Robert Petrovich, Executive Director, OCIDA

11. Purchase Contract Execution

Authorization to enter into purchase contract for one parcel of property.

Agency Action Requested:

- a. A resolution of the board authorizing the adoption of a SEQRA determination.
- b. A resolution of the Board authorizing the Executive Director to enter into a purchase contract and any related documents with respect to one parcel of property.

Representative: Robert Petrovich, Executive Director, OCIDA

Adjourn