



## 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 9, 2018

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

- A. Approval of Minutes – December 12, 2017
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest Disclosure

#### Action Items

##### 1. NexGen Power Systems, Inc. (3101-18-01A)

NexGen Power Systems, Inc. is requesting to enter into a straight lease agreement for a project consisting of renovation of 66,550 sq ft that will include approximately 7,000 square foot of office space including conference rooms and approximately 21,700 square foot of manufacturing space in the Town of DeWitt.

#### 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 an exemption from sales and use tax.
- b. A Resolution of the Board authorizing the execution of the Agent Agreement outlining the responsibilities of the Project Applicant and Agency for the Project.

**Representative: Narayanan Karu, CFO NexGen, Michael Penney, Counsel**

##### 2. United Radio(3101-17-09A)

United Radio is requesting to enter into a straight lease agreement for a project consisting of the purchase of a parcel adjacent to their current business that contains two 100,000 square foot buildings and renovation of one of those buildings located at 5717 Enterprise Parkway in the Town of DeWitt. United Radio currently leases one of these two buildings. The building United Radio does not currently occupy will be used for future expansion. **A Public Hearing was held on January 4, 2018.**

#### 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 renovation of manufacturing space in the Town of DeWitt.
- c. A Resolution of the Board authorizing the execution and delivery of closing documents.

**Representative: Jennifer Granzow, Wladis Law Firm**

##### 3. Specialists' One- Day Surgery, LLC (3101-17-07A)

Specialists' One-Day Surgery, LLC is requesting to enter into a straight lease agreement for a project consisting of renovating a currently vacant 52,800 sf building located at 5801 East Taft Rd., Town of Cicero and constructing a state-of-the-art 47,713 square foot orthopedic ambulatory surgery center within that building. This new surgery center will accommodate the increased demand for outpatient orthopedic services within the region. **A Public Hearing was held on January 5, 2018.**

**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 surgical space in the Town of Cicero.
- c. A Resolution of the Board authorizing the execution and delivery of closing documents.

**Representative: Bruce Smith, Counsel, Wood & Smith**

**4. L. & J.G Stickley Company(3101-03-11C)**

**Agency Action Requested:**

- a. A Resolution of the Board approving the termination of Lease and PILOT for L. and J.G. Stickley Company

**Representative: Tony Rivizzigno, OCIDA Counsel**

**Adjourn**