

Onondaga County Industrial Development Agency  
Regular Meeting Minutes  
October 8, 2019

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, October 8, 2019 at the OnCenter, 800 South State Street, Syracuse, New York in meeting rooms 1, 2 & 3.

Patrick Hogan called the meeting to order at 8:30 am with the following:

PRESENT:

Patrick Hogan  
Janice Herzog  
Victor Ianno  
Steve Morgan  
Susan Stanczyk  
Fanny Villarreal  
Kevin Ryan

ALSO PRESENT:

Robert Petrovich, Executive Director  
Genevieve A. Suits, Secretary  
Nate Stevens, Treasurer  
Karen Doster, Recording Secretary  
Carolyn Evans-Dean, Office of Economic Development  
Amanda Mirabito, Barclay Damon Law Firm  
Jeff Davis, Barclay Damon Law Firm  
George Laigaie, TC Syracuse Development Associates, LLC  
Bob Murray, Harris Beach Law Firm  
Mitch Latimer, Carpenters Local 277  
Richard Pietrafesa, BWI Hotel Acquisitions I, LLC  
Deli Vargas, Carpenters Local 277  
David Ulm, CHA  
Joan Beardslee  
Sheran Beardslee  
Patricia Neuburger  
Rebecca Maitland, Hampton Inn  
Sean Horton, CED Baldwin Hall  
Adam Strong, CED Baldwin Hall  
Steve Bills, LeChase  
David Bottar, CNY RPDB  
Christine O'Connell, O'Connell More RE  
Gary White, Village of Liverpool  
Greg Sgromo, Dunn & Sgromo Esq.  
Liz Hernick  
Vince Messina  
Ken Bush, Onondaga County Legislature  
Andrew Fish, CenterState CEO  
Nicholas LaFlair, Visions Federal Credit Union

Patrick Hogan stated he is the Chair of the Onondaga County Industrial Development Agency and welcomed everyone to the meeting. He stated while this is a public meeting, it is not a public hearing and the OCIDA won't be entertaining any kind of comments or questions from the audience. He stated they will be doing their jobs as members of the IDA under the provisions of the IDA. He stated BWI Hotel Acquisitions has been taken off the agenda.

#### APPROVAL OF REGULAR MEETING MINUTES – SEPTEMBER 17, 2019

Upon a motion by Victor Ianno, seconded by Kevin Ryan, the OCIDA Board approved the regular meeting minutes of September 17, 2019. Motion was carried.

#### TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of September 2019.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved the Treasurer's Report for the month of September 2019. Motion was carried.

#### PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #436.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved the Payment of Bills Schedule #436 for \$122,881.67 and PILOT Payments to the Village of East Syracuse for \$21,055.05, Baldwinsville School District for \$1,529,954.00, East Syracuse Minoa School District for \$212,254.47, Fayetteville Manlius School District for \$90,265.31, Syracuse School District for \$12,386.06, City of Syracuse for \$6,613.68 and Onondaga County for \$8,858.78. Motion was carried.

#### CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest Statement was circulated and there were no comments.

TC SYRACUSE DEVELOPMENT ASSOCIATES, LLC.

George Laigaie stated he has worked over 32 years for Trammell Crow Company who is a national development company. He stated he specializes in warehouse distribution facilities for logistics, e-commerce and large box users. He stated Trammel Crow will be the developer and the landlord. He stated the project is proposed to be located on the site of the Liverpool golf course located in Clay. He stated they are in their due diligence period for the site and that includes land development approvals, permits and rezoning requirements all of which are required for closing in early spring 2020. He stated the overall project schedule shows a spring start in 2020 and looking for an operational date of 3<sup>rd</sup> quarter of 2021. He stated the schedule is aggressive. He stated they are currently responding to town, county and state specifications related to due diligence on the site including traffic and sound requirements to identify and design the required improvements to meet all regulatory requirements. He stated the speculative building they are looking at has a ground floor of 820,000 square feet plus four elevated floors of about 660,000 each for about 3.7 million square feet of space. He stated the building will have 62 loading dock doors, 208 trailer spaces, 1,800 parking spaces with 88 motorcycles and a bus stop and a drop off area located on site. He stated the facility will be a 24/7 operation. He stated the site has 4 entrances off Morgan Road and one off the Liverpool bypass. He stated 2 of the intersections will be signalized. He stated a bus stop will be installed on Morgan Road. He stated the Town of Clay has sound requirements that measure differently than most towns and to make sure they are in complete compliance they installed a number of berms, walls and screenings to ensure 100% compliance. He showed a list of the intersections they are planning road improvements on. He stated they are quite extensive starting with Morgan Road having a 4,000 foot full lane down past the site to ensure there is a protective left turn in both directions into the facility and neighboring facilities.

Bob Murray (Attorney for applicant) stated this is no accident that this area was targeted for this type of development. He stated distribution warehousing/logistics sector has been identified by Onondaga County by several regional plans as a growth sector. He stated it grows on the area's existing logistics and distribution assets. He stated the project is accessible to public transportation so it also meets another one of the region's goals which is inclusivity. He stated the project will create 1,000 new jobs and these jobs start at \$30,000 including a comprehensive benefits package. He stated those jobs will inject about \$30,000,000 annually into Onondaga County. He stated the real property taxes under the PILOT agreement will significantly increase

over what is currently being paid. He stated over the 15 year PILOT term the project will bring a net wealth creation to the tune of \$30,000,000 to \$35,000,000 a year annually above and beyond what that site currently produces.

Patrick Hogan asked for any questions from the Board Members.

Patrick Hogan stated this is quite a project and wants to re-emphasize some things the public and the media have covered. He stated this is almost 28 times more revenue than what is realized as far as the golf course goes to the local municipalities which is the School District, the Town of Clay and the County of Onondaga. He stated this is a great boost for the economy.

Patrick Hogan asked George Laigaie to go over his experience on any other facilities he has done. George Laigaie stated he has been with the company 32 years and he has done several dozen of this type of project around the country including New York, Boston, Maryland, Pennsylvania and New Jersey. He stated they were similar type e-commerce, big box and logistics facilities. He stated they were in the 1,000,000 to 4,000,000 in square foot range over the past 10 years.

Patrick Hogan stated he has seen a lot of different logistic problems over the years as far as different projects go and asked is this anything new to him. George Laigaie stated no, it is not something new.

Patrick Hogan stated the public hearing was held. Genevieve Suits stated a public hearing was held on September 20 and public comments were recorded relative to the IDA benefits. She stated the comments are available to the Board Members.

Patrick Hogan asked if they are on the website. Genevieve Suits stated they are not on the website and are only available to the Board Members at this moment.

Patrick Hogan asked if they will be available on the website later. Genevieve Suits stated no.

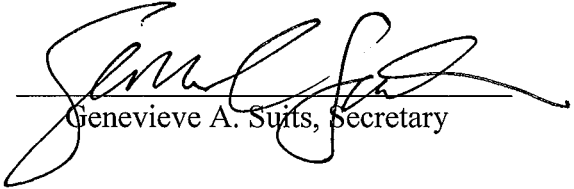
Robert Petrovich stated what is before the Board today is an Agency action requested whereby this Board and OCIDA would state its intent to be lead agency under SEQRA.

Patrick Hogan asked if the project will come back before the Board on October 31 for final determination as far as the economic benefits. Robert Petrovich stated a meeting is scheduled for October 31 and at that time there will be a resolution before the Board to induce the project and to make a determination under SEQRA.

Steve Morgan asked if the SEQRA will address environmental and financial benefits of the project. Amanda Mirabito stated there will be two separate resolutions. She stated OCIDA as lead agency will make a SEQRA determination and accept the resolution and then the Board will consider as to whether or not they want to approve the financial benefits.

Upon a motion Janice Herzog, seconded by Steve Morgan, the OCIDA Board approved a resolution designating OCIDA as lead agency for the purposes of a coordinated review pursuant to the state environmental quality review act. Motion was carried.

Upon a motion by Victor Ianno, seconded by Kevin Ryan, the OCIDA Board adjourned the meeting at 8:47 am. Motion was carried.

  
Genevieve A. Suits, Secretary