



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Meeting Agenda December 8, 2020

8:00AM Audit Committee Meeting

8:05 AM Call to Order the Regular Meeting of the Agency

- A. Approval of Minutes-November 10, 2020
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items

1. **5845 Widewaters Company, LLC (3101-19-09A) Meeting to Modify**
5845 Widewaters Company, LLC is requesting a modification to the project description in connection with its straight lease transaction undertaken with the Onondaga County Industrial Development Agency for a project located in the Town of Dewitt.

Agency Action Requested:

- a. A Resolution of the Board authorizing a modification of the project description in connection with a straight lease transaction involving the Onondaga County Industrial Development Agency and 5845 Widewaters Company, LLC to remove the acquisition, construction and equipping of the second building and modifying the PILOT obligations in accordance with the Schedule presented at this meeting.

Representative: Kevin McAuliffe, Counsel for 5845 Widewaters Company, Barclay Damon, PLLC

2. **SSC Lysander, LLC (3101-2-21A): Second Meeting**
SSC Lysander, LLC proposing the construction of a 3.5 mega-watt solar project in the Town of Lysander

Agency Action Requested:

- a. A Resolution of the Board to authorize adoption of SEQRA determination.
- b. A Resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested are exemption from certain real estate property taxes.

Representative: John Switzer, Managing Member, Summit Solar Capitol, LLC

3. 629 LeMoyne Manor, LLC (3101-20-15A): Second Meeting

629 LeMoyne Manor, LLC is proposing an approximately 102,000 sq. ft. apartment complex in the Town of Salina. The project will be comprised of four buildings with 66 apartments and approximately 5,000 sq. ft. of commercial space in one of the buildings. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

Agency Action Requested:

- a. A Resolution of the Board to authorize adoption of SEQRA determination.
- b. A Resolution of the Board authorizing the financial assistance the agency will provide. Agency benefits requested include exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

Representative: David Muraco, President, Empire Management Co.

4. Milton Real Properties of Massachusetts, LLC & Southworth-Milton, Inc. (DBA Milton CAT) (3101-20-22B): Initial Meeting

Milton CAT is proposing to construct a 75,000-85,000 square foot building in the Town of Cicero. 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: Bradlee Farrin, Corporate Facilities Manager, Milton CAT

5. Request for Professional Services: OCIDA Audit Services-2020

The Agency is requesting to enter into contract for OCIDA Audit Services.

Agency Action Requested:

- a. A Resolution of the Board authorizing the Executive Director to enter into an agreement for the RFP Services: OCIDA Audit Services-2020

Representative: Robert Petrovich, Executive Director, OCIDA

6. Request for Professional Services: OCIDA Counsel/Special Counsel/General Legal Services.

The Agency is requesting to enter into contract for OCIDA Legal Services-2020.

Agency Action Requested:

- a. A Resolution of the Board authorizing the Executive Director to enter into an agreement for the RFP Services: OCIDA Counsel/ Special Counsel/General Legal Services-2020

Representative: Robert Petrovich, Executive Director, OCIDA

7. OCIDA COVID-19 Small Business Grant

OCIDA Board to approve grants to small businesses and not-for-profits to be used to reimburse costs incurred to comply with the COVID-19 health and safety requirements.

Agency Action Requested:

- a. A Resolution of the Board authorizing grants to qualified applicants pursuant to the COVID-19 Grant Legislation for authorized use up to the amount of \$10,000.

Representative: Robert Petrovich, Executive Director, OCIDA

Executive Session/Legal Advice

8. Purchase Contract Execution

Authorization to enter into a purchase contract for 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 property located at 8676 Caughdenoy Road, Clay NY.

Representative: Robert Petrovich, Executive Director, OCIDA

9. White Pine Environmental Review

Agency Action Requested:

- a. A Resolution of the Board authorizing the adoption of a SEQRA determination, declaring the Board's intent to act as lead agency, and authorizing the Executive Director to take the necessary steps to initiate and develop a supplement to the September 2013 final generic environmental impact statement.

Representative: Jeffrey Davis, OCIDA General Counsel, Barclay Damon, LLC

Adjourn