



## ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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### Regular Meeting Agenda

December 20, 2022

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

1. Approval of Minutes: November 8 & November 29, 2022 Minutes
2. Treasurer's Report
3. Payment of Bills
4. Conflict of Interest

1. **Cryomech, Inc. (3101-22-08A) Second Meeting**

**Cryomech, Inc. is proposing to acquire approximately 12.5 acres from parcels adjacent to their current location in the Town of Dewitt and to construct an expansion consisting of approximately 30,000 SF of manufacturing space and 4,000 SF of office space. The applicant is requesting exemptions from certain sales and use taxes, real property 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 real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes.

**Representative:** Parminder Banga, Engineering Manager, Cryomech

2. **Tocco Villaggio III, LLC (3101-22-07A) Second 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 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 sales and use taxes and mortgage recording taxes.

**Representative:** James Trasher, P.E. CHA Consulting

3. **Peregrine Holdings LLC (3101-22-09A) Second 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. The applicant has notified Agency staff that it will undertake the project with PSL of Fayetteville LLC as the operating company and Fayetteville MC Owner LLC as the real estate holding company.**

**Agency Action Required:**

- 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 real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes.

**Representative:** Stephen Bowman, President, Peregrine Holdings LLC

4. **Request for Professional Services: OCIDA Public Relations/Marketing Services**  
**The Agency is proposing to enter into contracts for firms to provide public relations and marketing services regarding OCIDA projects and economic opportunities in Onondaga County and in support of OCIDA’s mission to stimulate economic development, growth and general prosperity for the people of Onondaga County.**

**Agency Action Requested**

- a. A resolution of the Board authorizing the Executive Director to enter into retainer agreements with the following companies for public relations/marketing services on an as-needed basis: 1) Eric Mower and Associates, 2) ABC Creative Group, and 3) Epoch Advertising Agency.

**Representative:** Robert Petrovich, Executive Direction, OCIDA

**5. Armoured One, LLC (3101-18-06A) Meeting to Modify Armoured One, LLC is requesting a one-year extension to their Sales and Use Tax Exemption**

**Agency Action Requested:**

- a. A resolution of the Board authorizing an extension to the Sales and Use Tax Exemption for Armoured One, LLC and North Midler Properties, LLC.

**Representative:** Tino Amodei, CTO and Co-Founder, Armoured One

**6. COR Inner Harbor Company, LLC (3101-15-14A) Meeting to Modify COR Van Rensselaer Street Company II, LLC and COR Van Rensselaer Street Company III, Inc. are requesting a one-year extension of the sales and use tax exemption in connection with Parcels B2-4 and C-2, Inner Harbor Project.**

**Agency Action Requested:**

- a. A resolution of the Board authorizing the extension of the sales and use tax exemption for COR Van Rensselaer Street Company II, LLC and COR Van Rensselaer Street Company III, Inc.(COR Inner Harbor Company, LLC Sub Project 1)

**Representative:** Catherine Johnson, CEO, COR Development Company, LLC

**7. DISTRICT EAST (3101-22-06A)**

**Agency Action Requested:**

- a. A resolution of the Board authorizing and directing Agency staff and counsel to take various actions pursuant to the Eminent Domain Procedure Law for the potential acquisition of lands and easement rights in support of the proposed District East development.

**Representatives:** Jeffrey W. Davis, OCIDA Legal Counsel, Barclay Damon

**8. White Pine Commerce Park Zone Change**

**Agency Action Requested:**

- a. Resolution of the Board authorizing the Executive Director to proceed with a zone change with respect to certain parcels of land located at the White Pine Commerce Park and complete all mapping, site plan and legal work necessary to submit and process the zone change request.

**Representative: Robert Petrovich, Executive Director, OCIDA**

**Adjourn**