

Onondaga County Industrial Development Agency
Regular Meeting Minutes
February 22, 2019

A regular meeting of the Onondaga County Industrial Development Agency was held on Friday, February 22, 2019 at the 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Patrick Hogan called the meeting to order at 9:05 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Susan Stanczyk
Fanny Villarreal

ABSENT:

Victor Ianno
Kevin Ryan
Steve Morgan

ALSO PRESENT:

Robert Petrovich, OCIDA, Executive Director
Genevieve A. Suits, Secretary
Nate Stevens, Treasurer
Tony Rivizzigno, Barclay Damon Law Firm
Jane Amico, VIP Structures
Charlie Wallace, Jr., VIP Structures
Cynthia Fowler, VIP True North Center for Children
Mike Fowler, VIP True North Center for Children

CONFLICT OF INTEREST DISCLOSURE

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

VIP TRUE NORTH LLC – MORTGAGE RECORDING TAX ABATEMENT AND SALES TAX ABATEMENT

Nate Stevens stated there was a public hearing held and the minutes have been provided to the Board Members.

Jane Amico thanked the Board for their patience and stated this has been a long process for them. She stated they received site plan approval and removed the PILOT request at the request of the

Town of Clay. She stated VIP Development is building the building as planned for True North. She stated upon completion they are going to sell the building through an SBA504 loan to the Fowlers. She stated it will be more beneficial to the Fowlers for them to purchase the building from VIP. She stated everything will stay the same.

Patrick Hogan asked how this will affect everything. Tony Rivizzigno stated at the completion of construction the Agency would terminate the lease.

Patrick Hogan stated it is just sales tax and mortgage tax. Tony Rivizzigno agreed and stated what they do after that is their business.

Jane Amico stated they already have 30 students enrolled after 4 weeks of putting it out there. She stated this is much needed asset in Clay and the response from the community has been tremendous.

Patrick Hogan stated it is apparent in the documentation sent from True North that the school district concurred there is a great need for what they provide as far as pre-k for working families.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing adoption of the SEQR determination, authorizing mortgage recording tax abatement and sales tax abatement for the True North LLC Project. Motion was carried.

Tony Rivizzigno asked if they have a date to start. Jane Amico stated they are waiting for a letter from the SBA and the Town of Clay has the site plan so they are hoping March 5. She stated it will be built in 5 months and will be open when school starts.


Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board went into executive session at 9:07 am. Motion was carried.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA adjourned executive session at 9:15 am. Motion was carried.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the executive director to negotiate a purchase of properties in the Town of Clay, specifically 8653 Burnet Road, 5267 State Route 31 and to option parcel 8739 Burnet Road. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved a resolution to approve the proposed PILOT modification for Syracuse Property Partners in order to accommodate the repayment of tax from the County back to the school district. Motion was carried.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board adjourned the meeting at 9:17 am. Motion was carried.


Genevieve A. Suits, Secretary