

ONONDAGA CIVIC DEVELOPMENT CORPORATION
Regular Meeting Minutes
February 8, 2018

The Regular meeting of the Onondaga Civic Development Corporation was held on Thursday, February 8, 2018 at 333 West Washington Street, Syracuse, New York, 13202, in the large conference room on the 1st floor.

Ben Dublin called the meeting to order at 8:33 am with the following:

PRESENT:

Ben Dublin
Alison Miller
Michael LaFlair
Ravi Raman

ABSENT:

Matthew Marko
Dennis Duval

ALSO PRESENT:

Julie Cerio, President/CEO
Brian Bartlett, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary
Chris Andreucci, Harris Beach (via conf call)
Kevin Hopper, Dig Safely New York, Inc.
Amber Shaffer, Dig Safely New York, Inc.
Paul Reichel, Bond Schoeneck & King
Brian Loucy, Lemoyne College
Rob Savicki, Lemoyne College

APPROVAL OF REGULAR MEETING MINUTES JANUARY 11, 2018

Upon a motion by Ravi Raman, seconded by Michael LaFlair, the OCDC Board approved the regular meeting minutes of January 11, 2018. Motion was carried unanimously.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of January 2018.

Upon a motion by Ravi Raman, seconded by Michael LaFlair, the OCIDA Board approved the Treasurer's Report for the month of January 2018. Motion was carried unanimously.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #69.

Upon a motion by Alison Miller, seconded by Ravi Raman, the OCDC Board approved the Payment of Bills scheduled #69 with General Expenses being \$21,268.76. Motion was carried unanimously.

CONFLICT OF INTEREST

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

DIG SAFELY NEW YORK, INC.

Ben Dublin stated Dig Safely made a presentation at the last meeting about their project and what they do. He stated it is a great exciting project. He stated it is going to be a new headquarters and training center for them.

Upon a motion by Alison Miller, seconded by Michael LaFlair, the OCDC Board approved an official resolution for the financing of up to \$6,000,000 in tax exempt bonds for the Dig Safely New York., Inc. project. Motion was carried unanimously.

Brian Bartlett stated a public hearing is scheduled for February 13, 2018 at 10:00 am at the Town Hall Town of DeWitt, Room F.

LEMOYNE COLLEGE

Paul Reichel stated the bonds are 2009 bonds issued by the Dormitory Authority with a variable rate and secured by a letter of credit. He stated the letter of credit is expiring so LeMoyne College decided to go long term fixed rate rather than continue with the variable rate bonds. He

stated they want to do a refinancing of \$15,000,000 maximum. He stated there is no new construction.

Alison Miller asked what the time frame is. Brian Loucy stated they are hoping for 60 days.

Upon a motion by Alison Miller, seconded by Ravi Raman, the OCDC Board approved an official intent resolution for the financing of up to \$15,000,000 in tax exempt bonds for the refining of the LeMoyne College bond and authorizing a public hearing. Motion was carried unanimously.

APPOINTMENT OF CONTRACTOR

Brian Bartlett stated we currently use OnSite. He stated staff sent out bids and TJMG 's rates are most favorable.

Julie Cerio stated TJMG does property maintenance all over Onondaga County. She stated we have had mixed results with OnSite. She stated at first we thought maybe the issues were our issues because we weren't staying on top of things enough so we really got on top of things but the some issues continued. She stated we would like to try somebody else and it will be beneficial to see how someone else does with it. She stated OnSite has been good and responsive but there have been a few issues.

Michael LaFlair asked why there is such a huge difference on the pricing. Nate Stevens stated he is not sure but TJMG did tour the property and they clearly knew what they are bidding on.

Brian Bartlett stated they had positive reviews from people who have used them.

Ben Dublin stated he is comfortable if staff is comfortable and it's a big savings. Nate Stevens stated if they don't perform it is relatively easy to switch.

Michael LaFlair asked if there a possibility of doing a longer term contract so we are locked in for a longer period. Julie Cerio stated we were never interested in doing a longer term contract because we weren't that satisfied. She stated we haven't found anyone willing to lock in.

Ben Dublin stated longer term might make sense but in the short term we will see if we like them and they do a good job.

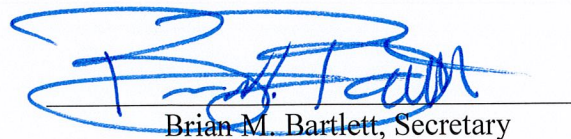
Upon a motion by Alison Miller, seconded by Ravi Raman, the OCDC Board approved a resolution awarding the RFQ to TJMG Properties, LLC to fulfill the maintenance service agreement and emergency response agreement. Motion was carried unanimously.

DISCUSSION

Julie Cerio stated we had someone interested in the Addcom building and they are on their fourth tour. She stated it is Helping Hounds. She stated they will be moving in as Addcom moves to their new building but she believes they can take part of the building now.

Alison Miller asked if it would be a purchase or a lease. Julie Cerio stated it's a purchase.

Upon a motion by Michael LaFlair, seconded by Ravi Raman, the OCDC Board adjourned the meeting at 8:44 am. Motion was carried unanimously.


Brian M. Bartlett, Secretary