

Onondaga County Industrial Development Agency  
Regular Meeting Minutes  
February 8, 2022

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, February 8, 2022 at 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Patrick Hogan called the meeting to order at 8:14 am with the following:

PRESENT:

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

ABSENT:

Fanny Villarreal

ALSO PRESENT:

Robert M. Petrovich, Executive Director  
Nate Stevens, Treasurer  
Nancy Lowery, Secretary  
Karen Doster, Recording Secretary  
Jeff Davis, Barclay Damon Law Firm  
Amanda Fitzgerald, Barclay Damon Law Firm  
Samantha Podlas, Barclay Damon Law Firm  
Carolyn Evans-Dean, Office of Economic Development  
Leonard Rauch, Office of Economic Development  
Rebecca Shiroff, Office of Economic Development  
Carson Weinand, CVE Group  
Sam Wilks, IMS Inc.  
Jim Gosier, Ultra Dairy, LLC  
Matt Lester, Fayette Manlius, LLC  
Christine Stevens, VIP Development Associates  
Joe Goethe, Hinsdale Road, LLC  
Christopher Andreucci, Harris Beach Law Firm

APPROVAL OF REGULAR AND ORGANIZATIONAL MEETING MINUTES – JANUARY  
18, 2022

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the regular meeting minutes of January 18, 2022 and the organizational meeting minutes of January 18, 2022. Kevin Ryan abstained. Motion was carried.

## TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of February 2022.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the Treasurer's Report for the month of February 2022. Motion was carried.

## PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #466.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the Payment of Bills Schedule #466 for \$244,307.26 and PILOT payments to Onondaga County for \$1,025,494.17, Town of Cicero for \$37,946.62, Town of Clay for \$12,381.00, Town of DeWitt for \$78,596.11, Town of Elbridge for \$88,241.00, Town of Geddes for \$467.94, Town of Lysander for \$90,770.00, Town of Salina for \$95,801.91, Town of Skaneateles for \$37,116.59, Town of Van Buren for \$120,877.00, Village of Baldwinsville for \$75,037.00, Village of Solvay for \$3,722.99, Baldwinsville School District for \$686,826.00, East Syracuse Minoa School District for \$345,316.87, Jamesville Dewitt School District for \$7,002.00, Jordan Elbridge School District for \$478,438.00, Liverpool School District for \$127,341.00, Lyncourt Union Free School District for \$503,865.05, North Syracuse School District for \$255,516.85, Skaneateles School District for \$211,639.53, Solvay Union Free School District for \$7,826.91, Syracuse City School District for \$57,865.99 and West Genesee School District for \$238,672.00. Motion was carried.

## CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was circulated and there were no conflicts reported.

## CVE US EI4 MANLIUS NORTH, LLC (3101-21-16A) SECOND MEETING

Patrick Hogan asked about the public hearing. Nancy Lowery stated the supervisor and a board member were in attendance and there was no objection to the project.

Carson Weinand stated the project is three co-located community solar projects located in the Town of Manlius. He stated two are 2.5 megawatts and one is 1 megawatt. He stated on October 25 they received site plan approval, special use permit and a SEQR negative declaration from the Town. He stated these projects are owned and operated by CVE and they plan to start construction this summer. He stated they have a PILOT in place with the School District and the Town. He stated they also have a Host Community Benefit Agreement with the Town and an Educational Contribution Agreement with the School District. He stated there will be about 35,000 panels and will deliver energy savings monthly to about 2,500 local residents to their utility bills.

Jeff Davis stated there are three SEQR resolutions and they are all similar. He stated as the applicant stated the SEQR was done at the local level and counsel reviewed the materials. He stated the resolution before the Board is accepting, adopting and reauthorizing the SEQR resolution done at the local level.

Patrick Hogan asked if it was CVE's initiative to request a local PILOT agreement. Carson Weinand stated yes because they wanted the flexibility with the School District to execute an Educational Contribution Agreement and that is why they need separate PILOTs. Patrick Hogan stated he congratulates him on the initiative.

Upon a motion by Victor Ianno, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the CVE US EI4 Manlius North, LLC project. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes and mortgage recording taxes for the CVE US EI4 Manlius North, LLC project. Motion was carried.

CVE US EI5 MANLIUS EAST, LLC (3101-21-17B) SECOND MEETING

Upon a motion by Susan Stanczyk, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the CVE US EI5 Manlius East, LLC project. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes and mortgage recording taxes for the CVE US EI5 Manlius East, LLC project. Motion was carried.

#### CVE US EI6 MANLIUS WEST, LLC (3101-21-18C) SECOND MEETING

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the CVE US EI6 Manlius West, LLC project. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes and mortgage recording taxes for the CVE US EI6 Manlius West, LLC project. Motion was carried.

#### IMMEDIATE MAILING SERVICES, INC./245 COMMERCE LLC (3101-21-15B0 SECOND MEETING.

Sam Wilks stated Immediate Mailing Services is looking to expand three buildings on Buckley Road. She stated the three buildings are being renovated for extra office space and extra warehousing for their supplies. She stated this is due to IMS expanding at a rapid rate. She stated they expanded in 2019 where they received aid from OCIDA and they have already grown past that so this is expansion number two. She stated hopefully this expansion is as successful as the last one.

Patrick Hogan asked if their other building is in the same general area. Sam Wilks stated they wanted to stay in the area and the building on Buckley Road was perfect for them. Patrick Hogan stated he likes to hear they want to stay local.

Jeff Davis stated with regard to SEQR the resolution before the Board is just classifying this as a Class 2 Action meaning that it is categorically excluded from any further environmental review based upon the type of the project.

Nate Stevens stated a public hearing was held and there were no comments.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the Immediate Mailing Services, Inc./245 Commerce LLC project. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes and mortgage recording taxes for the Immediate Mailing Services, Inc./245 Commerce LLC project. Motion was carried.

#### ULTRA DAIRY, LLC (3101-18-07F/3101-20-14G/3101-21-11H) MEETING TO MODIFY

Jim Gosier stated Ultra Dairy is in the process of refinancing its credit facility to allow for further growth in the future and as part of that there is an existing mortgage on the property. He stated that mortgage itself will be recast and because of the sale leaseback arrangement with the Agency the lender is looking for a resolution of the Agency authorizing the transaction and also the executive director signing the mortgage document.

Robert Petrovich stated there is a letter in the board packet from Ultra Dairy outlining the request and it is straight forward.

Upon a motion by Kevin Ryan, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing execution and delivery of documents for the Ultra Dairy, LLC project. Motion was carried.

#### FAYETTEVILLE MANLIUS, LLC (3101-22-01A) INITIAL MEETING

Matt Lester stated he is the managing partner at Streamline Real Estate Partners LLC, the applicant for this morning's meeting. He stated they are presenting a project in Manlius that was started in the fall of 2020 so it has been a long process to get site plan approval which they currently have. He stated the project consists of a mixed use, nature, residential, urgent care and commercial. He stated the project has currently been accepted into the Brownfield program so they are working through the Brownfield cleanup process with the DEC and the Department of Health. He stated they are looking to provide a need that meets housing demand and creates jobs. He stated they feel they have a community benefit with Urgent Care because they have been a necessity for testing and alleviating pressure on emergency rooms and hospitals. He stated this is going to be an opportunity to fulfill a need that the Village of Manlius and the community has which has been expressed by the Mayor. He stated there will be 20 residential units as well as Urgent Care and some first floor commercial space.

Janice Herzog asked where the project is located. Matt Lester handed out a map of the location. Christine Stevens stated is located where the old car dealership was. Matt Lester stated the property has been vacant for roughly 4 years.

Robert Petrovich asked if this is going to incorporate the two residential houses north of the project. Matt Lester stated yes and the project extends as far south as the dealership.

Janice Herzog asked how from the road the project will be set back. Matt Lester stated it extends from the sidewalk to the creek. He stated through the Planning Board process the Village encouraged them to push the buildings as close to the sidewalk as possible to incorporate pedestrian connectivity. He stated they will be adding a gazebo on the property with extensive sidewalks with connectivity from the sidewalk to the Village.

Janice Herzog asked if it will be similar to the building across the street that used to be a bar/restaurant with apartments upstairs. Matt Lester stated he owns that property and that was done in 2014. He stated there is a pharmacy there as well as a Murphy's Law but there was some issues with the restaurant but they were able to expand an office into the restaurant.

Janice Herzog asked about the residency rate. Matt Lester stated they have a wait list and they have been full since day one. He stated they wished they had done more because there is a demand and a need. He stated the initial application for this project to the Village of Manlius did

not include this residential building. He stated it was something the Village required of them as part of the process. He stated the Village felt there was a need and wanted a larger scale project. He stated it created some challenges for them which led them to be before the Board today

Robert Petrovich asked if these are one and two bedroom Apartments. Matt Lester stated they are a mix of one and two bedroom.

Robert Petrovich asked what the rents are. Matt Lester stated they are market rate. He stated they did a study and he believes they are going to be about \$2,000 for the two bedroom and close to \$2,000 for the single bedroom. He stated they have not put together a leasing plan but it is in the application.

Janice Herzog asked how many apartments are in the building across the street. Matt Lester stated there are four.

Patrick Hogan stated occasionally there is an issue with housing as far PILOTs. He stated when you work with local officials and it is an infill project where there is demand for people who want to stay in the area, walkability plus cleaning up a Brownfield as well as Urgent Care, this is a project he would strongly support. He stated he has noticed over the years with his service on the LandBank, a lot of the older villages need infill projects. He stated he thinks this will be very attractive for the Village and he is happy Fayette Manlius, LLC worked with the Village officials on this. Matt Lester stated he appreciates that.

Victor Ianno stated he agrees with Patrick Hogan and it cleans up an eyesore.

Susan Stanczyk asked if the PILOT is only for the mixed use building and not for the Well Now. Matt Lester stated yes.

Susan Stanczyk asked if the parking for the Well Now is separate from the actual residential building. Matt Lester stated there will be three individual lots. He stated the multistory building will be on its own tax parcel.

Susan Stanczyk stated the Well Now centers are going to be overflowing so that would be a concern for the residents. She stated as long as there is a good separation between the two

because it could cause an issue. Matt Lester stated they have ample parking to service both and it is more than the code would require. He stated they anticipate good demand for Urgent Care and that is why they chose that project for this and this is something they will pull from Madison County as well as Cazenovia.

Janice Herzog asked if the traffic in and out would be off the side street. Matt Lester stated the ingress and egress for the project will be at the traffic light on Fayette Street. He stated DOT reviewed and approved the site plan. He stated there will be another egress exit only to the north of that. He stated they also provided an easement to the Village if there is further development to the south of their project.

Susan Stanczyk asked if there are existing sidewalks or is it part of the project. Matt Lester stated there are existing sidewalks. He stated they will be required to replace any cracks on the sidewalks that they encounter.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing a public hearing for the Fayette Manlius, LLC project. Motion was carried.

#### HINSDALE ROAD, LLC (3101-13-05B/3101-19-11C) MEETING TO MODIFY

Jim Goethe stated Township 5 is an IDA project. He stated they are permanently financing and moving out of their construction loan mini-perm loan that they just completed because they have wrapped up most of the building construction. He stated they are permanently financing the project and they are seeking a resolution from the Agency to move forward with signing the financial documents the bank needs.

Robert Petrovich stated Barclay Damon represents Hinsdale Road and in this instance we have Chris Andreucci from Harris Beach as conflict counsel to represent the IDA on this transaction. He will review the documents and sign off.



Chris Andreucci stated it is a permanent financing and the Agency will be executing one or more mortgages and whatever other financing documents the bank needs. He stated there is no new financial assistance and it is just new permanent financing.

Patrick Hogan stated Township 5 is doing well. Joe Goethe stated everyone is doing very well and the medical people love it. He stated they are blessed with a great anchor in Costco and now that the movies are coming back they have great entertainment.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing execution and delivery of financing documents for the Hinsdale Road, LLC project. Motion was carried.

#### EXECUTIVE SESSION

Jeff Davis stated his recommendation is to take a motion from Board to enter into executive session for the purpose of discussing potential acquisition of lands.

Upon a motion by Janice Herzog, seconded by Janice Herzog, the OCIDA Board went into Executive Session at 8:37 am to discuss the potential acquisition of lands and contracts. Motion was carried.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board adjourned Executive Session at 9:00 am. Motion was carried.

(Steve Morgan left the meeting.)

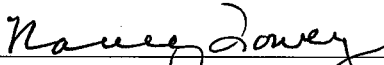
#### PURCHASE CONTRACT EXECUTION

Jeff Davis stated the first resolution with regard to the acquisition of a parcel of property at the White Pine Commerce Park he will briefly read the relevant portion of the SEQR resolution. He read the resolution.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the adoption of SEQR determination. Motion was carried.

Upon a motion by Kevin Ryan, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the Executive Director to enter into a purchase contract and any related documents with respect to one parcel of property. Motion was carried.

Upon a motion by Victor Ianno, seconded by Kevin Ryan, the OCIDA Board adjourned the meeting at 9:03 am. Motion was carried.

  
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Nancy Lowery, Secretary