



**Meeting Agenda
February 9, 2016**

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

- A. Approval of Minutes – December 15, 2015
- B. Approval of Minutes – January 12, 2016
- C. Treasurer’s Report
- D. Payment of Bills
- E. Conflict of Interest Disclosure

Action Items

1. Towne Center Retirement Community (3101-16-04A)

Towne Center Retirement Community is proposing to build a 128 unit senior independent living community in the Town of Manlius.

Agency Action Requested:

- a. A Resolution of the Board describing the proposed project and the financial assistance the Agency may provide and authorizing a public hearing for the project. Agency benefits requested include a Payment in Lieu of Tax Agreement, and exemption from sales and use tax and the mortgage recording tax.
- b. A Resolution of the Board authorizing the execution of the Agent Agreement outlining the responsibilities of the Developer and Agency for the Project.

Representative: Mandy Monson and Matt Maude, Resort Lifestyle Communities

2. Tessy Plastics (3101-16-01J)

Tessy Plastics is proposing to build a 246,000 square foot manufacturing facility at its existing assembly and warehouse operation in the Town of Van Buren.

Agency Action Requested:

- a. A Resolution of the Board for SEQR Purposes determining that the project will not have a significant effect on the environment and requires no further environmental review.
- b. An Inducement Resolution of the Board for a straight lease transaction for a project consisting of the development of manufacturing space in the Town of Van Buren.
- c. A Resolution of the Board authorizing the execution and delivery of closing documents.

Representative: Ed Pietruniak, Tessy Plastics

3. Tessy Plastics (3101-14-02B)

Agency Action Requested:

- a. A Resolution of the Board authorizing the terms, execution, and delivery of a certain payment in lieu of tax agreement related to the Tessy Plastics (Skaneateles) project.

4. G&C Foods (3101-16-02A)

The Project includes the acquisition of 3407 Walters Road. Improvements include the addition of refrigerated dock space, 50,000 square feet of dry space, converting part of the current facility space to freezer, and the creation of an agricultural manufacturing line in the Town of Van Buren. G&C Currently employs 215 FTEs and plans to create 85 new FTEs.

Agency Action Requested:

- a. A Resolution of the Board for SEQR Purposes determining that the project will not have a significant effect on the environment and requires no further environmental review.
- b. An Inducement Resolution of the Board for a straight lease transaction for a project consisting of the development of manufacturing space in the Town of Van Buren.

- c. A Resolution of the Board authorizing the execution and delivery of closing documents.

Representatives: Rich Chapman, G&C Foods

5. Prima Terra (3101-16-03A)

Construction of a 124 Room Hampton Inn & Suites in the Town of Salina.

Agency Action Requested:

- a. A Resolution of the Board for SEQR Purposes determining that the project will not have a significant effect on the environment and requires no further environmental review.
- b. An Inducement Resolution of the Board for a straight lease transaction for a project consisting of the development of commercial space in the Town of Salina.
- c. A Resolution of the Board authorizing the execution and delivery of closing documents.

Representative: Carmen Emmi and Tony Mangano, Prima Terra Properties, LLC.

6. COR Inner Harbor (3101-15-11B)

Agency Action Requested:

- a. A Resolution of the Board authorizing a new sub-project, pursuant to the Master Lease Agreement authorized by the OCIDA Inducement Resolution of December 15, 2015; and authorizing the signing by the Executive Director of all related documents.

7. CP 850 (3101-15-15B)

Agency Action Requested:

- a. A Resolution of the Board authorizing the terms, execution, and delivery of a certain payment in lieu of tax agreement related to the CP 850 (Center Pointe Apartments) project.

8. Syracuse Label (3101-15-04A)

Agency Action Requested:

- a. A Resolution of the Board authorizing the terms, execution, and delivery of a certain payment in lieu of tax agreement related to the Syracuse Label project.

9. SEKO (3101-15-06A)

Agency Action Requested:

- a. A Resolution of the Board authorizing the execution and delivery of closing documents.
- b. A Resolution of the Board authorizing the terms, execution, and delivery of a certain payment in lieu of tax agreement related to the SEKO (Distribution Support Systems) project.

10. Cintas (3101-15-11B)

Agency Action Requested:

- a. A Resolution of the Board authorizing the execution and delivery of closing documents.
- b. A Resolution of the Board authorizing the terms, execution, and delivery of a certain payment in lieu of tax agreement related to the Cintas project.

11. Inficon (3101-14-02B)

Agency Action Requested:

- a. A Resolution of the Board authorizing the terms, execution, and delivery of a certain payment in lieu of tax agreement related to the Cintas project.

12. Annual Administration Agreement with Onondaga County

Agency Action Requested:

- a. A Resolution of the Board authorizing the Chair to sign the annual administrative services agreement with Onondaga County.