



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Meeting Agenda January 10, 2017

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

- A. Approval of Minutes – December 12, 2016
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest Disclosure

Action Items

1. Morse Manufacturing Co., Inc. (3101-17-01A)

Morse Manufacturing is entering into a straight lease agreement for a project consisting of acquisition and renovation of an 87,831 square foot warehouse/distribution facility and an approximately 40,000 square foot truck terminal located at 103-105 Kuhn Road in the Town of Salina.

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: Nate Andrews, President, Morse Manufacturing Co, Inc.

2. BlueRock Energy (3101-16-11A)

Blue Rock Energy, Inc. is requesting the Agency enter into a straight lease agreement for a project consisting of an upgrade and remodel of 13,828 square feet of leased office space on the eighth floor of the Onondaga Towers building in the City of Syracuse.

- a. An amended Resolution of the Board describing the proposed project and the financial assistance the Agency may provide. Agency benefits requested includes an increase in an exemption from sales and use tax and authorizing the approval of additional funds for the employee productivity plan.
- b. An amended Inducement Resolution of the Board for a straight lease transaction for a project consisting of the development of commercial space in the City of Syracuse.

Representative: Phil Van Horne, Jason Klaben and Bruce Malone, Blue Rock Energy, Inc.

3. Roth Steel Update

We will receive an update on the status of the remediation project and next steps.

Representative: John Ciampa, Spectra & Travis Glazier, Office of the Environment

Adjourn