

Onondaga County Industrial Development Agency
Regular Meeting Minutes
March 12, 2019

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, March 12, 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 8:11 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Steve Morgan
Susan Stanczyk
Fanny Villarreal
Kevin Ryan

ABSENT:

Victor Ianno

ALSO PRESENT:

Robert Petrovich, Interim Executive Director
Genevieve A. Suits, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Tony Rivizzigno, Barclay Damon Law Firm
Amanda Mirabito, Barclay Damon Law Firm
Jeff Davis, Barclay Damon Law Firm
Mike Lisson, Grossman St. Amour CPAs
Fred Swayze, Carpenter's Local 277
Mitch Latimer, Carpenters Local 277
Lauryn LaBorde, SCSD

APPROVAL OF REGULAR MEETING MINUTES – FEBRUARY 12, 2019

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved the regular meeting minutes of February 12, 2019. Motion was carried.

APPROVAL OF SPECIAL MEETING MINUTES – FEBRUARY 22, 2019

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the regular meeting minutes of February 22, 2019. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of February 2019.

Steve Morgan asked if the \$2,000 paid to the State Economic Development Council is an annual fee. Nate Stevens stated it is not an actual state agency but a nonprofit group that we belong to. He stated it is a collection of all IDAs and economic development organizations. He stated they occasionally assess dues for different reasons.

Steve Morgan stated it is not an annual fee. Nate Stevens stated it depends. He stated sometimes it is an annual fee and sometimes an occasional fee. He stated this was an occasional fee requested by them.

Janice Herzog asked when the last time we paid a fee was. Nate Stevens stated he will get that information to her.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved the Treasurer's Report for the month of February 2019. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #427.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved the Payment of Bills Schedule #427 for \$57,654.17 and PILOT Payments to Town of Dewitt for \$17,726.04, Town of Van Buren for \$6,044.00, Village of Baldwinsville for \$26,142.00, Baldwinsville Central School District for \$88,058.00, East Syracuse Minoa Central School District for \$101,560.95 and Onondaga County for \$41,625.74. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

G & C FOOD DISTRIBUTORS & BROKERS, INC.

Amada Mirabito stated G & C ran into a few issues with a setback with the originally described project. She stated they merged some of the surrounding tax parcels and are now going to merge some additional tax parcels to facilitate the new road leading up to it. She stated there are 6 additional surrounding tax parcels to be included in the project description. She stated the abatement will stay on the initial approved tax parcel and the surrounding tax parcels, which are all vacant, will continue to pay what they would have paid if they stayed on the tax rolls but will be part of the project subject to the PILOT agreement.

Nate Stevens stated the only difference on the PILOT approved in November to the one before the board today is the value for the land is included. He stated there is a breakdown of the parcels being added and what the assessed value is. He stated the activity is unchanged, same square footage, the project scope is relatively unchanged and this is simply incorporating the land the company recently purchased into the existing PILOT which makes it easier for them.

Kevin Ryan asked if there are any issues with the taxing jurisdictions taking additional parcels off the tax rolls and making them part of the project. Nate Stevens stated we have been in contact with the town assessor and those parcels are going to spin off almost the exact amount of revenue that they would have otherwise. He stated there is zero additional benefit and zero abatement. He stated this is simply a convenience so the company will only have to deal with one entity being the Agency. Genevieve Suits stated they will get one bill across the board.

Amanda Mirabito stated the Agency is being asked to approve a public hearing so the process can be redone. She stated the public hearing will be held in March and the project will be back before the Board in April for final approval of the revised project description.

Kevin Ryan stated there are no issues because the property was otherwise unusable. Nate Stevens stated his understanding is the property is currently vacant. Amanda Mirabito stated that was her understanding as well.

Upon a motion by Kevin Ryan, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a public hearing for G & C Food Distributors & Brokers, Inc. Motion was carried.

VIP TRUE NORTH, LLC

Tony Rivizzigno stated the original project was being developed by VIP and then lease it to the day care center but now after completion of the project they are going to sell it to the day care. He stated the purchaser will assume all the obligations that VIP had with the Agency so there will be no change other than change of name.

Amanda Mirabito stated it will happen at the end of construction and the resolution before the Board today gives the Agency the ability at the end of construction to go back and look at the strength of the company they are assigning the project to. She stated it gives the Agency the ability to look at it again and reassess the assignment.

Patrick Hogan stated VIP is still the developer and builder. Tony Rivizzigno stated yes and nothing changes except at the end instead of a lease it will be a sale.

Patrick Hogan stated they will assume the sales tax and mortgage tax. Tony Rivizzigno stated yes and whatever obligations they have with the Agency.

Upon a motion by Steve Morgan, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing assignment of the VIP True North, LLC project to CMF True North Real Property, LLC after completion of the development. Motion was carried.

SIGNATORY AUTHORIZATION

Tony Rivizzigno stated the Agency had the Brownfield Cleanup program for Roth. He stated as a result of a pretty bad section of the property that needs to be cleaned the State is going to take it over and put it in the Superfund site because it will cost the Agency about \$4,000,000 to clean it. He stated Robert Petrovich signed the amended agreement with the Brownfield Cleanup program on behalf of the IDA and the State is now asking for a resolution that authorized him to sign it.

Upon a motion by Janice Herzog, seconded by Steve Morgan, the OCIDA Board approved a resolution giving Robert Petrovich authorization to sign the Brownfield Cleanup Program amended agreement. Motion was carried.

AUDIT FROM GROSSMAN ST. AMOUR

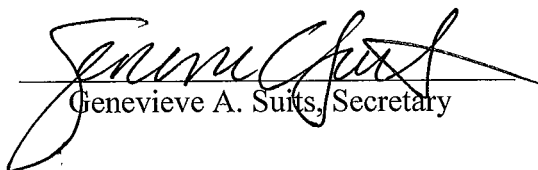
Mike Lisson stated the audit went extremely well. He stated there were no concerns or issues from his standpoint. He stated management was excellent to work with, very open and transparent with information provided.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution accepting the 2018 Audit of the Agency. Motion was carried.

ANNUAL REPORT

Upon a motion by Janice Herzog, seconded by Steve Morgan, the OCIDA Board approved a resolution accepting the 2018 Annual Report of the Agency. Motion was carried.

Upon a motion by Janice Herzog, seconded by Steve Morgan, the OCIDA Board adjourned the meeting at 8:25 am. Motion was carried.


Genevieve A. Suits, Secretary