

Onondaga County Industrial Development Agency
Regular Meeting Minutes
March 17, 2020

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, March 17, 2020 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 8:00 am with the following:

PRESENT:

Patrick Hogan
Fanny Villarreal

TELECONFERENCE

Kevin Ryan
Susan Stanczyk
Steve Morgan
Janice Herzog

ABSENT:

Victor Ianno

ALSO PRESENT:

Robert Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary
Carolyn Evans-Dean, Economic Development
Jeffrey Davis, Barclay Damon Law Firm (Teleconference)
Amand Mirabito, Barclay Damon Law Firm (Teleconferenc)
Angela Orlandella, Barclay Damon Law Firm (Teleconference)
Brian Gerling, Bond Schoeneck & King (Teleconference)
Paul Reichel, Bond Schoeneck & King (Teleconference)
Melissa Clark, Abundant Solar Power (SK1), LLC (Teleconference)
Chris Carrick, CNY Regional Planning Board (Teleconference)

APPROVAL OF REGULAR MEETING MINUTES – FEBRUARY 11, 2020

Upon a motion by Janice Herzog, seconded by Steve Morgan, the OCIDA Board approved the regular meeting minutes of February 11, 2020. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of February 2020.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved the Treasurer's Report for the month of February 2020. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #441.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved the Payment of Bills Schedule #441 for \$108,632.95 and PILOT payments to Town of DeWitt for \$29,218.00, Town of Manlius for \$15,959.81, Town of Van Buren for \$34,804.00, Baldwinsville Central School District for \$204,861.00, East Syracuse Minoa Central School District for \$155,264.00 and Onondaga County for \$92,699.63. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest Statement was circulated and there were no conflicts reported. The conflict of interest will be emailed to Board Members present via teleconference to sign off.

APPROVAL OF THE 2020 BUDGET

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved a resolution adopting the 2020 budget. Motion was carried.

TESSY PLASTICS CORPORATION

Nate Stevens stated Nancy Lowery held the public hearing.

Angela Orlandella stated that Tessa Plastics is doing an \$18,000,000 expansion which is divided \$8,000,000 for the building construction and \$10,000,000 in equipment. She stated that the expansion involves additional warehouse space but also internal space for clean rooms etc. to expand the manufacturing operation.

Robert Petrovich stated that since Barclay Damon is representing Tessy on this transaction, staff has been working with Brian Gerling and Paul Reichel from Bond Schoeneck & King who have been representing the Agency for this transaction. He stated they have been working through the benefit package that will be voted on shortly.

Steve Morgan asked if there were any comments at the public hearing. Nancy Lowery stated that there were no negatives. She stated that there were folks that came to listen from the Town Board and from the School. She stated they both offered support for the project.

Patrick Hogan asked what the employment numbers will be after the expansion is completed. Angela Orlandella stated that right now in Elbridge there are about 564 employees and companywide there are about 975. She stated they are looking to create 150 jobs in the next 3 years with 50 the first year.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing sales tax abatement, mortgage tax exemption and real property tax abatement for the Tessy Plastics Corporation project. Motion was carried.

ABUNDANT SOLAR POWER (SK1) LLC

Melissa Clark stated that Abundant Solar had originally discussed how the ownership of the SK1 Solar array would work over the long term in September-October. She stated that they did mention there would be a transfer of the asset prior to construction and it was included in the original application. She stated that they are on the cusp of moving to construction and as a consequence in order to get the financing appropriately in place True Green Capital has created a special purpose entity called Solarize NY Holdings LLC. She stated that they have purchased the shares in the SK1 LLC and they are here today to request approval of this change in ownership to move forward with the project with the funding in place.

Jeff Davis stated that from a SEQR perspective the project has been reviewed and adopted. He stated that the request for change in ownership has no significant impact on the SEQR resolution so there is no change to that.

Chris Carrick stated that he wanted to remind the Board that the CNY Regional Planning and Development Board has partnered with Abundant to construct a number of solar projects on municipal properties. He stated Skaneateles is the first in Onondaga County but there will be several more coming before the Board in the coming months. He stated the change in membership interest is fairly typical for the financing of these solar projects because of the way the federal investment credit works to finance the projects.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution consenting to the sale of the membership interest of the Abundant Solar Power (SK1) LLC project. Motion was carried.

CENTRAL NEW YORK INTERNATIONAL BUSINESS ASSOCIATION (CNYIBA)

Robert Petrovich stated that at the prior meeting there was conversation about a relationship we are entering with the Central New York IBA in order to enhance opportunities and work relative to import/export in particular with our FTZ. He stated the CNYIBA has some skill sets that we think we should utilize in terms of moving the needle on our FTZ related activities for constituents in our universe. He stated this was an opportunity for us over the course of this year for staff to work with Steve King of CNYIBA to see if we can expand our FTZ90 and meet the needs of folks that have expressed an interest in services related to import/export. He stated that he is seeking a resolution authorizing his execution of the contract negotiated with CNYIBA for services they are going to be providing, 200 hours over the course of this year. He stated they will be working with us and we will compensate them \$35,000 for that effort.

Kevin Ryan asked if the Board has seen a copy of the agreement. Robert Petrovich stated that he believes the Board may have seen a draft a while back but the agreement is available to look at. He stated it is straightforward.

Patrick Hogan asked about terms of the money going back and forth. Robert Petrovich stated that in terms of the money they have to provide services and we can choose to pay them. He stated Barclay Damon drafted the agreement for us. He stated that CNYIBA has looked at it, they are satisfied with what was presented as an agreement, they signed it and now he is waiting authorization from the Board for him to sign it. He stated that it is \$35,000 paid in quarterly

installments based upon the work completed. He stated that it is up to \$35,000 and we will not exceed that.

Patrick Hogan asked if the Board will get a chance to review it going forward. Robert Petrovich stated that staff will provide updates through the course of the year.

Fanny Villarreal stated that she would like to see the agreement before voting. Robert Petrovich stated that the draft went out previously but he will send the agreement out today. He suggested tabling the vote for now. Patrick Hogan agreed to table.

AUDIT FROM GROSSMAN ST AMOUR

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved a resolution adopting the 2019 Agency audit. Motion was carried.

Nate Stevens asked Brian Gerling and Paul Reichel to discuss SEQR for the Tessy Plastics project.

Paul Reichel stated that in connection with the Agency's approval, Tessy Plastics project will also need the SEQR review. He stated that Tessy submitted an environmental assessment form with its application along with the negative declaration and determination by the Town Planning Board that the project will not have an impact on the environment. He asked the Board to approve a resolution accepting the determination by the Planning Board that it will not have a significant effect on the environment.

Upon a motion by Kevin Ryan, seconded by Fanny Villarreal, the OCIDA Board approved a resolution accepting the SEQR determination by the Town of Elbridge Town Planning Board that the project will not result in a significant adverse environmental impact. Motion was carried.

Patrick Hogan thanked everyone because we are in a new normal and especially the County Executive and the Governor of the State with the open meeting laws and the Economic Development staff.

Upon a motion by Fanny Villarreal, seconded by Patrick Hogan, the OCIDA Board adjourned the meeting at 8:57 am. Motion was carried.


Nancy Lower Secretary