

Onondaga County Industrial Development Agency  
Regular Meeting Minutes  
April 13, 2021

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, April 13, 2021 via Zoom Teleconference.

Patrick Hogan called the meeting to order at 8:00 am with the following:

PRESENT:

Patrick Hogan  
Janice Herzog  
Victor Ianno  
Steve Morgan  
Susan Stanczyk

ABSENT:

Kevin Ryan  
Fanny Villarreal

ALSO PRESENT:

Robert Petrovich, Executive Director  
Nancy Lowery, Secretary  
Nate Stevens, Treasurer  
Karen Doster, Recording Secretary, Agency  
Carolyn Evans-Dean, Economic Development  
Jeff Davis, Barclay Damon Law Firm  
Kevin McAuliffe, Barclay Damon Law Firm  
Amanda Fitzgerald, Barclay Damon Law Firm  
Brandon Jacobson, Brolex Plank Road  
Jason Mehl, Brolex Plank Road  
Vittorio Pascarella, Ur-Ban Villages PFA  
Steve Calocerinos, Calocerinos Engineering  
Sarah Stephens, Ur-Ban Villages PFA  
Douglas Sutherland, Camillus Mills Redevelopment  
Elie Schechter, C2 NY Sentinel Heights Solar  
Brian Gerling, Bond, Schoeneck & King Law Firm  
Andrew Day, Taft Road Solar, LLC  
Michael Cocquay, Taft Road Solar, LLC  
Glenn MacKay, OYA Solar, LLC  
Bernadette Corpun, OYA Solar, LLC

(Patrick Hogan shared information as to how the meeting will be conducted in light of COVID-19.)

APPROVAL OF REGULAR MEETING MINUTES – MARCH 9, 2021

Nancy Lowery stated there was an admin error where a couple of names were duplicated under "Present". She stated it will be corrected.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved the regular meeting minutes of March 9, 2021 meeting. Motion was carried.

### TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of March 2021.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved the Treasurer's Report for the month of February 2021. Motion was carried.

### PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #454.

Steve Morgan asked what project is \$23,300 to Ramboll America Engineering is pertaining to. Nate Stevens stated the White Pine project.

Steve Morgan asked if Barclay Damon is related to that as well. Nate Stevens stated yes.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved the Payment of Bills Schedule #454 for \$756,368.38, PILOT payments to the City of Syracuse for \$8,493.64, Syracuse City School District for \$14,547.90 and Onondaga County for \$9,723.26. Motion was carried.

### CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was emailed to Board Members present to sign off.

### BROLEX PLANK ROAD LLC (3101-21-03A) SECOND MEETING

Janice Herzog recused herself from the meeting due to a conflict.

Brandon Jacobson stated the proposed project is in the heart of the Village of North Syracuse. He stated it is one of the remaining larger parcels that is available in the Village. He stated due to the market conditions locally in Onondaga County and nationally, there is a housing shortage. He stated there is a tremendous demand but also some tremendous challenges that will be in their way but hopefully with the support of the IDA they will be able to overcome some of them. He stated lumber has quadrupled in price in the last 10-12 months. He stated they are facing some major challenges to make the project economically viable. He stated the use of the sales tax and mortgage recording tax exemption will help with their project tremendously. He stated currently they are looking at 100-150% increase in lumber and lumber being the largest commodity that will be used on this project, help of the IDA benefits is going to be needed.

Steve Morgan asked with this project generating zero FTEs other than the construction jobs, can we grant benefits. Jeff Davis stated yes. He stated there is a provision of the UTEP dealing specifically with apartment housing. He stated we are consistent with our UTEP and there are other projects the IDA has done that are also consistent with the UTEP that do not generate FTE.

He stated the most familiar would be the solar company that came before the Board recently. He stated they met the definition for a project as does this.

Nate Stevens stated there are 2 FTEs on the application and asked if that is correct. Brandon Jacobson stated yes and they will have a manager and a maintenance person full time.

Patrick Hogan asked if there has been a lot of interest in the project and asked if it is 55 and over. Brandon Jacobson stated they are targeting the senior community. He stated the apartments will have elevators and there really isn't anything in the village that offers that amenity so in the event that somebody can't do stairs they have an option for them. He stated they can't discriminate against who is going to rent the apartments but they do feel that 55 and over is the target. He stated they do understand the price to build a new home has increased tremendously so it gives another option to people who are in the area who want to stay in the area, utilize sidewalks and the amenities the Village has without the burden of homeownership.

Patrick Hogan stated it will make an equally accessible walkable community and a great concept for the Village. He stated many communities are striving for things like this and applauds Brolex.

Susan Stanczyk asked how many units there are. Brandon Jacobson stated there are 2 separate 3 story buildings with a total of 48 units.

Susan Stanczyk asked what the rent range is. Brandon Jacobson stated they are going to range from \$1,000 to \$1,250 for 1 and 2 bedroom apartments.

Nancy Lowery stated a public hearing was held and Town of Clay Supervisor Ulatowski called inquiring about its location. She stated he followed up with an email to say he supports the benefits being requested, sales and use and mortgage recording tax. She stated there was a letter of support from the Village Mayor echoing the same support for the requested benefits.

Jeff Davis stated Barclay Damon reviewed the SEQR materials provided for the project including the EAF and noted its completeness. He stated this is an unlisted action under SEQR and an uncoordinated review is being done. He stated the first resolution before the Board related to SEQR is a recommendation for a resolution for a Negative Declaration under SEQR with a finding there will be no significant adverse effect on the environment as a result of the project.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the Brolex Plank Road LLC project. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Victor Ianno, 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. Motion was carried.

Janice Herzog returned to the meeting.

UR-BAN VILLAGES PFA, LLC (3101-21-07A) INITIAL MEETING

Vittorio Pascarella stated they are a construction and property management company operating in and around the Syracuse area for about 40 years. He stated their roots were initially established in the construction field, more specifically residential housing. He stated over time they became very familiar and very good at rehabilitating old deteriorating properties and maintaining them under their management wing. He stated as of now they own about 600 units, 200 in the Town of Salina and 400 in and around the Syracuse area. He stated they are local to the area, lifelong residents in the Town of Salina and very familiar with the Will and Baumer site. He stated the site has been a blighted broken down property for some time. He stated a couple years ago he drove by, saw a for sale sign and decided to take on the task for a multifamily reuse project. He stated the initial approach was removing some of the less attractive structures, rehabilitating the iconic brick building, adding some new skin to some of the structures and taking down some of the shed like buildings. He stated their architect convinced them to keep most of the buildings as opposed to knocking them down. He stated they found they could reuse some of the older shed like buildings for covered parking and in this climate it seemed to be very welcomed by the community. He stated the overall project is going to be 200-250 units. He stated due to the size of the project they are looking to split it into three phases. He stated phase one will consist of a cleanup, site work, demolition and environmental. He stated it will include 88 units with 1-2 bedrooms ranging from 850 to 1,500 square foot. He stated they will accommodate a cross section of all type of residents from all generations. He stated the units will be handicap accessible. He stated for future phases they are looking at commercial business. He stated phase one specifically will have three new hires in the first year, one real estate and two maintenance staff. He stated as they bring more units online they will add an additional 3-4 people. He stated the project has obtained tremendous support from members of the town and they have letters of support from the Town Supervisor and town councilors. He stated National Grid is also supporting the project with an economic development grant. He stated given the condition of the property and the amount of working capital it is going to take to bring this back to life, the project cannot occur without a supportive community. He stated another curve ball thrown at them is the cost of materials has sky rocketed.

Robert Petrovich stated he briefed the County Executive on this project and he is very excited and supportive of it because it is an investment in an area that has been neglected for quite some time. He stated it will certainly provide a good aesthetic redo of that particular area. He stated the County Executive is happy to see this project come forward.

Patrick Hogan stated that area borders an area he represents on the City Council and he is so encouraged with the materials he received about the project. He asked if they plan to keep some of the buildings and demolish some of the others. Vittorio Pascarella stated initially that is what they anticipated but the plan is to keep all the buildings on site. He stated they are keeping and rehabbing the iconic brick building in front for apartments. He stated they are going to keep the old shed like structures for covered parking which solves some of the issues some people might have with finding covered parking. He stated if they can reuse the old sheds it helps with sustainability and feasibility of the project.

Patrick Hogan asked about SEQR. Kevin McAuliffe stated his understanding is the Town is going to function as lead agency. Jeff Davis stated for SEQR he is not sure the notice has been received yet but this should be a coordinated review so this Board does not have to do its own independent SEQR analysis. He asked that the applicant make sure that is accomplished.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing a public hearing for the Ur-Ban Villages PFA, LLC project. Motion was carried.

CAMILLUS MILLS REDEVELOPMENT COMPANY, INC./CAMILLUS MILLS II, LLC  
(3101-21-08A) INITIAL MEETING

Doug Sutherland stated before the Board is a request for mortgage and sales tax relief for the second phase of the Camillus Mills project. He stated the site is the old Camillus Cutlery. He stated the first phase of the project was completed in 2017 and was the rehabilitation of the historic old headquarters building. He stated the second phase is new construction being built on the concrete slab of the original Camillus Cutlery factory. He stated it was a wood frame building that went up in flames in 2013. He stated they were brought in by the site owner several years later and looked at it with the idea that they wanted to create a new project using the historic building plus two more buildings in a campus like way or a combination of buildings that felt like they had always existed. He stated the drawings in the board packet shows a building for phase two that resembles the old Camillus Cutlery factory and recalls the significant features of that building. He stated the use is primarily residential with 15 apartments and 6,500 square feet of commercial space. He stated it is all a Brownfield and enrolled in the DEC voluntary cleanup program. He stated it is in a flood plain with 9 Mile Creek immediately east of the property with about 90% of the site they are proposing to develop now in that flood plain. He stated there are some challenges to it but the first phase project was well received. He stated they are approaching the second project with knowledge learned from the first and they think they will be well received again. He stated it has been reviewed by the State Historic Preservation Office because of the historic building next door and they have approved the plans. He stated they are now in Washington with the National Parks Service for final review which should happen in the next couple of weeks. He stated they are part way through their Village approvals, the SEQR process is well underway and should be completed in the near future. He stated they hope to start construction later this year.

Steve Morgan asked if Tom Blair is involved in the organization as part of Camillus Mills LLC. Douglas Sutherland stated Tom Blair is 20% partner of Camillus Mills Phase 2 LLC.

Steve Morgan stated he is going to abstain from voting because Tom Blair is doing some legal work for him.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a public hearing for the Camillus Mills Redevelopment Company, Inc./Camillus Mills Phase II, LLC project. Steve Morgan abstained. Motion was carried.

LEGAL ADVICE SESSION

Jeff Davis stated he would suggest going into an executive session with regard to a discussion on the potential acquisition of parcels of land. He stated that discussion could potentially effect the value of the land as well as a legal advice session to discuss what could be potential litigation.

Upon a motion by Janice Herzog, seconded by Patrick Hogan, the OCIDA Board went into executive session at 8:35 am. Motion was carried.

Upon a motion by Janice Herzog, seconded by Steve Morgan, the OCIDA Board adjourned executive session at 9:00 am. Motion was carried.

#### PURCHASE CONTRACT EXECUTION

Jeff Davis stated there are two proposed resolutions before the Board in regard to the acquisition of certain land. He stated the Agency is required to make a determination with respect to environmental impacts and any Type 1 or unlisted actions. He stated the environmental assessment form has been prepared by the Agency to determine whether the acquisition of the subject properties may have a significant effect on the environment. He stated this action is limited only to the acquisition of these lands as the Agency does not have a project before it concerning the use of the property. He stated the Agency has no current or proposed plans to develop the property. He stated since the Agency currently has no project for it or plans to develop the property in any way, any consideration to potential impacts associated with future development of the property would be purely speculative. He stated should the property be made available at some future date by the Agency for development, that future project or development would be required to undergo a complete and thorough environmental review pursuant to SEQR. He stated they have reviewed and prepared the EAF. He stated the acquisition of these lands constitutes an unlisted action under SEQR and does not direct any subsequent development or commit the Agency to any future actions. He stated any potential future development if it were to occur would be dependent upon environmental conditions and other factors which are currently unknown. He stated the Agency's review of the project would be no less protected of the environments since any potential future development of the project or property must undergo a thorough environmental review pursuant to SEQR. He stated therefore this Agency acting as Lead Agency recommends that there be determined that there will be no significant adverse effect on the environment as a result of OCIDA acquiring these two parcels and will not require an environmental impact statement. He stated as a result the Agency is authorized to prepare a negative declaration with respect to the acquisition of these two parcels. He stated there are two resolutions before the Board that are very similar with regard to SEQR. He stated they are basically identical except for the project addresses. He stated he would request a motion to adopt the SEQR resolutions as he just read.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution issuing a negative declaration for each of the two proposed land acquisition resolutions. Motion was carried.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing the Executive Director to enter into two purchase contracts and any related documents with respect to two parcels of Property. Motion was carried.

Chairperson Patrick Hogan had to leave the IDA meeting and turned over the meeting to Vice Chairperson Janice Herzog.

#### HOLD FOR APRIL 29 SPECIAL MEETING TO REVIEW AND DISCUSS SUPPLEMENTAL DRAFT EIS AND SET PUBLIC COMMENT AND HEARING SCHEDULE.

Jeff Davis stated a vote is needed to hold a special meeting so it can be appropriately noticed.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution to hold a Special Meeting on Thursday, April 29, 2021 to review and discuss supplemental draft EIS and set public comment and hearing schedule. Motion was carried.

### C2 NY SENTINEL HEIGHTS SOLAR, LLC (3101-21-05A) INITIAL MEETING

Robert Petrovich stated Brian Gerling from Bond Schoeneck & King is conflict counsel and is representing the Agency on this project as Barclay Damon has a conflict.

Elie Schechter stated he is a consultant for C2 Energy Capital and they have been developing this community solar project for about 1.5 years. He stated this is a project that is going to benefit the community so anyone in the greater Onondaga County area who is a National Grid rate payer that wants to subscribe to buy the electricity from this solar project at a lower rate and otherwise buying from a utility, would have an opportunity to do that. He stated they applied to National Grid for an inter-connection agreement. He stated they received confirmation from National Grid that there is capacity to connect this line along Sentinel Heights Road in Lafayette. He stated they worked with the civil engineer to finalize their plan to go to the Zoning and Planning Board in the Town of Lafayette. He stated they received those approvals late last year and they were able to reserve NYSERDA incentives. He stated during the process of submitting the application and going through the review with the town, the Planning Board told them that their preference for these projects is to enter into a PILOT agreement and work through the IDA to finalize that PILOT Agreement. He stated they have included a SEQR negative declaration from the Planning Board as lead agency along with other information. He stated they hope to break ground later this year so the project can be operational by the end of 2021.

Janice Herzog stated the equipment they will use onsite will be specialized and asked how they expect to meet the local labor regulations in the Agency PILOT. She asked where they source their equipment from and how do they go about getting their labor. Elie Schechter stated the equipment is very specialized components and are not going to be able to source within Onondaga County. He stated their expectation is that those materials will be purchased elsewhere and brought in for the project. He stated based on everything they have looked for project requirements, their expectation is that they are going to fulfill the local labor requirements of installing those components and the electrical components. He stated the trackers which are the components that follow the sun throughout the day are specialized components that involve specialized labor that may be a little bit more constraining but their expectation is the labor would be fulfilled through Onondaga County and neighboring counties even if the actual material is not.

Janice Herzog asked what the percentage of local labor is. Elie Schechter stated they can certainly commit to 75% of the man power on site.

Nate Stevens stated in the Agency application the local labor policy states 100% local labor to actually construct the improvement on the parcel has to come from a 10 county area that is specifically named in the application. He stated there is not a requirement for the buying of equipment but the requirement is specifically related to the labor of the installation of the investment. Elie Schechter stated that is their expectation and may have misunderstood the question. He stated their construction team has been working to fulfill that obligation that 100% of local labor would come from Onondaga County and neighboring counties even if the material is outside the county. He stated he is in agreement with that.

Janice Herzog asked who is ultimately responsible for maintaining the equipment and to make sure it is functioning. Elie Schechter stated ultimately that will be the responsibility of National Grid. He stated if National Grid is down or if there is a power outage, they can't produce power. He stated if a tree falls down on a line or if there is a problem with a substation, then there system will have to go off line along with the National Grid system. He stated as long as National Grid system is online then their project will be online. He stated they are responsible for maintaining their project and ensuring it continues to be online and producing power.

Janice Herzog stated we are going to be relying more and more on these types of solar projects in our community because of the aggressive green power push. She asked if an employee goes out to brush off the snow if need be. Elie Schechter stated if there is a heavy snow and the panels are covered in snow, they will be producing very little power but will produce some. He stated most companies will wait for the first sunny day after a snow storm because as soon as some of that light gets through, even if just a little bit, the panels start to get warm. He stated a lot of that energy gets absorbed as heat and not necessarily electricity. He stated that first sunny day will clear a lot of snow off the panels and that is what most companies do.

Brian Gerling stated the Town of Lafayette has taken the designation as lead agency on SEQR and has issued a negative declaration.

Upon a motion by Victor Ianno, seconded by Steve Morgan, the OCIDA Board approved a resolution authorizing a public hearing for the C2NY Sentinel Heights Solar, LLC project. Motion was carried.

#### TAFT ROAD SOLAR, LLC/SLH II, LLC (3101-21-09B) INITIAL MEETING

Andrew Day stated the application is an update to the previous resolution for this application. He stated in the development process the original concept had a 5 megawatt AC project that included battery storage. He stated through the site plan, permitting and SEQR process they adapted the site plan which resulted in a smaller system due to space constraints and taking into account DEC wetlands etc. He stated as a result the systems size changed and the cost decreased. He stated the original application had Source Land Holdings LLC as the landowner and they bought the company which was a wholly owned subsidiary of Source Renewables. He stated like SLH II, LLC it is just the land holding company so they have the resolution under Source Land Holdings and the land had closed to SLH II as a separate land owning entity. He stated the purpose of this today is to update the application with proper size, design, cost and land holding.

Robert Petrovich states this is a basically a recasting of the project at a smaller level. Jeff Davis agreed and stated the Agency needs to go back through and rehold a public hearing. He stated the Board will have to vote again on the project.

Upon a motion by Susan Stanczyk, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing a public hearing for the Taft Road Solar, LLC/SLH II, LLC project. Motion was carried.



## ABUNDANT SOLAR PROJECT (E1) LLC

Amanda Fitzgerald stated the Board approved financial assistance and closed the Abundant project in Skaneateles. She stated a few months ago a second Abundant project was approved in the Town of Elbridge. She stated much like the first Abundant project after the Board approved the benefits going to the Abundant Company with a specified ownership, the ownership of this project company had changed. She stated the company is in front of the Board today requesting approval for the change in ownership. She stated the different between this Abundant matter and Taft Solar is that here it is only the membership interest that is changing and not the total project company. She stated Abundant will remain the company that is getting the benefits, just the membership interest has changed. She stated Barclay Damon has looked through the documents of the new membership owner and recommend the Board approve the change in membership ownership.

Janice Herzog asked if this is a joint partnership. Amanda Fitzgerald stated Abundant Solar Power E1 LLC will remain the entity that is receiving the financial assistance but the ownership interest in the LLC has been sold.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the sale of the membership interest of the Abundant Solar Project. Motion was carried.

## OYA CHURCH ROAD A LLC (3101-20-04A)

Amanda Fitzgerald stated this is the same situation we had with Abundant. She stated Barclay Damon reviewed underlying entity documents of the new membership owners and recommends approving the sale of membership ownership.

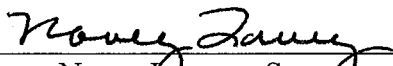
Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the sale of the membership interest of the OYA Church Road A LLC project. Motion was carried.

## NEW YORK SUSQUEHANNA AND WESTERN RAILWAY CORPORATION

Robert Petrovich stated we have a lease hold interest in this entity's project and rail line running through the city as part of a PILOT from way back when. He stated they are asking for assistance from the Agency to be able to make improvements to the West Onondaga Street Bridge. He stated a couple of years ago some pieces of concrete fell off the bridge and they temporarily restored it with something that is not as aesthetically pleasing as they would like. He stated they are applying for grant and hoping to rebuild the bridge going over West Onondaga Street in a better and more aesthetic manner. He stated they are asking for our agreement and support in that regard because we have a lease/leasehold relationship with them. He stated it is simply a resolution of support from the Board so they can proceed with their grant application.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution supporting the New York, Susquehanna and Western Railway Corporation seeking funding sources for improvements to the bridge that passes over West Onondaga Street in the City of Syracuse and related structures. Motion was carried.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board adjourned the meeting at 9:30 am. Motion was carried.

  
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Nancy Lowery, Secretary