

Onondaga County Industrial Development Agency
Regular Meeting Minutes
April 13, 2023

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, April 13, 2023 at 335 Montgomery Street, Syracuse, New York in the large conference room Floor 2M.

Patrick Hogan called the meeting to order at 8:30 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Susan Stanczyk
Kevin Ryan
Fanny Villarreal
Cydney Johnson
Elizabeth Dreyfuss

ABSENT:

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Svetlana Dyer, Assistant Secretary
Karen Doster, Recording Secretary
Alexis Rodriguez, Assistant Treasurer
Len Rauch, Economic Development
Jeff Davis, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
Pat Basset, PBFF Drakes LLC
Frank Fava, PBFF Drakes LLC
Tim Fitzgerald, Harris Beach
Anthony Bell, RPNY Solar 4, LLC
Rick Moriarty, Post Standard

APPROVAL OF REGULAR MEETING MINUTES – MARCH 23, 2023

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved the regular meeting minutes of March 23, 2023. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of March 2023.

Susan Stanczyk asked if the WPC Marketing is new marketing money passed last month or is that follow up from before. Nate Stevens stated it was follow up from before.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the Treasurer’s Report for the month of March 2023. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #480. He stated that the last two months PILOT payments passed through our Agency in a total amount of over \$6,100,000 so it really shows the IDA is producing money for tax jurisdictions.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved the Payment of Bills Schedule #480 for \$21,867.50. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was circulated and Kevin Ryan reported a conflict with PBFF Drakes LLC.

WELCOME NEW OCIDA BOARD MEMBERS

Patrick Hogan stated he gladly welcomes Cydney Johnson and Elizabeth Dreyfuss to the Board and if they have any questions to please ask staff or the Board. He stated the IDA does great things.

RPNY SOLAR 4, LLC (3101-23-01A) SECOND MEETING

Anthony Bell stated RPNY Solar 4 is a community solar energy developer with their headquarters in San Francisco, California. He stated the company is about 6 years old. He stated their portfolio projects include 66 megawatts in 22 projects operating in 7 states. He stated in terms of developing pipelines they have 560 megawatts across 15 states. He stated the New York pipeline alone has 2 operational with one in St. Lawrence County and one in Erie County.

He stated they have 3 projects currently under construction not including the one before the Board today. He stated they have 8 projects under various stages of development including this project across the state. He stated they are a developer, owner and operator so they develop the project, hold onto them through construction and the operational life of the project. He stated they are not a developer who goes through local permitting and approval process then sell to another developer. He stated they own and operate from start to finish and because of that they really invest in the community they develop in and try to be a good long term neighbor. He stated this project is a 2.75 megawatt project located on 12.4 acres of a larger 42 acre parcel in the Village of Minoa. He stated they received local approvals from the Village in September 2022. He stated they received their PDD approval and site plan approval in October 2022. He stated since then they have been working towards this PILOT effort, as well as working towards NTP (Notice To Proceed) giving their prime engineering procurement and construction contractor who is now working with them in their labor and materials procurement.

Patrick Hogan asked how the local labor and materials procurement is going. Anthony Bell stated it is going very well and they are in the final legs of it. He stated he has talked with Mitch Latimer. He stated he thinks everything is getting wrapped up and secured by the end of the month. He stated the Board has their attestation from earlier that they fully intend to comply with the IDA's local labor policy and local access policy. He stated they are still holding true to that.

Nancy Lowery stated the public hearing was held and there were no comments at that time but letters of support for the project and PILOT were received from the taxing jurisdictions.

Patrick Hogan asked if RPNY manages all of their facilities. Anthony Bell stated yes and they own and operate them. He stated they have a consultant that helps them with landscaping and things like that and that would be aimed towards being local as well.

Jeff Davis stated this is a Type 1 action under SEQR and the Village of Minoa took lead agency for the project. He stated the notification letter to OCIDA never made it to us as it went to wrong address, but we would have consented to them being lead agency. He stated the resolution is recognizing the fact this is a Type 1 action and had we received the notification letter from the lead agency we would have consented to them being lead agency so the Board is reaffirming, accepting and adopting the negative declaration issued by the lead agency.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing the adoption of SEQRA determination for the RPNY Solar 4, LLC project. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing financial assistance the Agency will provide to include exemptions from certain real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes. Motion was carried.

PBFF DRAKES LLC (3101-23-02A) INITIAL MEETING

Kevin Ryan stated he needs to abstain from this project application.

Pat Basset stated the project is 6, 3-story buildings and inside the buildings there are 27 apartments as well as 10 interior heated garages. He stated the buildings are elevator buildings and approximately 35,000 sq ft each of leasable area not counting the garages. He stated the buildings have security. He stated they have surveillance cameras and electronics that do not allow you in the building unless you have a fob. He stated there is a tablet in the foyer where you can dial the room/apartment number you are looking for and they can call back on their tablet inside their apartment and let you in. He stated they are heavy on protection and he brings it to the Board's attention because it has been a huge sales feature and comfort zone. He stated that is why a lot of their tenants stay with them for years and they are proud of that. He stated the project is sitting on 22.1 acres and only using about 52% of the land because they are bordering some wetlands. He stated they went through the process to address run off and it is going into controlled areas to the north and west. He stated the Radisson community is a phenomenal area and it is not like anything he has seen in upstate New York. He stated it is a wonderful community where there are single family homes, apartments, townhomes and golf course community. He stated most of the Radisson amenities are for the Radisson population or homeowners only. He stated there is an association that takes care of all the facilities inside the Radisson community and they pay for that service which is fairly expensive. He stated the apartments are upscale, beautiful, cosmetically stunning. He stated landscaping will be stunning and they are very excited about it. He stated the existing complex has been full and they have had a waiting list for the last 5 years. He stated they are anxious to get this up and running because they know they have more of the need down the road with the Micron plant. He stated

the community could use more apartments right now to service those looking for apartments in that area.

Patrick Hogan stated we realize we are going to need a lot more housing in this area because of Micron. He stated he notices there is also a letter of support from Lysander Town Board adopting resolutions for the Drake's Landing project seeking a PILOT agreement which is great. He asked for reasons why they need the PILOT. Pat Bassett stated it boils down to anything post Covid in the construction business is completely messed up. He stated nothing has been right ever since the Covid shutdown. He stated prices are really stupid and up until last year they couldn't move forward with a project because of where their lumber was. He stated some of those things have come down to the point where it is now somewhat buildable but the biggest issue right now is the market rents. He stated the banks right now are looking very closely at what they are going to try and get for rents. He stated they have to be in a position to take a little hit in order to get financing for it. He stated banks don't want to lend into a problem and if they think you are going to need to get crazy rents, even though some are getting it, they will never give you the financing. He stated they don't want to lend into that type of a problem.

Patrick Hogan asked what the average rents is. Pat Bassett stated they are looking at \$1,250 and \$1,400 a month.

Patrick Hogan stated he lives in Tipperary Hill area and that is the about the rent in that neighborhood. He stated he understands the cost is severe and the critical need for housing in Central New York with what is coming down the pike. He stated this is essentially workforce housing. Pat Basset stated he doesn't like to use that description but they have workers in the existing complex who work in the community. He stated the necessity to making sure these rents are palatable are important.

Robert Petrovich stated this project has been brought forward and are interested in advancing this for a consideration of benefits. He stated one of the important facets of this is we want to make sure it is consistent with the overall County development plan and also dove tails with localities of development plans and future planning needs. He stated one of the things that happened here is there has been iterative process of review and consultation with our planning department so we can support these kinds of projects in conformance with the overall plan which is very important to the County Executive's overall objectives for increasing housing in Onondaga County. He

stated based on those considerations and the additional enhancements they have made in terms of connectivity/walkability within the property itself but also the trail systems. He stated they have done additional design work and construction to facilitate that. He stated the feeling is that supporting a PILOT makes sense.

Susan Stanczyk stated as a resident of that area there is a definite need for this and the location itself is a good location. She stated she is familiar with the other facilities they have built and they are solid, clean and well maintained. She stated it will always be maintained, look good, people want to live there and they are safe. She stated she thinks it is a good addition to the area.

Janice Herzog asked if the resolution includes the PILOT. Robert Petrovich stated the real property taxes is the PILOT.

Upon a motion by Fanny Villarreal, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a public hearing for PBFF Drakes LLC project. Motion was carried.

ENGINEERING SERVICES – CONTRACT AUTHORIZATION

Robert Petrovich stated bringing this forward for the Board's approval in support of White Pine and the work we are contemplating doing with respect to enhancing site readiness by removing the existing structures that exist along Burnet Road. He stated in order to do that we need to be able to assess the level of asbestos containing material, remove that material and prepare a design and bidding spec that will be run through County Planning to ultimately engage with a contractor to do the actual demolition. He stated these services accounting \$193,600 is to advance that design, field work, bid spec preparation and laboratory analysis for collection of asbestos samples to confirm an amount and location of asbestos within each structure. He stated there are about 40 structures on the road.

Jeff Davis stated it is a Type 2 action under SEQR. He stated from an environmental standpoint the resolution includes the provisions of a typical Type 2 action.

Patrick Hogan asked how it worked out with the volunteer fire department. Robert Petrovich stated it worked out great and provided a number of public safety agencies access to these facilities over the last few months to do training. He stated those activities have been suspended.

He stated we did try to contemplate doing some controlled burns for training purposes but unfortunately the required permitting and development of safety protocol specs became too onerous for them to want to consider that as well as the cost.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a contract with Barton & Loguidice, D.P.C. in an amount of \$193,600 for engineering services and support in connections with White Pine Commerce Park. Motion was carried.

YMCA OF GREATER SYRACUSE, INC. PROJECT (3101-02-08A) MODIFICATION MEETING)

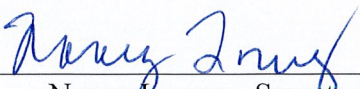
Robert Petrovich stated this is a housekeeping activity as it relates to a transition from LIBOR which is the London Interbank Offered Rate to SOFR which is a Secured Overnight Financing Rate which is now used in the US to benchmark the financing rates on borrowings. He stated in order to be in compliance with that, LIBOR no longer being used, they want to amend the documents for the use of SOFR. He stated it has no financial effect or changes anything except that aspect of the project.

Patrick Hogan stated we have had a similar situation at a prior meeting. Jeff Davis stated this is the third one.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution approving certain Bond modifications for the YMCA of Greater Syracuse, Inc. Project. Motion was carried.

ADJOURN

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 8:56 am. Motion was carried.



Nancy Lowery, Secretary