

Onondaga County Industrial Development Agency
Regular Meeting Minutes
April 9, 2019

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, April 9, 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

ABSENT:

Victor Ianno
Fanny Villarreal
Kevin Ryan

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
Richard Sykes, RHS Holdings, LLC
Michael Assimon, Land Owner Manlius Project
Deli Vargas, Carpenters Union 277
Bob Wilmott, Carpenters Union 277
Ken Bush, County Legislature

APPROVAL OF REGULAR MEETING MINUTES – MARCH 12, 2019

Upon a motion by Steve Morgan, seconded by Susan Stanczyk, the OCIDA Board approved the regular meeting minutes of March 12, 2019. Motion was carried.

TREASURER'S REPORT

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

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

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #429.

Steve Morgan asked if the gas study amounts were predetermined. Nate Stevens stated yes and set by National Grid.

Upon a motion by Janice Herzog, seconded Steve Morgan, the OCIDA Board approved the Payment of Bills Schedule #429 for \$525,051.20. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

G & C FOOD DISTRIBUTORS

Genevieve Suits stated no one attended the public hearing.

Tony Rivizzigno stated this is just an expansion of the site. He stated the Agency had to change the lease agreement to include it.

Robert Petrovich stated there is no increase in benefits.

Upon a motion by Steve Morgan, seconded by Susan Stanczyk, the OCIDA Board approved a final amended approving resolution to include additional acreage for G & C Food Distributors & Brokers, Inc. project. Motion was carried.

WILLOW BROOK OF MANLIUS

Richard Sykes stated he is from RHS Holdings and they are the developer of Willow Brook Crossing in Manlius. He reviewed a map of the project and the surrounding area. He stated the site is a little over 6 acres with 4 parcels combined on a vacant lot. He stated they propose a 105,000 sq. ft. mixed use facility with commercial, office space, retail and apartments. He stated they recently finished Phase 1 and Phase 2 environmental impact study and found there are contaminants on the site. He stated because of that there is a spill number associated with DEC for the site and accepted into the Brownfield Program and is a Brownfield project. He stated they plan to relocate the entrance into Perry Springs Park which is a nature trail located behind the property. He stated the creek that went through the backside of the property is named Willow Brook hence the name Willow Brook Crossing. He stated they have about 24,000 sq ft of commercial, 50,000 sq. ft. of residential and 31,000 sq. ft. of retail. He stated they have talked to numerous tenants and have a letter of intent from a national coffee chain. He stated they have been in discussion with a local bank that is looking to relocate to the site and a regional family style chain restaurant. He stated they have been in discussion with some office tenants and one of them is looking to merge multiple offices to take about 10,000 sq. ft. of office space. He stated residential tenants have had interest in moving into the facility. He stated some of the local offices discussed putting their guests up at the apartments instead of putting them in a hotel. He stated they have the support from the Mayor of the Village, Trustees, Town Supervisor, CenterState CEO and the County Executive. He stated the County Executive mentioned the project in his State of the County address.

Patrick Hogan asked if there is a part of the facility set aside for corporate tenants. Richard Sykes stated they will have rental apartments and some of the businesses in the area have expressed interest in leasing some of the apartments for people coming into town instead of putting them in a hotel.

Susan Stanczyk asked how many apartments. Richard Sykes stated 22 apartments. He stated there will be a parking lot behind the building with up to 300 parking spaces.

Genevieve Suits stated aesthetically it fits in with the area. Richard Sykes stated it will fit in, it's more transitional and compliments the newest building in the Village.

Richard Sykes stated Perry Springs Park has only about 4 parking spaces which doesn't give opportunity for a lot of people to get access. He stated moving the actual entrance to their site will give people the opportunity to park but also get ice cream, have dinner and walk the trail.

Janice Herzog asked how many apartments are in the buildings across the street and are they leased. Richard Sykes stated he thinks there are 7 and they are leased. He stated those tenants have some interest in Willow Brook.

Tony Rivizzigno asked if the Village is doing the SEQR. Richard Sykes stated yes.

Patrick Hogan asked if the plans for the park have been worked out with the Village. Richard Sykes stated yes and it fits into the Village's long range plans.

Patrick Hogan asked if the combined retail and commercial combined is more than 50%. Richard Sykes stated it does fall within the threshold. He stated they needed to be under 33% to meet the threshold and they are at about 28% retail.

Susan Stanczyk stated there are 100 jobs being created and asked what kind of jobs they are. Richard Sykes stated Willow Brook would be employing 2 -3 people but the remaining ones would be through the tenants. He stated it would be written in their leases they have to report how many employees they have.

Patrick Hogan asked if a multi-use facility has any change in the make up would it be reflected in the agreement. Nate Stevens stated given they are focusing on residential housing, this fits within many of the Board's goals and the residential housing policy in the UTEP. He stated there is infill, local support, increases walkability and the standards. He stated staff will work with the team at Barclay Damon to make sure everything is as it should be.

Upon a motion by Steve Morgan, seconded by Susan Stanczyk, the OCIDA Board approved a resolution describing the proposed Willow Brook of Manlius project and the financial assistance the Agency may provide and authorizing a public hearing for the project. Motion was carried.

EMPLOYMENT REPORT

Nate Stevens stated the data is done and staff is still going through it to clean and verify. He stated he expects that to be done by the May meeting and at that time staff will let the Board know of any necessary action steps. He stated he thought it was important to share the raw data with the Board and if there are any questions please ask.

Steve Morgan asked if it is an audit of all the employment positions granted through PILOTs. Nate Stevens stated every January staff surveys all the companies that have or are receiving OCIDA benefits. He stated staff is going through the data, cleaning it up so it is easier to read.

Robert Petrovich stated this is an initial look at it and we will have a more definitive report next month after verifying some of the numbers.

Genevieve Suits stated things have changed in the last year with New York State compliance issues so we are reporting exactly what New York State has asked for.

Janice Herzog stated it is impressive looking at this. She stated Anaren went 156% over their projection. Nate Stevens stated they had 433 people, their goal was to add 105 and as of December 31, 2018 they reported 597. He stated it calculates to 138%.

Steve Morgan asked if there is a way to verify the numbers. Nate Stevens stated the focus is doing a reasonable level of effort. He stated a copy of a NYS form is requested and that shows employment information. He stated we think with that coupled with prior history and their activity along with Board and staff in the community is the right level of effort to verify.

Steve Morgan asked if we can tie it off financially to show us a report with their payroll and how they got there number of FTEs so they are accountable. Nate Stevens stated the balance staff is struggling to achieve is making it relatively easy for companies to comply with and that is why we use the New York State standardized form. Genevieve Suits stated what they give to us is the same thing they are reporting to the IRS. Steve Morgan stated he sees there is accountability.

Sue Stanczyk asked if there is a breakdown to determine what kinds of jobs were added. Nate Stevens stated to get that information we would have to get more into their business and at this point staff has hesitated doing but it is something to think about in the future.

Robert Petrovich stated we can consider modifying the survey to Sue Stanczyk's point as long as we stay in compliance. Sue Stanczyk stated just a percentage to get an idea. She stated it is great they are creating jobs but what kind of jobs are they adding. She stated she would be interested to find out.

Janice Herzog asked if the list is all the active PILOTs the Board has done and if it is just sales tax do they still have to comply. Nate Stevens stated yes to both and the Agency used to do civic bonds so there are a few still outstanding and showing up.

Robert Petrovich stated the office is being audited by New York State Comptroller's office. He stated he wanted to give the Board a heads up that the audit team is probably going to reach out to the Board individually to ask questions about operations and activities relating to the OCIDA Board. He stated the preliminary feedback from the auditors is that everything looks very good.

ROBERT PETROVICH SIGNATURE AUTHORITY

Tony Rivizzigno stated a resolution is needed for approval of the 2019 agreement to have Robert Petrovich sign to approve reimbursement to the County as the Board does every year on a quarterly basis that have been set forth. He stated this is done to leave an audit trail.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing Robert Petrovich to sign the 2019 County/OCIDA Agreement and to reimburse the County on a quarterly basis. Motion was carried.

Upon a motion by Janice Herzog, seconded by Steve Morgan, the OCIDA Board adjourned the meeting at 8:28 am. Motion was carried.


Genevieve A. Suits, Secretary