



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

333 WEST WASHINGTON STREET, SUITE 130, SYRACUSE, NY 13202
PHONE: 315.435.3770 • FAX: 315.435.3669 • SYRACUSECENTRAL.COM

Meeting Agenda April 10, 2018

8:00 AM Call to Order the Regular Meeting of the Agency

- A. Approval of Minutes – March 13, 2018
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest Disclosure

Action Items

1. Immediate Mailing Services, Inc. IMS, Inc. (3101-18-02A) (PILOT, Mortgage, Sales & Use Tax)

Immediate Mailing Services, Inc. (IMS, Inc.) is requesting to enter into a straight lease agreement for a project consisting of the renovation and expansion of 18,500 square feet of production and office space in the Town of Salina

Agency Action Requested:

- a. A Resolution of the Board for SEQR purposes determining that the project will not have a significant effect on the environment and requires no further environmental review.
- b. An Inducement Resolution of the Board for a straight lease transaction for a project consisting of the development of production and office space in the Town of Salina.
- c. A Resolution of the Board authorizing the execution and delivery of closing documents.

Representative: Deb Parker, IMS, Inc.

2. Addcom Electronics (3101-18-03A) (Sales and Use Tax, PILOT)

Addcom Electronics is requesting the Agency enter into a straight lease agreement for a project consisting of construction of a 4,800 square foot building in the Hancock Airpark in the Town of Cicero.

Agency Action Requested:

- a. A Resolution of the Board describing the proposed project and the financial assistance the Agency may provide. Agency benefits requested include a Payment in Lieu of Tax Agreement and exemption from sales and use tax.
- b. A Resolution of the Board authorizing the execution of the Agent Agreement outlining the responsibilities of the Developer and Agency for the Project.
- c. A Resolution of the Board for SEQR purposes determining that the project will not have a significant effect on the environment and requires no further environmental review.
- d. An Inducement Resolution of the Board for a straight lease transaction for a project consisting of the development of commercial space in the Town of Cicero.
- e. A Resolution of the Board authorizing the execution and delivery of closing documents.

Representative: Dave M. Adams, Sr. & Dave M. Adams, Jr, Addcom

3. Ultra Dairy, LLC. (3101-08-05C) (Consent to modify existing mortgage and request a mortgage recording tax exemption)

Ultra Dairy has had three prior projects with OCIDA in 2003, 2006 and 2008. The company is requesting consent to refinance the mortgage associated with these projects. In addition, they are also requesting a mortgage tax exemption.

Agency Action Requested:

a. A Resolution of the Board consenting to the refinancing of the Ultra Dairy Mortgage describing the proposed refinancing and the financial assistance requested from the Agency which includes mortgage recording tax exemption.

Representative: Jim Gosier, Ultra Dairy

4. 8324 Oswego Road, LLC(3101-16-09A) (Request for Extension of time -August 2018)

8324 Oswego Road LLC is a partnership between Syracuse Orthopedic Specialists and Family Practice Associates. Each group has leases on buildings in the Liverpool and Baldwinsville areas. The proposal was to have FPA and SOS form a new entity (8324 Oswego Road LLC), and build a 40,000 s.f. medical office building to house both medical providers. This new space will allow SOS and FPA to expand and better coordinate services.

Agency Action Requested:

a. A Resolution of the Board granting an extension of time to complete the project.

5. Welch Allyn, Inc. (3101-98-13A) (Termination of PILOT agreement)

Allyn Development Company/Welch Allyn, Inc. previously entered into a lease/leaseback transaction for a project consisting of the construction of a training and development center next to the manufacturing facility located on Rt. 321 in the Town of Skaneateles.

Adjourn