



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Meeting Agenda May 10, 2016

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

- A. Approval of Minutes – April 12, 2016
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest Disclosure

Action Items

1. O'Connell Electric Company, Inc. (3101-16-05A)

O'Connell Electric Company, Inc. is asking the Agency to enter into a straight lease transaction for a project consisting of the acquisition and renovation of an approximately 29,500 square foot existing facility located at the Hancock Air Park in the Town of Cicero. This project will include approximately 12,000 square feet which will be renovated into office space and 17,500 square feet renovated into warehouse space. A public hearing was held on May 3, 2016.

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 manufacturing space in the Town of Cicero.
- c. A Resolution of the Board authorizing the execution and delivery of closing documents.

Representative: Don Coon, O'Connell Electric

2. JMA Wireless (3101-16-06A)

JMA Wireless is proposing a project that will include construction and renovation of 3 buildings at 7641 and 7645 Henry Clay Blvd in the Town of Clay. The company will construct a new 8,000 square foot building that will include employee training space and a cafeteria. In addition, the company will renovate an existing 21,000 square foot building to create a customer experience center and renovate and reconfigure the building located at 7645 to allow for additional testing, manufacturing and employees.

Agency Action Requested:

- a. A Resolution of the Board describing the proposed project and the financial assistance the Agency may provide and authorizing a public hearing for the project. Agency benefits requested include a Payment in Lieu of Tax Agreement, and exemption from sales and use tax and mortgage recording 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.

Representatives: Gail Cawley VP Customer Care and Robert J Smith, CCF, Counsel for JMA

3. Syracuse Label (3101-15-4A)/ Amended Application

Syracuse Label project consists of the construction of a new 50,000 square foot manufacturing facility located in the Hancock Airpark. The company has submitted an amended application to increase the total project cost to

an estimated \$9,700,000 and to increase the projected New York State sales tax use exemption total to an estimated \$400,000.

Agency Action Requested:

- a. An Amended Resolution of the Board increasing the sales tax exemption benefits and authorizing a public hearing for the proposed project.

Representative: Kathy Alaimo, President, Syracuse Label

3. Prima Terra (3101-16-03A): Request for Local Access Waiver

Construction of a 124 Room Hampton Inn & Suites located at 1305-1333 Buckley Road in the Town of Salina.

Agency Action Requested:

- a. A Resolution of the Board waiving the Agency's local access policy for the engineering, manufacturing and erection of precast planks by Say-Core, Inc, for the Prima Terra Properties.
- b. A Resolution of the Board waiving the Agency's local access policy for the installation of insulating concrete forms by Cotton Concrete for the Prima Terra Properties.

Representative: Carmen Emmi and Tony Mangano, Prima Terra Properties, LLC.

4. Cintas (3101-15-11B) Request for Local Access Waiver

Construction of a 53,939 square foot commercial/industrial cleaning facility, with 8438 square feet dedicated to office, sales and service areas located on Henry Clay Boulevard in the Town of Clay.

Agency Action Requested:

- a. A Resolution of the Board waiving the Agency's local access policy for Cintas installation for the systems installation and initial testing of a soil sort system by e-tech systems, inc.
- b. A Resolution of the Board waiving the Agency's local access policy for the furnishing and installation of the exterior precast concrete walls panels by Fabcon Precast, LLC.
- c. A Resolution of the Board waiving the Agency's local access policy for the installation of the Metricon Automated Garment Sortation System by Jensen USA, inc.
- d. A Resolution of the Board waiving the Agency's local access policy for the design and installation of the clean garment trolley system by Material Flow Systems.

Representative: Martin Crume, Construction Engineer, and Adam Levinson, Cintas

5. Commercial Insurance for 800 Hiawatha Blvd Property Update

At the previous board meeting, the board approved the purchase of insurance for 800 Hiawatha Blvd Property. The insurance was obtained by Brown and Brown of New York, through LoVullo & Associates at a total cost of \$15,917.00

Representative: Julie Cerio