

Onondaga County Industrial Development Agency
Regular Meeting Minutes
May11, 2021

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, May 11, 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
Susan Stanczyk
Kevin Ryan
Fanny Villarreal

ABSENT:

Steve Morgan

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
Elie Schechter, C2 NY Sentinel Heights Solar
Andrew Day, Taft Road Solar, LLC
Vittorio Pascarella, Ur-Ban Villages PFA
Steve Calocerinos, Calocerinos Engineering
Sarah Stephens, Ur-Ban Villages PFA
Douglas Sutherland, Camillus Mills Redevelopment
Brian Gerling, Bond, Schoeneck & King Law Firm
Michael Cocquyt, Taft Road Solar, LLC

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

APPROVAL OF REGULAR MEETING MINUTES – APRIL 13, 2021

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved the regular meeting minutes of April 13, 2021 meeting. Motion was carried.

TREASURER'S REPORT

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

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

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #456.

Upon a motion Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved the Payment of Bills Schedule #456 for \$13,012.35, PILOT payments to the City of Syracuse for \$1,981.29, Onondaga County for \$9,526.00, Town of Camillus for \$5,200.68, Town of DeWitt for \$156.23, Town of Elbridge for \$2,118.96, Town of Geddes for \$70.50, Town of Onondaga for \$3.15, Village of Camillus for \$899.40, Village of Solvay for \$563.46, East Syracuse Minoa School District for \$747.66, Jamesville Dewitt School District for \$101.26, Jordan Elbridge School District for \$17,938.33, Marcellus School District for \$268.50, Solvay Union Free School District for \$3,597.08, Syracuse City School District for \$1,489.21 and West Genesee Central School District for \$12,632.04. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

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

Robert Petrovich stated we have Brian Gerling from Bond Schoeneck & King to represent the Agency as conflict counsel as Barclay Damon has a conflict.

Elie Schechter stated C2 NY Sentinel Heights has secured all the planning and zoning approvals they need and the interconnection agreement with National Grid. He stated they look forward to

working with the IDA on the final paperwork for the PILOT agreement. He stated they have been working with the School District and the Town Supervisor and he thinks everyone is on board and supportive of the project. He stated it is a community solar project on about 20 acres on Sentinel Heights Road in the Town of Lafayette. He stated members of the community are going to have the opportunity to subscribe and purchase from the solar project at a lower rate than they are otherwise buying from National Grid. He stated they have their NYSERDA incentive locked in so all their pieces are ready to go for the project.

Nancy Lowery stated a public hearing was held and there were no comments but we do have a letter of support from the Town. She stated we received the resolution from the School District which is in the new packet sent out and is live on our website.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the C2 NY Sentinel Heights Solar, LLC project. Motion was carried.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes, real property taxes and real estate transfer taxes for the C2 NY Sentinel Heights Solar, LLC project. Motion was carried.

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

Andrew Day stated this is a community solar project. He stated it is 3.7 megawatts AC located off Taft Road. He stated SLH II is a wholly owned subsidiary of Source Renewables that owns the land and Taft Road Solar LLC is the name of company. He stated they had previous approval for the PILOT and financial assistance for 5 megawatts but through the planning process the size was lowered to 3.7 megawatts AC. He stated he is here today to update the application. He stated they are in the process of pulling building permits and getting the project under construction in the next month or two.

Jeff Davis stated later on the agenda there is a termination of the prior project that was approved and since we are terminating that project it would include the SEQR that was done. He stated the SEQR Resolution needs be repassed that was done previously.

Jeff Davis stated he would like to amend the agenda to include a SEQR resolution. He stated this is an unlisted action under SEQR and the materials from the applicant have been received and reviewed. He stated this is more a change in ownership on how everything is going to be done with the project. He stated the motion requested to the Board will not have a significant adverse effect on the environment and the agency issue a negative declaration pursuant to SEQR.

Nancy Lowery stated a public hearing was held for Taft Road Solar and Tom Lorrizo from the Carpenter's Union called in. She stated he thought this was a very good project but wanted to make the Board aware that they are interested in doing work for solar projects in our area.

Patrick Hogan asked if we have Mr. Lorrizo's information. Nancy Lowery stated yes.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the Taft Road Solar LLC/SLH II, LLC project. Motion was carried.

Upon a motion by Kevin Ryan, 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, real property taxes and real estate transfer taxes for the Taft Road Solar LLC/SLH II, LLC project. Motion was carried.

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

Patrick Hogan stated there has been a lot of interest about this project in the community and what he has heard it has been extremely favorable.

Vittorio Pascarella stated they are excited about the project. He stated they are looking to take the property at the former Will and Baumer candle factory on Buckley Road and repurpose the 11 or 12 buildings into 250 apartments and some commercial aspect that is yet to be determined.

He stated the project will be 3 phases over 5 years and they are in phase 1 right now. He stated they are planning to save all the buildings on site, decoupling all the connector pieces, reskinning and repurposing the shed-like buildings into covered parking and parking garages. He stated they will have underground parking for about 75% of the parking needs onsite and what that means is they are hoping every resident has the availability to park at least one car either indoors or under cover.

Patrick Hogan stated it replicates a village. Vittorio Pascarella stated yes and it grew over time one building at a time. He stated they are trying to keep in touch with that with every building having its own unique characteristics starting with the first building, the iconic piece built in the late 1800's.

Patrick Hogan asked how much will rent be. Vittorio Pascarella stated it is still too early to narrow down rents. He stated they are not sure what the costs are going to be. He stated there is a lot of speculation about price increases in terms of material and inflation. He stated they are trying not to pin themselves down because the future of building and construction is way too volatile at this point.

Nancy Lowery stated a public hearing was held and there were no comments.

Jeff Davis stated this is an unlisted action under SEQR and the project is designed for the preservation/renovation reuse of a project facility and will not produce adverse traffic or other impacts. He stated there are some specific project related conditions relative to the preservation/renovation reuse of the project which are addressed in the site plan review process in the Town of Salina and based on that the resolution the Board is voting on is there are no significant adverse effects on the environment and the issuance of the negative declaration pursuant to SEQR.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing adoption of SEQR negative declaration determination for the UR-Ban Villages PFA, LLC project. Motion was carried.

Upon a motion by Kevin Ryan, 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, real property taxes, real estate transfer taxes and mortgage recording taxes 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

Patrick Hogan stated he received a lot of positive comments on this project.

Doug Sutherland stated before the Board is the 2nd of a 3 phase project. He stated the first phase was the historic rehabilitation certified rehab of the old headquarters completed in late 2017. He stated the building has 29 apartments and about 8500 square feet of commercial space. He stated Phase 2 is to be built on the slab of the old Camillus Cutlery Factory which burned in 2013. He stated the building will have 58 apartments and 6500 square feet of commercial space. He stated it is a 3 story building built over a lower parking level that allows them to build up and beyond the flood plain. He stated it is a Brownfield site and 90% of the property they are working with is in the flood plain. He stated they have had to take extra measures to develop this. He stated there is a 3rd phase planned and will probably happen when they identify tenants for it. He stated it will be a smaller building. He stated it is meant to look like an old industrial campus with a cluster of buildings. He stated the 2nd phase, while new construction, is designed in the spirit of the original cutlery main manufacturing building. He stated they have their site plan approvals, SEQR approvals and still need a building permit but not much more than that.

Patrick Hogan asked if they are going to use the same concrete slab and build above it. Doug Sutherland stated they are keeping the slab but will have punctures within it to drive piles. He stated the soil is fairly soft underneath. He stated for the most part the concrete slab remains and they will patch in where they need to create holes for piles.

Patrick Hogan stated it's a Brownfield and a flood plain so it's an area that has challenges. Doug Sutherland agreed and stated was a large hole in the center of the Village. He stated when the fire occurred that really changed the character. He stated they think that filling in the hole with architecture that feels like the original building is a good thing to do and they are excited.

Patrick Hogan stated that was the largest fire in Onondaga County history. Doug Sutherland agreed. He stated it really taxed the first responders' ability but fortunately it didn't extend over to the headquarters building. He stated it was 140,000 feet of space and all wood framed.

Nancy Lowery stated a public hearing was held and the Mayor of Camillus called to express his support and he is very anxious for the project to get going.

Jeff Davis stated this is a Type I action and as noted the Village of Camillus Board previously did SEQR on a Type I and at that time OCIDA was not considered an involved agency so we were not noticed. He stated in recognition of the fact that we would have been an involved agency and consent to the lead agency status, he is recommending we reaffirm, accept and adopt the negative declaration that was issued by the Village Board for the project. He stated it is attached to the resolution that Barclay Damon has prepared for the Board and therefore based on that the motion is to reaffirm, accept and adopt the negative declaration that was issued by the Village Board.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution to reaffirm, accept and adopt the SEQR negative declaration determination issued by the Village of Camillus Board for the Camillus Mills Redevelopment Company, Inc./Camillus Mills II, LLC project. Motion was carried.

Upon a motion by Janice Herzog, 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, real estate transfer taxes and mortgage recording taxes for the Camillus Mills Redevelopment Company, Inc./Camillus Mills II, LLC project. Motion was carried.

TERMINATION OF PROJECT TAFT SOLAR LLC (3101-20-01A)

Robert Petrovich stated as noted earlier there was a change and the new project has already had action taken on it. He stated this is an administrative action by the Board and a cleanup activity for the sake of making sure the I's are dotted and the T's are crossed.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution acknowledging the Source Land Holdings LLC/Taft solar LLC, project number 3101-20-01A, is revoking all financial assistance granted in connection with the project associated with this number. Motion was carried.

WHITE PINE COMMERCE PARK ENGINEERING SERVICES


Robert Petrovich stated we have been working on the White Pine project and we currently have a contract with Ramboll Engineering, which used to be O'Brien and Gere, to provide assistance on a number of different items related to the project in terms of engineering and development in bringing that project to the floor. He stated staff is asking for an increase of O'Brien and Gere's authorized amount by \$35,000 to facilitate additional work that is needed to be done on the project. He stated this would be the subcontract to Ramboll.

Patrick Hogan asked if O'Brien and Gere is subcontractor to Ramboll. Robert Petrovich stated O'Brien and Gere has a subcontractor they would like to hire and the amount of their fee is not to exceed \$35,000 without additional authorization and approval by the Board.

Kevin Ryan asked who the subcontractor is. Robert Petrovich stated Mower and Associates.

Upon a motion by Kevin Ryan, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing previously approved engineering firm to procure, select, coordinate and oversee a sub-contractor in connection with the White Pine Commerce Park Project. Motion was carried.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 8:32 am. Motion was carried.



Nancy Lowery, Secretary