

Onondaga County Industrial Development Agency
Regular Meeting Minutes
June 14, 2022

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, June 14, 2022 at 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Janice Herzog called the meeting to order at 8:04 am with the following:

PRESENT:

Janice Herzog
Steve Morgan
Susan Stanczyk
Kevin Ryan
Fanny Villarreal

ABSENT:

Patrick Hogan
Victor Ianno

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Karen Doster, Recording Secretary
Alexis Rodriguez, Assistant Treasurer
Jeff Davis, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
Samantha Podlas, Barclay Damon Law Firm
John Sidd, Hancock & Estabrook Law Firm
Len Rauch, Office of Economic Development
Matthew Pelligra, Office of Economic Development
Genevieve Trigg, Barclay Damon Law Firm
Joseph Cattalani, Stewart Hancock Partners LLC/Dunn Tire LLC
Karen DeAntonio, Barclay Damon
Theresa Morgan, Armoured One, LLC
Robin Moorcroft, Yugo Syracuse Southside LLC
Christopher Andreucci, Harris Beach Law Firm
Christopher Bianchi

APPROVAL OF REGULAR MEETING MINUTES – MAY 10, 2022

Upon a motion by Fanny Villarreal, seconded by Susan Stanczyk, the OCIDA Board approved the regular meeting minutes of May 10, 2022. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of May 2022.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved the Treasurer's Report for the month of May 2022. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #470

Upon a motion by Steve Morgan, seconded by Susan Stanczyk, the OCIDA Board approved the Payment of Bills Schedule #470 for \$2,338,103.92 and PILOT Payments to Onondaga County for \$7,913.78, Town of Camillus for \$5,640.87, Village of Camillus for \$975.52, Town of Elbridge for \$2,298.31, Town of Geddes for \$76.46, Village of Solvay for \$611.15, West Genesee Central School District for \$13,701.23, Solvay Union School District for \$3,901.55, Jordan Elbridge Central School District for \$19,456.66, Marcellus Central School District for \$291.23, Onondaga County for \$836.24, City of Syracuse for \$1,300.58, Town of Onondaga for \$2.61, Town of DeWitt for \$12.82 and Jamesville DeWitt School District for \$83.89. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was circulated and there were no conflicts reported.

J.W. DIDADO ELECTRIC, LLC (3101-22-A) SECOND MEETING

Robert Petrovich stated Genevieve Trigg from Barclay Damon is representing J.W. Didado so John Sidd from Hancock Estabrook is representing the Agency as conflict counsel.

John Sidd stated a public hearing was previously held and the report is in the Agency packet.

Nancy Lowery stated there were no comments.

John Sidd stated the applicant made a minor change to their application yesterday. He stated there were two entities seeking financial assistance which is a typical structure where one owns the land and rents it to the operating entity. He stated they dropped the LLC that was going to own the land and rent it so now there will be one entity that will own and operate which makes it much simpler. He stated there is no material change to the application otherwise. He stated in terms of SEQR review, the Town of Clay Planning Board treated this as a Type I action under SEQR and OCIDA is an involved agency. He stated the Town of Clay issued a determination last week showing a negative declaration and the project will not have a significant impact on the environment that has not been mitigated. He stated there is an approving resolution noting the negative declaration and inducing the project to proceed to close to provide the financial assistance consisting of the mortgage recording tax exemption, sales tax exemption and real property tax exemption.

Genevieve Trigg stated the project includes the construction of an approximately 24,000 square foot building on a 12.17 acre site. She stated about 10,000 square feet of the 2 story portion of the building will serve as an office and training space and the remaining will include a 9 pull in truck bay to facilitate tooling and detooling of trucks. She stated there will also be a climate controlled safety equipment storage area, general storage, employee onboarding area and a small office space. She stated as discussed at the last meeting JWD does pride itself in doing a live classroom concept to help its employees adapt and provide them with the skill set needed for the job.

Upon a motion by Kevin Ryan, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the financial assistance by the Agency to include exemptions from certain real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes and acknowledging the Town of Clay SEQRA resolution. Motion was carried.

STEWART HANCOCK PARTNERS LLC/DUNN TIRE LLC (3101-21-12A) MEETING TO MODIFY

Joseph Cattalani stated the FAA forced them to move the building location and that changed considerably the dynamic of the use of the property so they had increases in costs. He stated originally they were sheet draining the parking lot but the second placement of the building forced them to pipe underground within a separate roadway for the fire access. He stated the

change in site also changed the dynamic in suitable soils. He stated they had almost \$1 million dollars of cut that needed to be removed and there was about \$700,000 of structural fill put in to put the building on. He stated it just continues and pricing of commodities is up. He stated he doesn't know what his asphalt price will be when they get to that point with oil prices up 3X which is a big component. He stated this is why they are asking for an increase in the sales and use exemption.

Janice Herzog stated it is certainly understandable and it is hard to do planning in times like this.

Jeff Davis stated the resolution before the Board is a resolution to authorize a public hearing because the increase in benefits is greater than \$100,000. He stated a public hearing would be held, go through the process and then come back to the Board for consideration of the request.

Upon a motion by Fanny Villarreal, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing a public hearing in connection with a request for an increase in the Sales and Use Tax Exemption. Motion was carried.

ARMOURED ONE, LLC (3101-18-06A) MEETING TO MODIFY

Theresa Morgan stated they are a business founded on the sales of school security training and they install attack resistant film on school glass and life openings. She stated they sell attack resistant glass. She stated since Covid hit it has impacted their ability to sustain their projected levels of revenue growth and expansion of their business operations. She stated it has caused them to struggle with deadlines. She stated if you don't have the revenue coming in you really don't want to expand your facility. She stated they have tried since Covid hit to bolster their partnership with their customers as well as being very innovative with new product design which they are doing quite successfully with a very cool patent pending with their security glass with a new inner layer that has proved to be stronger than anything on the market. She stated sales are expanding and now is the time to continue the renovation projects they had planned a couple years ago. She stated they have secured the funds with Pathfinder Bank and they plan to spend \$650,000 for much needed roof repairs, creation of an additional cooling room with the necessary walls, ceilings, epoxy flooring and HVAC system. She stated they plan to have all this work done by the end of this year. She stated they really appreciate all OCIDA has done for them and thanked the Board for considering the extension of the sales tax exemption. She stated

they consider OCIDA as partners in this mission to fight what is unfortunately going on in our schools.

Janice Herzog stated thank you to Amoured One for what they are doing. She stated it is great to have companies that are looking forward and trying to keep our children in schools safe and good luck with the patent. She stated congratulations on receiving the award at the MACNY dinner. She stated it is a testament to the good things Armoured One is doing in the community. Theresa Morgan stated thank you and they were really excited and proud. She stated they do more than just supply the products, they are more boots on the ground. She stated the CEO flew right to Texas when the unfortunate shooting occurred. She stated they are ministers in action and they are quite proud of all the things the company does.

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing an extension to the Sales and Use Tax Exemption. Motion was carried.

BRECKENRIDGE GROUP SYRACUSE NEW YORK, LLC (3101-15-12A) MEETING TO MODIFY

Christopher Andreucci stated he represents the Breckenridge Group and they are selling the project to GSA who is the parent of Yugo Syracuse. He stated they are seeking the consent pursuant to the lease and leaseback to the sale.

Amanda Fitzgerald stated this is a very straightforward transaction.

Sue Stanczyk asked what is the project. Chris Andreucci stated it used to be Syracuse Apartments which was the original project but under the lease/leaseback agreement the Agency had approved the assignment to Breckenridge Group Syracuse. He stated it was in the lease/leaseback that Breckenridge Group was a qualified transferee upon following the closing of the deal. He stated Syracuse Apartments sold it to Breckenridge who now is now selling it to GSA or Yugo Syracuse.

Robert Petrovich asked Chris Andreucci to explain where it is located and what type of housing it is. Chris Andreucci stated it is student housing located on Brighton Avenue. Robert Petrovich

stated it has a DBA as Aspen of Syracuse. Chris Andreucci agreed and stated it closed in 2015 originally.

Robin Moorcroft stated they are excited to take on the student housing in this market and looking forward to completing the transaction.

Upon a motion by Kevin Ryan, seconded by Fanny Villarreal, the OCIDA Board approved a resolution approving the assignment of the right, title and interest in the Breckenridge Group Syracuse, New York, LLC to Yugo Syracuse Southside LLC. Motion was carried.

ACTIVE PROJECT REVIEW

Nancy Lowery stated companies are required to report annually their employment numbers based on what they put in their application. She stated last year there were 4 companies that did not meet the threshold and actually fell into recapture. She state the Board graciously waived that due to the fact that they were all hotels and were not able to meet the threshold based on what happened during Covid. She stated she is pleased to report this year all the Agency projects are in compliance with their numbers so we are happy they are back into the threshold they need to be.

APPOINTMENT OF ASSISTANT TREASURER

Robert Petrovich stated he is happy to introduce Alexis Rodriguez as a new addition to our team and she is taking over for Chris Cox who is retiring the end of the month. He stated she is doing an amazing job so far and obviously one of the roles she will assume is the role of assistant treasurer. He stated he would enthusiastically endorse her appointment as Assistant Treasurer.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved a resolution appointing Alexis Rodriguez as Board Assistant Treasurer to the Onondaga County Industrial Development Agency. Motion was carried.

EXECUTIVE SESSION

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board went into Executive Session at 8:31 am to discuss the acquisition of real property. Motion was carried.

(Steve Morgan left meeting.)

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board adjourned the Executive Session at 8:52 am. Motion was carried.

PURCHASE CONTRACTS EXECUTION

Jeff Davis stated the resolutions before the Board is to exercise the options to purchase the properties. He stated the first resolution for consideration by the Board is authorizing the adoption of a SEQR determination. He stated there are 3 separate SEQR determinations and one omnibus motion will be done. He stated we previously studied under SEQR the project and expansion of the White Pine Park which resulted in the development of the Supplemental and Generic Environmental Impact Statement to the prior GEIS when the park was originally developed. He stated the Board determined to go to a supplemental GEIS process and then went to public comment. He stated a Final GEIS was adopted by the Board in July of 2021 and notice of completion of the Final Supplemental GEIS was filed on July 16, 2021. He stated in review of the acquisition of these 3 parcels, we review the project as was studied under that Supplemental GEIS and Final GEIS. He stated the project included the acquisition of the subject parcels here for the resolution and the SEQR review was conducted on those including the evaluation of relevant impacts, facts and conclusions associated with the expansion of the park. He stated the Draft Supplemental GEIS statement, Final GEIS and Findings Statements adopted by the Agency evaluated the relevant impacts, facts and conclusions associated with the acquisition of the additional acreage including the subject parcels to accommodate the expansion of the park. He stated the Agency determined that the project including the acquisition of the additional acreage, including the subject parcels from among other reasonable alternatives, is one which minimizes or avoids adverse environmental effects to the maximum extent practicable and the acquisition of the property will be carried out in accordance with conditions and thresholds established in the Final Supplement GEIS and Findings Statement thus avoiding, minimizing and mitigating as reasonably practical the adverse environmental impacts.

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

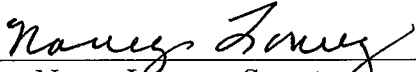
Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved a resolution to enter into purchase contracts and any related documents with respect to three parcels of property. Motion was carried.

AUTHORIZATINO FOR EXECUTIVE DIRECTOR TO EXECUTE LAND OPTIONS

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing the Executive Director to enter into Land Options. Motion was carried.

ADJOURN

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board adjourned the meeting at 8:57 am. Motion was carried.



Nancy Lowery, Secretary