

Onondaga County Industrial Development Agency
Regular Meeting Minutes
June 19, 2019

A regular meeting of the Onondaga County Industrial Development Agency was held on Wednesday, June 19, 2019 at the 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Janice Herzog called the meeting to order at 8:11 am with the following:

PRESENT:

Janice Herzog
Susan Stanczyk
Fanny Villarreal
Victor Ianno

DELAYED:\

Kevin Ryan

ABSENT:

Patrick Hogan
Steve Morgan

ALSO PRESENT:

Robert Petrovich, 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
Emily Long, Office of Economic Development
Theodore Burtis, Office of Economic Development
Charles Wallace Jr., VIP Development Associates/Quantum Cool, LLC
Christine Stevens, VIP Development Associates/Quantum Cool LLC
Matt Biswinger, NYSDOT

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #432.

Upon a motion by Susan Stanczyk, seconded Fanny Villarreal, the OCIDA Board approved the Payment of Bills Schedule #432 for \$10,303.50 and PILOT Payments to City of Syracuse for \$16,212.00, Syracuse City School District for \$30,363.00 and Onondaga County for \$21,152.00. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

CRYOMECH

Robert Petrovich stated this is a follow up to the last meeting where we were waiting for the SEQR Negative Declaration.

Charles Wallace stated the project received a negative declaration from the Town of DeWitt Thursday night.

Christine Stevens stated a copy of the negative declaration was sent to the office. Nate Stevens stated staff received it.

Janice Herzog stated at the last meeting Crymech was addressed and what they are doing. She asked if the Board members have any questions.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the adoption of the Town of DeWitt's SEQR determination for the Cryomech project. Motion was carried.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing sales tax abatement, mortgage recording tax abatement, and real property tax abatement for the Crymech project. Motion was carried.

TRANSFER OF PROPERTY RIGHTS TO NYSDOT. RE: LOOP THE LAKE TRAIL AT 800 HIAWATHA BOULEVARD

Matt Biswanger stated as part of the County's project for continuation of the trail along the southern side of the lake and NYSDOT is requesting to do a permanent easement on the portion of the northern property lines. He stated they have made an offer of compensation for what they plan to acquire as part of the project. He stated they need OCIDA to sign off on an agreement in

order to process payment. He stated the transfer of the title is done through eminent domain and will happen within a week so to keep the project scheduled they will have to move forward.

Nate Stevens asked what the total payment amount is. Robert Petrovich stated it is between \$56,000 and \$57,000. He stated the packet was sent to the County DOT who is involved with this portion of the project and they reviewed it. He stated they have no objections and feel it is accurate and appropriate. He stated it has also been reviewed by Agency counsel who has looked at it and signed off. He stated he does not think there are any issues in terms of the ask.

Matt Biswanger stated there are two separate offers because there are two different deed sources for the different parcels. He stated the 2nd offer was made on what is known as Mac10 was part of the railroad corridor and was later identified as belonging to OCIDA. He stated originally they thought it was part of the railroad ownership. He stated in order to get the payment on that they will need to have the railroad sign on off on the Assignments of Claim and Release. He stated there is one for CSX and one for CCR properties in the offer packages. He stated OCIDA is considered the fee owners however the railroad was considered the assessed fee owner. He stated that could get a little tricky but they will help wade through that situation as it comes up.

(Kevin Ryan arrived at meeting.)

Robert Petrovich stated his understanding is this does not affect anything that the Agency is looking to do with the balance of the property for development, particularly the Roth site. He stated it is in a separate OU that has been designated for the project.

Matt Biswanger stated OCIDA retains ownership to the property and NYSDOT is just acquiring a permanent easement supported by a couple temporary easements for construction purposes.

Robert Petrovich stated his understanding is NYS DOT may want to get in there to inspect and maintain. Matt Biswanger stated yes.

Janice Herzog asked what will be maintained. Matt Biswanger stated in general the trail itself will require maintenance over its lifetime and they will retain those rights. He stated a portion of it goes up and over the railroad which will require occasional maintenance, bridge inspection and

things of that nature. He stated the property will not stay in the easement of the State and then transferred as a County easement.

Janice Herzog stated some of the easements are temporary. Matt Biswanger stated the temporary easements are a larger footprint outside the trail itself and once construction is done will be pulled. He stated the trail will be covered in the permanent easement that will continue to exist.

Janice Herzog asked if there is an action required. Matt Biswanger stated they need a resolution signed. Tony Rivizzigno stated the resolution would be authorizing Robert Petrovich to sign the documents.

Matt Biswanger stated there are two separate resolutions due to the nature of the properties. Tony Rivizzigno stated it is a resolution authorizing someone from OCIDA to sign the easement documents associated the loop the lake trail.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing Robert Petrovich to sign the two easements associated with the Loop the Lake trail. Motion was carried.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board adjourned the meeting at 8:11 am. Motion was carried.


Genevieve A. Suits, Secretary