

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

335 MONTGOMERY STREET FLOOR 2M, SYRACUSE, NY 13202

PHONE: 315.435.3770 • FAX: 315.435.3669 • ONGOVED.COM

Special Meeting Agenda

June 22, 2023

8:30 AM Call to Order the Finance Committee

8:35 AM Call to Order the Regular Meeting of the Agency

A. Conflict of Interest

Action Items:

1. Engineering Services – Contract Amendment

Agency Action Requested:

- a. A resolution of the Board authorizing an amendment to the contract for engineering services with Barton & Loguidice in connection with the development of White Pine Commerce Park in the amount of \$12,138.00 and authorizing stormwater permitting assistance in the amount of \$8,250.00.

Representative: Robert Petrovich, Executive Director, OCIDA

2. 629 Lemoyne Manor LLC (3101-20-15A) Modification Meeting

Lemoyne Manor LLC Inc is requesting an extension of the end date of their sales and use tax exemption.

Agency Action Requested:

- a. A resolution of the Board authorizing an extension of Sales and Use Tax Exemption for Lemoyne Manor LLC.

Representative: David Muraco, Manager, 629 Lemoyne Manor LLC

3. Ur-Ban Villages PFA, LLC (3101-21-07A)

Ur-Ban Villages PFA,LLC is requesting an extension of the end date of their sales and use tax exemption.

- a. A resolution of the Board authorizing an extension of Sales and Use Tax Exemption for Ur-Ban Villages PFA, LLC.

Representative: Sarah Stephens, President, SS Funding & Procurement Resources, LLC

Adjourn



June 1, 2023

Robert M. Petrovich, Director
Onondaga County Industrial Development Agency
335 Montgomery Street, 2nd Floor
Syracuse, New York 13202

Re: OCIDA – White Pines Commerce Park Demolition
Proposal for Environmental Services
SPDES Permit for Stormwater Discharges from Construction Activity GP-0-20-001
Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) Submittal

File: 825.005.001 (Fee Amendment)

Dear Mr. Petrovich:

Barton & Loguidice, D.P.C. (B&L) is pleased to submit this proposal for engineering services for Onondaga County Industrial Development Agency (OCIDA) for stormwater permitting assistance associated with the White Pines Commerce Park asbestos abatement and demolition project in the Town of Clay, Onondaga County, New York. The scope of services outlined below is limited solely to stormwater permitting assistance associated with the asbestos abatement and demolition portion of the project.

It is our understanding that the project consists of asbestos abatement and demolition of approximately 45 properties, including utility, septic, and foundation removal, as well as removal of underground storage tanks (USTs). The proposed work will exceed one-acre of ground disturbance and will require a NYSDEC SPDES Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and preparation of a Stormwater Pollution Prevention Plan (SWPPP). The work will be defined as a demolition project, which will require the development of a Basic SWPPP in accordance with the NYSDEC SPDES Permit requirements. It is assumed that permanent stormwater management practices will not be required by the NYSDEC or local review (Town and County) as part of the project design. We offer the following detailed scope of services.

Scope of Services

B&L will develop a Basic Stormwater Pollution Prevention Plan, including subtopics of Site Evaluation, Assessment, and Planning, Erosion and Sediment Control Practices, Good Housekeeping BMPs, Inspections and Maintenance, Recordkeeping and Training, Notice of Termination, Contractor Certification, Owner Certification, and References. The SWPPP would be developed in accordance with NYSDEC GP-0-20-001 and the local Town of Clay stormwater ordinance requirements (Basic SWPPP requirements only). For the elements pertinent to this SWPPP, It is assumed that no new impervious

825.005.001 OCIDA WPCP Construction SWPPP Proposal 060123

443 Electronics Parkway, Liverpool, NY 13088 ■ Office: 315-457-5200 ■ Fax: 315-451-0052 ■ BartonandLoguidice.com

The experience to
listen
The power to
solve





area will be created and that the project will require preparation of a SWPPP that only includes erosion and sediment controls. The SWPPP will include the following sections:

1. Background information about the scope of the project, including the location, type, and size of project.
2. Site map/construction drawings for the project, including a general location map. It is assumed that OCIDA will provide a site plan and survey with minimum 1-foot contours.
3. A description of the soils present at the site, including an identification of the Hydrologic Soil Groups.
4. A construction phasing plan and sequence of operations describing the intended order of construction activities. It is assumed that OCIDA will provide B&L the phasing plan for incorporation into the SWPPP.
5. A description of the minimum erosion and sediment control practices to be installed or implemented for each construction activity that will result in soil disturbance. A schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place will be provided.
6. A temporary and permanent soil stabilization plan.
7. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices.
8. A maintenance inspection schedule.
9. A description of the pollution prevention measures that will be used.
10. A description and location of any stormwater discharges associated with industrial activity other than construction at the site.
11. Identification of any elements of the design that are not in conformance with the New York State Standards and Specifications for Erosion and Sediment Controls.
12. Drawings including a general location map, limits of proposed disturbance, adjacent waterbodies, soil mapping, and locations and details of erosion and sediment controls.

B&L will also prepare the Notice of Intent (NOI) for signature and submission to NYSDEC.

This scope of work does not include design of future site grading or permanent stormwater management practices, hydrologic/hydraulic analyses, attendance at client or regulatory meetings, development of Bid Documents, construction administration/oversight or assistance with other permits that may be required as part of the project. The scope does not include development of a Full SWPPP (including hydrologic/hydraulic analyses and design of post-construction permanent stormwater management practices) or completion of stormwater inspections. We will provide a supplemental scope of services for assistance if additional analysis/design is required. As outlined above, the scope of work is limited to stormwater compliance associated with abatement and demolition, not with future development of the site.

Robert M. Petrovich, Director
Onondaga County Industrial Development Agency
June 1, 2023
Page 3



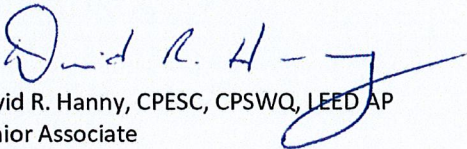
Project Fee and Schedule

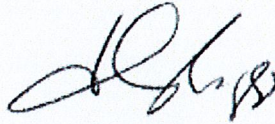
B&L proposes to provide the services herein for a lump sum fee of **\$8,250.00**. Invoices would be submitted monthly based on the percentage of work completed. We will complete the SWPPP and NOI within three weeks of authorization to proceed.

Please feel free to contact Dave Hanny if you have any questions regarding our approach. Thank you for the opportunity to work with OCIDA on this project.

Sincerely,

BARTON & LOGUIDICE, D.P.C.


David R. Hanny, CPESC, CPSWQ, LEED AP
Senior Associate


John E. Rigge
Vice President

JMW3/tmj
Attachment

Authorization

Barton & Loguidice, D.P.C., is hereby authorized by Onondaga County Industrial Development Agency ("Owner") to proceed with the services described herein in accordance with attached Terms and Conditions.

Robert M. Petrovich, Director
Onondaga County Industrial Development Agency

Date



June 20, 2023

Svetlana Dyer
Onondaga County Office of Economic Development
335 Montgomery Street, Floor 2M
Syracuse, New York 13202

Re: **White Pine Commerce Park – Site Clearance Project – Laboratory Cost Amendment**

File: 825.005.001

Dear Ms. Dyer:

In accordance with your request, we are sending this explication of the additional laboratory costs associated with the provision of our services. Our original proposal and contract estimated the total laboratory costs associated with the provision of services. The contract identified a range of \$1,700 to \$2,100 per property address for analytical services to be incurred/reimbursable at the contractual unit costs. The total estimated cost was identified initially at \$75,100.

Based on the quantity of existing materials identified in each property, sampling requirements, analytical methodology, and contractual reimbursable unit rate, the total cost of analytical services was \$87,938, \$12,838 more than originally estimated.

Also, the lump sum property survey total based on actual number of buildings was \$63,800, less than the \$64,500 (\$700 less than estimated). Therefore, this results in a total change in fee of \$12,138.

If you have any questions, please contact me.

Very truly yours,
BARTON & LOGUIDICE, D.P.C.

A blue ink signature of David A. Morse, consisting of a stylized 'D' followed by a horizontal line.

David A. Morse
Senior Managing Industrial Hygienist

A black ink signature of John E. Rigge, featuring a stylized 'J' and 'R'.

John E. Rigge
Vice President

May 17, 2023

VIA EMAIL: NancyLowery@ongov.net

Ms. Nancy Lowery
Office of Economic Development
Onondaga County
333 W. Washington Street, Suite 130
Syracuse, NY 13202

Re: 629 Lemoyne Manor LLC Project (“Project”)

Dear Nancy:

On behalf of 629 Lemoyne Manor LLC (the “Company”) request is hereby made to extend the appointment of 629 Lemoyne Manor LLC, as agent of Onondaga County Industrial Development Agency (the “Agency”) to purchase goods and services relating to the Project exempt from State and local sales and use taxes through August 23, 2024. The current appointment expires on August 23, 2023. The closing of the Project occurred on August 26, 2021. The Project has been delayed due to the COVID-19 pandemic, delays in obtaining goods and services for the construction of the Project, and inordinate escalation of prices of both goods and services need for the construction of the Project. As you are aware construction has only recently begun on the Project.

Very truly yours,

SAROFEEEN & ARBON, PLLC

Mark Arbon

Mark Arbon

MA/aa

Onondaga County Industrial Development Agency



Project Summary

10/30/2020

1. Project	629 Lemoyne Manor, LLC	2. Project Number	3101-2015A
3. Location	629 Old Liverpool Road	4. School District	Liverpool Central School District
5. Tax Parcel(s)	089.-01-26.0	6. Project Type	New Construcion
		Village	-

7.Total Project Cost	\$	13,163,545.00	8. Total Jobs	12
Land	\$	-	8A. Job Retention	0
Site Work	\$	-	8B: Job Creation	12
Building	\$	12,810,545	(Next 5 Years)	
Furniture & Fixtures	\$	353,000		
Equipment	\$	-		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	-		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other	\$	-		

Cost Benefit Analysis

629 Lemoyne Manor, LLC

Fiscal Impact (\$)

Estimated Project Tax Abatements \$1,580,844

Sales Tax Abatement	\$438,240
Mortgage Recording Tax Abatement	\$90,000

Real Property Tax Abatement	\$1,052,604
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New Investment \$19,682,617

Project PILOT Payments	\$1,006,008
Project Wages (10 years)	\$3,450,000
Project Construction Wages	\$2,031,400

Project Capital Investment	\$12,810,545
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New Sales Tax Generated	\$219,120
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Agency Fees	\$165,544
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Benefit:Cost Ratio

12.45 :1

Project Description

This is a proposed 102,000 SF apartment complex that will be comprised of four buildings with 66 apartments and approximately 6,000 SF of commercial space in one of the main building.

629 Lemoyne Manor, LLC

10/13/2020

A) PILOTS Estimate Table Worksheet

for 10 years

OCIDA estimate of current market value					\$ 202,000
Projected investment					\$ 12,810,545
OCIDA estimate of increase in value					\$ 4,620,000
OCIDA estimated value after project is completed					\$ 4,822,000
Taxes that would have been collected if the project did not occur					\$ 86,238
Scheduled PILOT payments					\$ 1,006,008

PILOT YEAR	Exemption %	Onondaga County	Salina	Liverpool Central School District	Village Name	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 1,067	\$ 1,162	\$ 5,647	\$ -	\$ 7,875.82	\$ 188,006	\$ 180,130
2	90%	\$ 3,578	\$ 3,895	\$ 18,934	\$ -	\$ 26,406.60	\$ 191,766	\$ 165,359
3	80%	\$ 6,188	\$ 6,738	\$ 32,750	\$ -	\$ 45,675.46	\$ 195,601	\$ 149,926
4	70%	\$ 8,902	\$ 9,692	\$ 47,110	\$ -	\$ 65,704.52	\$ 199,513	\$ 133,809
5	60%	\$ 11,722	\$ 12,762	\$ 62,033	\$ -	\$ 86,516.46	\$ 203,504	\$ 116,987
6	50%	\$ 14,651	\$ 15,951	\$ 77,533	\$ -	\$ 108,134.60	\$ 207,574	\$ 99,439
7	40%	\$ 17,692	\$ 19,262	\$ 93,629	\$ -	\$ 130,582.87	\$ 211,725	\$ 81,142
8	30%	\$ 20,849	\$ 22,700	\$ 110,337	\$ -	\$ 153,885.80	\$ 215,960	\$ 62,074
9	20%	\$ 24,126	\$ 26,267	\$ 127,676	\$ -	\$ 178,068.63	\$ 220,279	\$ 42,210
10	10%	\$ 27,525	\$ 29,968	\$ 145,665	\$ -	\$ 203,157.21	\$ 224,684	\$ 21,527
TOTAL		\$ 136,300	\$ 148,396	\$ 721,313	\$ -	\$ 1,006,008	\$ 2,058,612	\$ 1,052,604

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals		2	5	5		
Total Employment Goals	0	2	7	12	12	12

June 14, 2023

Onondaga County Industrial Development Agency
Attn: Mr. Robert Petrovich
Director
335 Montgomery Street, 2nd Floor
Syracuse, NY 13202

RE: 100 Buckley Road Exemption Extension

Dear Mr. Petrovich:

This letter serves as a formal request for an extension of the OCIDA benefits of sales and use exemptions for UR-Ban Village PFA, LLC's redevelopment of 100 Buckley Road located in Liverpool, NY.

While we made our best efforts to move the project along on schedule; we had to overcome a few obstacles and delays that unfortunately affected our schedule. The project was hit with numerous supply chain delays as well as workforce shortages, similar to what is occurring nationally as our country still feels the effects of the post COVID pandemic era; this ultimately caused work to not be completed in a timely fashion. We also sadly lost our engineer upon his sudden passing; we had to obtain and hire another engineer that ultimately had to redo the existing plans and obtain approvals under his stamp.

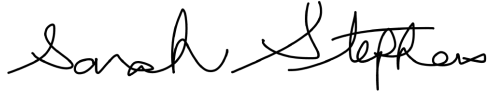
Additionally, and likely the most significant time delay was regarding our application and ultimate acceptance into the Brownfield Cleanup programs. As we began our site work and permitting process, we learned that the site had significant soil contamination; much more than originally thought. We, therefore, made the determination that we would need to work with DEC and EPA to create a clean up plan; this took several months; during this time period no site work could occur.

We would appreciate an extension of twelve months so that we can continue to move forward and have access to the sales and use exemptions.

Please feel free to reach out to me directly with any questions. UR-Ban Villages PFA appreciates the support provided by OCIDA and look forward to continuing working with you as we look to complete our project.

Best regards,

SS FUNDING & PROCUREMENT RESOURCES, LLC

A handwritten signature in black ink that reads "Sarah Stephens". The signature is fluid and cursive, with the first name "Sarah" and last name "Stephens" clearly distinguishable.

Sarah Stephens
President

cc: Nate Stevens, Deputy Director
Nancy Lowery, Economic Development Specialist

C:\Clients\Pascarella Dev\OCIDA\Extension request.doc

Project Summary

4/7/2021

1. Project	UR-Ban Villages PFA, LLC	2. Project Number	3101-21-07A
3. Location	Salina	4. School District	Liverpool Central School District Demolition, Construction , Renovation and addition to current facilities
5. Tax Parcel(s)	086.-01-15.2	6. Project Type Village	-

7.Total Project Cost	\$	15,544,899.00	8. Total Jobs	8
Land	\$	1,000,000	8A. Job Retention	0
Site Work	\$	2,054,755	8B: Job Creation	8
Building	\$	11,460,144	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	350,000		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	680,000		
Financial Charges	\$	-		
Legal Fees	\$	-		
Other	\$	-		

Cost Benefit Analysis**UR-Ban Villages PFA, LLC****Fiscal Impact (\$)****Estimated Abatement Cost \$2,369,054**

Sales Tax Abatement \$1,163,592
Mortgage Recording Tax Abatement \$116,587

Real Property Tax Relief \$1,088,875

New Investment \$36,541,397

PILOT Payments \$1,089,186
Project Wages (10 years) \$3,330,000
Construction Wages \$17,412,000

Employee Benefits (10 years) \$0
Project Capital Investment \$14,514,899

Agency Fees \$195,311

Benefit:Cost Ratio**15.42 :1****Project Description**

UR-Ban Villages PFA, LLC is proposing to redevelop the 13 acre site at 100 Buckley Road. This summary sheet and corresponding PILOT schedule only applies to Phase 1. Phase 1 is 88 units.

4/7/2021

UR-Ban Villages, PFA, LLC

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current market value					\$ 326,700
Projected investment					\$ 11,460,144
OCIDA estimate of increase in value					\$ 4,840,000
OCIDA estimated value after project is completed					\$ 5,166,700
Taxes that would have been collected if the project did not occur					\$ 137,723
Scheduled PILOT payments					\$ 1,089,186

PILOT YEAR	Exemption %	Onondaga County	Salina	Liverpool Central School District	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 1,725	\$ 1,719	\$ 9,133	\$ 12,578	\$ 198,915	\$ 186,337
2	90%	\$ 4,367	\$ 4,352	\$ 23,117	\$ 31,836	\$ 202,893	\$ 171,057
3	80%	\$ 7,113	\$ 7,090	\$ 37,656	\$ 51,859	\$ 206,951	\$ 155,092
4	70%	\$ 9,968	\$ 9,935	\$ 52,768	\$ 72,670	\$ 211,090	\$ 138,420
5	60%	\$ 12,934	\$ 12,891	\$ 68,469	\$ 94,293	\$ 215,312	\$ 121,018
6	50%	\$ 16,014	\$ 15,961	\$ 84,777	\$ 116,752	\$ 219,618	\$ 102,866
7	40%	\$ 19,213	\$ 19,149	\$ 101,710	\$ 140,072	\$ 224,010	\$ 83,938
8	30%	\$ 22,533	\$ 22,458	\$ 119,286	\$ 164,278	\$ 228,491	\$ 64,213
9	20%	\$ 25,978	\$ 25,892	\$ 137,525	\$ 189,396	\$ 233,060	\$ 43,665
10	10%	\$ 29,552	\$ 29,454	\$ 156,446	\$ 215,453	\$ 237,722	\$ 22,269
TOTAL		\$ 149,398	\$ 148,901	\$ 790,888	\$ 1,089,186	\$ 2,178,061	\$ 1,088,875

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals	0					
Creation Goals		3	4	1	0	
Total Employment Goals	0	3	7	8	8	8