

Onondaga County Industrial Development Agency
Special Meeting Minutes
June 22, 2023

A special meeting of the Onondaga County Industrial Development Agency was held on Thursday, May 11, 2023 at 335 Montgomery Street, Syracuse, New York in the large conference room Floor 2M.

Patrick Hogan called the meeting to order at 8:35 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Susan Stanczyk
Fanny Villarreal
Cydney Johnson
Elizabeth Dreyfuss

ABSENT:

Kevin Ryan

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Svetlana Dyer, Assistant Secretary
Alexis Rodriguez, Assistant Treasurer
Len Rauch, Economic Development
Jeff Davis, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
David Muraco, 629 LeMoyne Manor LLC
Louis Muraco, 629 LeMoyne Manor LLC
Mark Arbon, Arbon & Sutphen Law Firm

CONFLICT OF INTEREST DISCLOSURE

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

ENGINEERING SERVICES – CONTRACT AMENDMENT

Robert Petrovich stated a few months ago the Agency entered into a contract with Barton & Loguidice to provide assistance relative to preparing bid specs and doing pre demolition surveying for asbestos on the homes on Burnet Road as part of the plan to demolish them. He stated the contract is for \$193,600 and one of the variables in the contract was once they were in the field, if they needed to take additional asbestos samples to confirm the presence or absence of

asbestos the budgeted number would move and that represents the \$12,138. He stated there was additional asbestos sampling when they were in the field and they had no way to know the number prior to that so that is the increased amount. He stated we also need to prepare a SWPPP, storm water plan for the demolition, which was an additional expense that we need in order to get a permit from the Town of Clay so that is \$8,250 for completion of the SWPPP for storm water management. He stated he is asking the Board to approve both of those budgeted amounts so the work can advance. He stated we are still on schedule, expect to be bidding this within the next month, contract award is expected in August then work would commence on or about labor day and complete sometime in early November. He stated all of these costs will be reimbursed by Micron.

Elizabeth Dreyfuss asked if the \$8,250 is firm. Robert Petrovich stated yes, it is a fixed fee.

Upon a motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved a resolution 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 storm water permitting assistance in the amount of \$8,250.00.

Motion was carried.

629 LEMOYNE MANOR LLC (3101-20-15A) MODIFICATION

David Muraco stated the project is 66 apartments and retail up to 25,000 square feet in the main building. He stated it is a total 100,000 sq. ft. development with 4 buildings. He stated with the delays of materials and increase of construction costs they started late. He stated the timing of the sales tax is off and he is requesting an additional 12 months on the expiration of the original deal. He stated he is not looking to change the PILOT in any way. He stated he may need a few extra months extension in August 2024 because that is when they will be buying appliances and items with sales tax.

Patrick Hogan asked when they anticipate actually starting the general construction. David Muraco stated right now. He stated they have material on site and a job trailer.

Susan Stanczyk asked if a 12 month extension is going to be enough or can it be extended longer so they don't have to come back. David Muraco stated he would appreciate having 18 months.

He stated they should be completed by October no later than November. He stated the problem is everything is taking significantly longer than expected.

Robert Petrovich stated it took some time for the project to get going so time was lost there but he doesn't see a problem extending the exemption for 18 months.

Jeff Davis stated the resolution has been drafted and it references a 12 month extension but if the Board prefers an 18 month extension that change can be made in the resolution before it is executed.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing an extension of Sales and Use Tax Exemption for 629 Lemoyne Manor, LLC for 18 months. Motion was carried.

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

Sarah Stevens stated UR-Ban Villages was delayed on a number of different issues similar to other projects with supply chain shortages and labor shortages. She stated their biggest hurdle was as they were doing site work and took boring samplings they determined the soil was dirtier than original anticipated. She stated they entered into the Brownfield Cleanup Program and that process took an excruciatingly long time. She stated one of the reasons was the engineer passed away so they had to get a new engineer and because of legal certifications the new engineer couldn't pick up where the other left off. She stated the engineer had to start all over because it had to be under his stamp. She stated UR-Ban is asking for a 12 month extension on the Sales and Use Tax Exemption but they don't expect to need a full 12 months but this way if they do they don't have to come back again.

Upon a motion by Janice Herzog, seconded by Fanny Villarreal, the OCIDA Board approved a resolution authorizing an extension of the Sales and Use Tax Exemption for Ur-Ban Villages PFA, LLC. Motion was carried.

Svetlana Dyer stated at the May 11, 2023 Board meeting a property was listed on the Habitat for Humanity Property Disposition Proposal as 8449 Burnet and the correct address is 8549 Burnet.

Jeff Davis stated it will be noted as a Scrivener's error and we are addressing this through the minutes and the minutes will be modified. He stated it is not favorable to modify the minutes after they have been approved without identifying the error was caught.

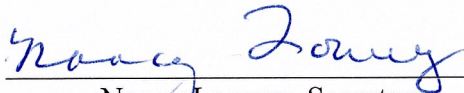
Nancy Lowery stated the Habitat folks will probably be entering the property before the next Board meeting in July so staff wanted to make sure this was corrected before they actually entered the property.

Robert Petrovich asked what the estimated to for Habitat to launch. Svetlana Dyer stated as soon as they sign the access agreement and they are hoping to get in by the end of June.

Robert Petrovich stated he would like advance knowledge of this for a number of different reasons so we can take the appropriate actions. Svetlana Dyer agreed.

ADJOURN

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board adjourned the meeting at 8:53 am. Motion was carried.



Nancy Lowery, Secretary