

Onondaga County Industrial Development Agency
Regular Meeting Minutes
June 28, 2017

The regular meeting of the Onondaga County Industrial Development Agency was held on Wednesday, June 28, 2017 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 9:15 am with the following:

PRESENT:

Janice Herzog
Kevin Ryan
Victor Ianno
Steve Morgan
Susan Stanczyk
Fanny Villarreal

ABSENT:

Patrick Hogan

ALSO PRESENT:

Julie Cerio, OCIDA, Executive Director
Isabelle Harris, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Brian Bartlett, Office of Economic Development
Tony Rivizzigno, Gilberti Law Firm
Dave Pollock, Old Thompson Road
Sarah Stephens, Synapse
Greg Sgromo, Dunn & Sgromo
Kevin McAuliffe, Barclay Damon
Lawrence Wetzel, Air Innovations, Inc.
Michael Wetzel, Air Innovations, Inc.
Jeff Murray, Carpenter's Union

APPROVAL OF REGULAR MEETING MINUTES – JUNE 6, 2017

Upon a motion by Victor Ianno, seconded by Steve Morgan, the OCIDA Board approved the regular meeting minutes of June 6, 2017. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of June 2017.

Steve Morgan asked if there is going to be continued Spectra expenses. Isabelle Harris stated the property by the trail was done but we have to do the whole property. She stated she will try to get the Board an accurate number for next meeting but there is a considerable expense going forward and also depends on what is found.

(Fanny Villarreal arrived at meeting.)

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved the Treasurer's Report for the month of June 2017. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #408.

Nate Stevens stated the new real estate website feature is up and running. He stated you can post in detail what kind of site you need, post a site if you are trying to sell it and can register as a realtor to get on the mailing list. Julie Cerio stated if someone is looking for a 100,000 square foot building we can send an email blast to all the realtors then they provide the information to us so we can pass it along to the company. She stated staff met with two realtor groups and went to the realtors association breakfast to inform them. She stated we will continue to get more properties online and hopefully connect more people to it.

Steve Morgan asked about the analytics internally. Nate Stevens stated Frank Smith at Syracuse Design Group has technology to figure out how many hits we are doing and the web traffic.

Upon a motion by Victor Ianno, seconded by Steve Morgan, the OCIDA Board approved the Payment of Bills Schedule #408 for \$10,545.87 and PILOT payments to the City of Syracuse for \$15,883.94, Syracuse City School District for \$29,747.17 and Onondaga County for \$21,055.44. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

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

OLD THOMPSON ROAD, LLC (FELDMEIER EQUIPMENT)

Nate Stevens stated a public hearing was held June 27 and folks from Feldmeier and Town of DeWitt assessor were in attendance but there were no comments.

Sarah Stephens stated they are acquiring 26.1 acres not 17. Chris Andreucci asked what was stated in the notice of public hearing. Nate Stevens stated the public hearing stated 26 acres.

Tony Rivizzigno stated the Town of DeWitt Planning Board did the SEQR and they found no significant adverse impacts and the Board will be adopting their findings.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution for SEQR purposes determining the Old Thompson Road, LLC (Feldmeier Equipment), project will not have a significant effect on the environment and requires no further environmental review. Steve Morgan abstained. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Victor Ianno, the OCIDA Board approved a resolution of the Board for a straight lease transaction for the Old Thompson Road, LLC (Feldmeier Equipment) project consisting of the development of manufacturing space in the Town of DeWitt. Steve Morgan abstained. Motion was carried.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the execution and delivery of closing documents. Steve Morgan abstained. Motion was carried.

HINSDALE ROAD GROUP, LLC

Kevin McAuliffe stated the project is almost completely developed and the only thing left is a parcel north of the National Grid right of way where Morgan may develop more apartments. He stated they talked with the Town and the School District and they are amenable to a request to amend the PILOT with a regard to the apartments. He stated the presentation he had ready for that before filing this amended application was thrown out because they can only fit 45 units not

54 so he has to change all the numbers for the Town and the School and see if they are ok with the new PILOT numbers. He stated they are changing the construction to a mini perm and increasing the amount of that then adding another \$9,000,000 on to complete the medical space. He stated the total project didn't go past the \$75,000,000 it was before because the bank allowed them to decrease the amount of equity they have in it and they are paying back some short term investors in the project. He stated the project is still overall \$75,000,000 and hasn't changed in scope from the time the town did its coordinated SEQR. He stated this week they received approval from the Town for a subdivision of the plan and created a number of smaller lots for purposes of financing. He stated one of the lots will be where the hotel will be built and that is why on the application it states Hotel@T5, LLC as a co-applicant. He stated everything will stay under the IDA and it will be a lease/leaseback and a PILOT so the legal description will change although it is all the same envelope. He stated by the end of year they will be over the estimated PILOT to be. He stated they estimated about 480,000 square feet and they are probably going to be at 525,000 to 550,000 square feet. He stated every September they report to the IDA Board what the square footage is in place and then Nate Stevens and Isabelle Harris calculate the PILOT based off that square footage. He stated since it is less than 100,000 a public hearing is not necessary and the Board can simply pass the requested resolutions. He stated the first one should be noted that it is under the same SEQR coordinated review done by the Town.

Tony Rivizzigno stated the labor for the new hotel is a separate entity and asked if they will still be using local labor. Kevin McAuliffe stated he thinks it is 100% local labor and it is a local GC.

Janice Herzog asked what the hotel is. Kevin McAuliffe stated it's a True which is a Hilton product.

Janice Herzog asked if there were any comments at the public hearing about the hotel. Kevin McAuliffe stated there were no comments.

Janice Herzog asked if apartments are filled. Kevin McAuliffe stated they were leased before finished which is why Morgan is going to take the other piece of land. He stated it is a great use for a piece of land that he thought was going to remain fallow forever.

they needed to develop some kind of a technology based focus for the Syracuse Community. He stated indoor environmental quality became one of focus's. He stated they have been close to SU for many years and Clarkson also. He stated they have done a number of NYSERDA grants to in energy conservation and human health and performance.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution describing the proposed Air Innovations project and the financial assistance the Agency may provide. Motion was carried.

Upon a motion by Victor Ianno, seconded by Steve Morgan, the OCIDA Board approved a resolution authorizing the execution of the Agent Agreement outlining the responsibilities of the Developer and Agency for the Air Innovations, Inc. project.

WEBSITE UPDATE

Nate Stevens stated go to ongovod.com to see our new buildings and sites website. The Board looked at website.

Julie Cerio stated it is not just the Agency's property, any commercial property can be listed but not residential. Nate Stevens stated all properties will come through the office first.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board adjourned the meeting at 9:56 am. Motion was carried.



Isabelle Harris, Secretary