

**ONONDAGA CIVIC DEVELOPMENT CORPORATION**  
**Regular Meeting Minutes**  
**June 7, 2022**

The Regular meeting of the Onondaga Civic Development Corporation convened on Monday, June 7, 2022 at 333 West Washington Street, Syracuse, New York, 13202 in the large conference room on the 1<sup>st</sup> floor.

Michael LaFlair called the meeting to order at 8:36 am with the following:

**PRESENT:**

Michael LaFlair  
Alison Miller  
Kimberly Townsend  
Kevin Kuehner  
Virginia Biesiada O'Neill

**ABSENT:**

Mitch Latimer

**ALSO PRESENT:**

Robert M. Petrovich, President/CEO  
Nancy Lowery, Secretary  
Nate Stevens, Treasurer  
Karen Doster, Recording Secretary  
Christopher Andreucci, Harris Beach  
Karen Doster, Recording Secretary  
Alexis Rodriguez, Office of Economic Development  
Matt Pelligra, Office of Economic Development  
Heath Cottengim, Academy at Syracuse Studios, Inc.

APPROVAL OF REGULAR MEETING MINUTES – MARCH 7, 2022

Upon a motion by Kevin Kuehner, seconded by Virginia Biesiada O'Neill, the OCDC Board approved the regular meeting minutes of March 7, 2022. Motion was carried unanimously.

TREASURER'S REPORT

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

Upon a motion by Virginia Biesiada O'Neill, seconded by Kevin Kuehner, the OCDC Board approved the Treasurer's Report for the month ending May 2022. Motion was carried unanimously.

## PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills, Schedule #103.

Upon a motion by Virginia Biesiada O'Neill, seconded by Kevin Kuehner, the OCDC Board approved the Payment of Bills scheduled #103 with General Expenses being \$137,573.73. Motion was carried unanimously.

## CONFLICT OF INTEREST

Nancy Lowery stated based upon the items on the agenda today a conflict of interest is not necessary.

## APPOINTMENT OF SECRETARY AND PUBLIC HEARING OFFICER

Upon a motion by Kevin Kuehner, seconded by Virginia Biesiada O'Neill, the OCDC Board appointed Nancy Lowery as Board Secretary and Public Hearing Officer to the Onondaga Civic Development Corporation. Motion was carried unanimously.

## PROJECT UPDATE: ACADEMY AT SYRACUSE STUDIOS, INC.

Heath Cottengim stated he does not have everything that Nancy Lowery had asked him to bring but he does have every expense he considers eligible for forgiveness. He stated he has a bit more work to do but he does have all of the documentation.

Nancy Lowery stated up until this point American High Studio has provided receipts for \$192,000 and included for legal expenses etc. She stated after it was tallied up there was about a \$48,000 gap and we are looking for additional receipts for that.

Robert Petrovich stated when American High came before the Board, Jeremy Gerelick at the time, made a request to help facilitate additional movie production at American High. He stated they were going to provide 2 movies. He stated the loan was to allow them to make additional capital investments into the structure and to facilitate not only their current operations but future operations. He stated it was originally put forward as a loan and if certain criteria were met then it would convert into a grant assuming the satisfaction of the requirements had been met. Chris Andreucci stated that is accurate.

Heath Cottengim stated the 2 major projects that will eat into the remaining \$48,000 include the conversion of the interior doors to fire doors that are latching. He stated presently a number of the doors that lead into stairwells don't meet the one hour fire barrier that is expected. He stated the other project was going to be repaving the east lot which initially was a tennis court and basketball court that has since been deprecated and unfit for parking vehicles which is primarily how they use it. He stated it was added to their site plan back in 2020 but was put on pause because of Covid. He stated in the packet that was submitted was the 50% deposit and the quote. He stated also included are the typical expenses associated with the age of the building. He stated they had a hot water pipe burst on Thanksgiving so they required a cleanup crew to repair the damage as well as have Erie Environmental Construction come and abate the heat pump so that their boiler person could replace the hardware that failed. He stated the soonest he can provide the documents requested is as soon as he gets a moment during production of the current film. He stated they started shooting Miguel Wants To Fight on May 23 and since then he hasn't had the man power to deliver the criteria requested.

Robert Petrovich stated what is important is that information be provided to the Board, and the documentation is appreciated, then staff will have to do a reconciliation of that against the agreement to make sure everything comports with the original understanding.

Virginia Biesiada O'Neill asked if there was a requirement in the grant/loan that it be spent within a specific time. Nancy Lowery stated she believes it is 2 years so that would be February 2023.

Robert Petrovich stated he believes specific things had to be done so we have to make sure we reconcile because of our audit control and American High is doing what they said they would do.

Nancy Lowery asked about the movies that have been completed to meet the criteria. Heath Cottengim stated in 2021 they filmed four films on the premises. He stated the agreements submitted for 2021 were Sex Appeal and I Love My Dad. He stated they are filming the second movie of this year and they are all the same scope. He stated after this one is filmed they will have completed their two year 8 film agreement with Hulu so they will be moving on to another project.

Robert Petrovich asked if these are feature films. Heath Cottengim stated yes.

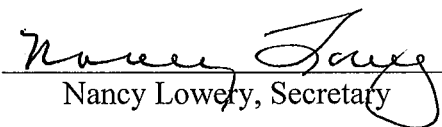
Nancy Lowery stated she just wanted to show to the Board for their edification that the 2 requirements committed have been completed so the only thing outstanding is the receipts for the construction for the fire protection and the bringing the building up to code. Heath Cottengim agreed.

Mike LaFlair stated just looking at the economic spinoffs of the work that they are doing would be a good update. He stated he thinks a lot of times the public misses the economic spinoff of the work that the American High team does. He stated this is a good way to showcase for the naysayers that hate to see money invested. He stated just the ripple effect of the activities including hotel occupancy, meals, catering etc. Heath Cottengim stated he would talk to someone on the team to get that information. Mike LaFlair stated he doesn't know if it is anything the Board needs but he thinks at some point they might want to have that kind of information out there.

Robert Petrovich stated that may be something Eric Vinal, the Film Commissioner, has. Nate Stevens stated Eric Vinal does it for the ones he works on but he is not sure if he is plugged into the same database.

Nancy Lowery stated it might be a good thing as we close it out to get a good sense of the impact American High has on the community. Heath Cottengim stated he will talk to staff.

Upon a motion by Alison Miller, seconded by Kevin Kuehner, the OCDC Board adjourned the meeting at 8:52 am. Motion was carried unanimously.

  
Nancy Lowery, Secretary