

Onondaga County Industrial Development Agency
Regular Meeting Minutes
June 8, 2021

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, June 8, 2021 via Zoom Teleconference.

Patrick Hogan called the meeting to order at 8:00 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Victor Ianno
Steve Morgan
Fanny Villarreal

ABSENT:

Sue Stanczyk
Kevin Ryan

ALSO PRESENT:

Robert Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Rebecca Shiroff, Office of Economic Development
Daniel Bonsangue, Office of Economic Development
Jeff Davis, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
James Trasher, CHA Consulting
Wendy Lougnot, Ranalli Super DC, LLC

(Patrick Hogan shared information as to how the meeting will be conducted in light of COVID-19.)

APPROVAL OF REGULAR MEETING MINUTES – APRIL 29, 2021, May 6, 2021, May 11, 2021

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved the regular meeting minutes of April 29, 2021, May 6, 2021 and May 11, 2021 meetings. Fanny Villarreal abstained. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of May 2021.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved the Treasurer's Report for the month of May 2021. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #457.

Patrick Hogan asked if we are up to date on all payments. Nate Stevens stated yes.

Upon a motion Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved the Payment of Bills Schedule #457 for \$1,263, 213, PILOT payments to the City of Syracuse for \$411.36, Onondaga County for \$1,220.36, Town of Dewitt for \$140.76, East Syracuse Minoa School District for \$747.66 and Syracuse Central School District for \$1489.21. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was emailed to Board Members present to sign off.

RANALLI SUPER DC, LLC (3101-21-10A) INITIAL MEETING

James Trasher stated he is from CHA representing Ranalli Super DC, LLC and their affiliates. He stated Wendy Loughnot from Costello Cooney and Fearon is present as well. (He did a screen share of the proposed project). He stated they are in the approval process with the Town of Lysander for the construction and they are going through the complete master plan. He stated it is 1,007,500 square feet (building) and located on the intersection of 690 and Hencle Boulevard. He stated it is zoned industrial. He stated there are 3 parcels being combined into one as part of the project. He stated they are before the Board today with the first phase of the project which is the construction of 364,000 square feet for United Auto Supply to open and add new lines of service to their auto warehouse distribution facility. He stated e-commerce, manufacturing lines are looking to come into the facility and based on current warehousing they can't accept those. He stated they want to go to a larger scale for trucks and heavy highway type vehicles and the expansion would allow for that. He stated they are working with the State DOT on curb cuts and cleared the site with State Historic Preservation Office. He stated they have been working with

the DEC and did wetland delineations. He stated their plan is to have SEQR completed with the Town of Lysander and approvals by their July meeting. He stated they are requesting mortgage recording tax, sales tax and a PILOT. He stated the initial phase shown in the application of this project would create approximately 125 new jobs in the area. He stated they believe it is a benefit. He stated United Auto Supply is a local business that started 50 plus years ago. He stated it has grown, is now around the northeast and it is good to keep a local business owner in the area. He stated this is their next step in growth.

Wendy Lougnot stated we are in the midst of the approvals through the Town and SEQR should be completed in the next month.

Jeff Davis asked if the Town is doing a coordinated SEQR review. James Trasher stated yes.

Jeff Davis asked if the SEQR review is on the 1 million square feet or just Phase 1 for the 354,000 square feet. James Trasher stated the review is on the 1 million square feet.

Janice Herzog stated it was mentioned United Auto Supply might include a new manufacturing line and asked what that would be. She asked if they currently manufacture items or just a distributor. James Trasher stated they are just a distributor. He stated they use heavy highway freight liner trucks and things like that and they currently don't have breaks, mufflers systems and pipes for those. He stated there are things based on the size of the distribution that manufacturers want them to distribute but they don't currently have capacity in their warehouse so this would allow them to bring on new lines and expand their offerings from a warehouse distribution stand point.

Janice Herzog asked if they are manufacturing them at the facility and just distributing new manufacturing lines. James Trasher stated yes.

Janice Herzog stated in the EAF it talks about potential leases. She stated it reads additional phases will be constructed as demand is necessary to serve the needs of United Auto Supply or potential leases. She asked if that would be individuals or companies that United Auto Supply would lease to in that space. James Trasher stated yes potentially. Wendy Lougnot stated the expectation is that United Auto Supply will utilize the entire 364,000 square feet. She stated as additional phases are added, there is potential to lease out to other entities but they are just

keeping that open at this point because they don't know what the exact needs will be for additional space down the road.

Amanda Fitzgerald stated those portions are not included in this part of the project.

Janice Herzog asked if the next phases would come before the Board if there was a plan to lease to another entity. She asked would it be discussed at that point. Amanda Fitzgerald stated yes.

Fanny Villarreal stated in the application it says they are planning to hire 50 associates for the warehouse and asked if those are full time. James Trasher stated they are full time plus. He stated currently they run two shifts every day except Christmas and Thanksgiving. He stated there would be management and warehouse level full time positions. He stated they're all FTEs.

Patrick Hogan stated Ranalli has a large warehouse on the near west side of the city and they make a real effort to engage in the immigrant community as far as hiring laborers. He stated they are great for the community and very invested in those neighborhoods. He stated they don't just put a warehouse up and forget about the neighborhood and they do a great job as far as neighborhood engagement goes.

Patrick Hogan asked where they are in the planning process. James Trasher stated in terms of the approval process it is appropriately zoned industrial, so they are in front of the planning board for site plan approval. He stated it is a by right and no variances are needed. He stated they have a planning board meeting this Thursday if any of the board members would like to attend. He stated in full transparency some of the neighbors in the area are in opposition to the project. He stated not every project is going to be looked at 100% favorable. He stated in the Town of Lysander it is the last zoned industrial piece. He stated Ranalli Super DC, LLC purchased all the industrially zone land and they are just completing the SEQR process. He stated their hope was to have it completed on June 10 but they are still waiting final comments on the traffic impact study from the County and State DOT. He stated once they get those letters that the proposed mitigation for the project is acceptable, SEQR should be wrapped up with a negative declaration. He stated by July 13 when they have a public hearing, SEQR should be completed and should have site plan approval from the Town of Lysander.

Janice Herzog stated in the application it is listed that all phases have a completion date of 2025 and asked what the completion date for the first phase is. James Trasher stated the end of next year with site work starting this year. He stated with building costs and the allocation of steel right now it is tough to get steel. He stated once it is priced appropriately and available they will start construction of Phase 1. He stated the game plan is end of 2022 to have the first phase operational.

Janice Herzog asked if the land was already purchased and was anything there like agriculture. James Trasher stated the field was farmed by CNY Crops for years as a leased piece of land. He stated it is not in an ag district and was farmed by the Melvins. He stated it was 40 acres used to plant soy beans or corn.

Victor Ianno asked if this was part of the overall master plan of Radisson to put industrial and commercial stuff out in the back. He stated this is just filling out the project that was originally planned. James Trasher stated yes and the Town of Lysander had the property industrial zoned and has been that way for 20 plus years with no one coming in but based on the development of the area it is now ready for development. He stated with conversations with Bob Wicks, of the Planning Board, it is perfectly set up for this type of development.

Victor Ianno stated it is a home run for the entire community. He stated Ranalli is a local business and could easily be lured away and he is investing here more and more all the time. He stated good project and congratulations.

Pat Hogan asked what the hourly wage is. James Trasher stated starting pay for warehouse is about \$20 an hour. Nate Stevens stated there is a detailed chart in the meeting packet.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved a resolution to hold a public hearing for the Ranalli Super DC, LLC project. Motion was carried.

SCHEDULE OCIDA BOARD SPECIAL MEETING

Jeff Davis stated the special meeting of the board will be for consideration of the Final Supplemental GEIS for the White Pine site. He stated we will put this as a holding date. He stated the comment period is still open until the 11th. He stated we have received several

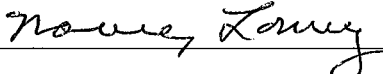
comments. He stated the public hearing was held last week and there are comments that need to be responded to. He stated the working group will meet to discuss those. He stated we will put this on as a meeting to discuss the Final Supplemental GEIS.

OCIDA JULY BOARD MEETING SCHEDULE UPDATE

The July 20, 2021 meeting is being moved to July 13, 2021.

Robert Petrovich stated he originally thought staff would be out of town that week at a conference but the conference is not happening so he would like to move the meeting up back to the originally anticipated date of the second Tuesday of the month.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board adjourned the meeting at 8:28 am. Motion was carried.



Nancy Lowery, Secretary