



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Meeting Agenda July 20, 2016

8:00 AM Call to Order the Regular Meeting of the Agency

- A. Approval of Minutes – June 7, 2016
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest Disclosure

Action Items

1. 8324 Oswego Road, LLC (3101-16-09A)

8324 Oswego Road LLC is asking the Agency to enter into a straight lease agreement for a project consisting of the construction of a new 40,000 square foot, two story medical office building (The "Medical Center") on vacant land located at 8324 Oswego Road. This new location will house Syracuse Orthopedic Specialists (SOS) and Family Practice Associates (FPA) consolidated and expanded medical practice. In addition, the company will lease space to Crouse Hospital. This new facility will help the practices to better serve the residents of Northern Onondaga County.

Agency Action Requested:

- a. A Resolution of the Board describing the proposed project and the financial assistance the Agency may provide and authorizing a public hearing for the project. Agency benefits requested include a Payment in Lieu of Tax Agreement, and exemption from sales and use tax and mortgage recording tax.
- b. A Resolution of the Board authorizing the execution of the Agent Agreement outlining the responsibilities of the Developer and Agency for the Project.

Representative: Bruce Smith, Wood & Smith, P.C.

2. Antonino Holdings, LLC (3101-16-08A)

Antonino Holdings, LLC is asking the Agency to enter into a straight lease agreement for the project consisting of acquisition and complete renovation of an existing 10,200 square foot facility which will house a corporate gift supplier on a 1 acre lot in the Town of Salina.

- a. A Resolution of the Board describing the proposed project and the financial assistance the Agency may provide. Agency benefits requested include exemptions from sales and use tax and mortgage recording tax.
- b. A Resolution of the Board authorizing the execution of the Agent Agreement outlining the responsibilities of the Developer and Agency for the Project.
- c. A Resolution of the Board for SEQRA purposes concerning the environmental significance of the project. The project consists of an Unlisted Action pursuant to SEQRA and will result in no significant adverse environmental impact.
- d. An Inducement Resolution of the Board for a straight lease transaction for a project consisting of the development of commercial space in the Town of Salina.
- e. A Resolution of the Board authorizing the execution and delivery of closing documents.

Representative: Anthony Regalbuto and Victoria Regalbuto, A.J.R Equities

3. DestinyUSA (3101-14-01B) Local Access Waiver

Destiny USA Real Estate, LLC is proposing construction of an approximately 183,000 square foot, 209 room hotel to be located at 311-371 Hiawatha Boulevard, in the City of Syracuse.

Agency Action Requested:

- a. A Resolution of the Board authorizing the waiver of the Agency's local access policy for design-build work of an indoor gunnite pool by Precision Pool & Spa, Inc. (Monroe County) for the Destiny USA Real Estate Project.

Representative: David Aitken, Destiny USA

4. Anheuser-Busch Inbev (3101-11-06E)

Anheuser Busch In-Bev entered into a Payment in Lieu of Tax Agreement and Sales and Agency Agreement On December 21, 2011. They have come back before the Board to request approval to transfer the property Holder in both the Payment in Lieu of Tax Agreement and Sales and Agency Agreement (The "Company")

Agency Action Requested:

- a. A Resolution of the Board requesting approval of the transfer of the property holder from Anheuser-Busch, LLC to Anheuser Busch Commercial Strategy, LLC in both the Payment in Lieu of Tax Agreement and the Sale and Agency Agreement (the "Company")

Representative: Tony Rivizzigno, Counsel

5. 800 Hiawatha Blvd NYS DEC Brownfield Cleanup Program Remediation Plan-Update

Update the Board as to the additional emergency costs incurred to secure the site at the direction of insurance company.

Agency Action Requested:

- a. A Resolution of the Board requesting approval for reimbursement of authorized payments made on an emergency basis related to the requirements of the insurance company.

Representative: Isabelle Harris, Secretary

6. Review Proposed Revisions to OCIDA's Uniform Tax Exemption Policy

The Governance Committee reviewed the proposed revisions at its July 20, 2017 committee meeting and passed a resolution recommending adoption by the full Board.

Agency Action Requested:

- a. A Resolution of the Board approving the Revisions to its Uniform Tax Exemption Policy.

Representative: Julie Cerio, Executive Director

7. Governance Committee Report

Agency Action Requested:

- a. A Resolution of the Board accepting the recommendations of the Governance Committee.

Representative: Isabelle Harris, Secretary

8. 2017 Agency Budget

Agency Action Requested:

- a. A Resolution of the Board approving the 2017 Agency Budget.

Representative: Nate Stevens, Treasurer

9. Appointment of Janice Herzog to Vice Chair of the Board of Directors

Agency Action Requested:

- a. A Resolution of the Board of the appointment of Janice Herzog as Vice Chair of the OCIDA Board.

Representative: Julie Cerio, Executive Director

Adjourn