



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Special Meeting Agenda

August 23, 2016

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

- A. Approval of Minutes – July 20, 2016
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest Disclosure

Action Items

1. Blue Rock (3101-16-11A)

Blue Rock Energy, Inc. is requesting the Agency enter into a straight lease agreement for a project consisting of an upgrade and remodel of 13,828 square feet of leased office space on the eighth floor of the Onondaga Towers building in the City of Syracuse.

Agency Action Requested:

- a. A Resolution of the Board describing the proposed project and the financial assistance the Agency may provide. Agency benefits requested includes an exemption from sales and use tax and authorizing the approval of an employee productivity plan.
- 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: Jason Klaben VP and CFO and Bruce Malone, Senior Financial Analyst Blue Rock

2. 8324 Oswego Road, LLC (3101-16-09A)

8324 Oswego Road LLC is requesting 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 in the Town of Clay. This new location will house Syracuse Orthopedic Specialists (SOS) and Family Practice Associates (FPA). 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. **A public hearing was held on August 9, 2016. (Public Hearing Officer-Steve Coker)**

Agency Action Requested:

- a. A Resolution of the Board for SEQR purposes determining that the project will not have a significant effect on the environment and requires no further environmental review.
- b. 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 Clay.
- c. A Resolution of the Board authorizing the terms, execution, and delivery of a Payment in Lieu of Tax Agreement.
- d. A Resolution of the Board authorizing the execution and delivery of closing documents.

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

3. O’Connell Electric Company, Inc. (3101-16-05A)

O’Connell Electric Company, Inc. has entered into a straight lease transaction for a project consisting of the acquisition and renovation of an approximately 29,500 square foot existing facility located at the Hancock Air Park in theTown of Cicero. This project will include approximately 12,000 square feet which will be renovated into office space and 17,500 square feet renovated into warehouse space.

Agency Actions Requested:

- a. Resolution of the Board authorizing the terms, execution, and delivery of a Payment in Lieu of Tax Agreement .

Representative: Joe Frateschi, Counsel

4. Hinsdale Road Group, LLC (3101-13-05B)

Hinsdale Road Group, LLC (Township 5) has submitted an amended application requesting the increase of the total project cost by \$4,500,000, to \$75,313,458. This will lead to a projected increase in New York sales tax and use exemption of \$400,000 for a total of \$2,800,000.

- a. An Amended Resolution of the Board increasing the sales tax exemption benefits and authorizing a public hearing for the proposed project.
- b. An Amended Resolution of the Board authorizing the execution of the Agent Agreement outlining the responsibilities of the Developer and Agency for the project.

Representative: Kevin McAuliffe, Counsel

5. COR Inner Harbor (3101-15-11B)

Agency Action Requested:

- a. A Resolution of the Board authorizing a new sub-project, pursuant to the Master Lease Agreement authorized by the OCIDA Inducement Resolution of December 15, 2015; and authorizing the signing by the Executive Director of all related documents.
- b. Request to amend the master pilot to include newly acquired property located at 320 W. Kirkpatrick Street, Syracuse, NY.

Representative: Tony Rivizzigno, OCIDA Counsel

6. Onondaga County Economic Development website services RFP update

Agency Action Requested: A Resolution of the Board selecting a local website vendor to assist with redevelopment of the Onondaga County Economic Development website.

Representative: Nate Stevens, Treasurer

7. Basin Associates, LLC (3101-03-01A)

Basin Associates entered into a straight lease agreement with the Agency for the project consisting of the acquisition and construction of a 24,460 square foot hotel/retail structure in the Village of Skaneateles.

Agency Action Requested: A Resolution of the Board authorizing the execution and delivery of termination documents with respect to the Basin Associates, LLC project

Representative: Tony Rivizzigno, OCIDA Counsel

Adjourn