



Meeting Agenda August 14, 2018

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

- A. Approval of Meeting Minutes - July, 17, 2018
- B. Approval of Special Meeting Minutes - August 2, 2018
- C. Treasurer's Report
- D. Payment of Bills
- E. Conflict of Interest Disclosure

Action Items

1. Appoint Genevieve Suits as Secretary of OCIDA

Agency Action Requested:

- a. **Resolution of the Board to appoint Genevieve Suits as Secretary of OCIDA**

2. JMA Wireless (3101-16-06A): Time Extension to Complete Project, Increase Sales Tax Abatement

JMA has a current project that was approved by OCIDA in 2016. This project includes construction and renovation of multiple buildings that include employee training space and a cafeteria. In addition, the company is renovating an existing 21,000 square foot building to create a customer experience center as well as renovating and reconfiguring the buildings located at 7641 and 7645 Henry Clay Blvd to allow for additional testing and manufacturing. JMA is requesting an increase in sales tax abatement benefits and an extension of time to complete the project. A public hearing was held on August 13, 2018.

Agency Action Requested:

- a. **A Resolution of the Board to authorize a six month extension to complete the project and authorize an increase in Sales Tax Abatement**

Representative: Gail Cawley

2. Towne Center Retirement Community LLC (3101-16-04A): Increase Mortgage Recording Tax Abatement, Consent to Refinance, Increase Sales Tax Abatement

Towne Center Retirement Community has a current project that was approved by OCIDA in 2016. The company is requesting an increase in their mortgage recording tax abatement amount, consent to refinance the mortgage associated with this project, and an increase in their sales tax abatement amount. A public hearing was held on August 13, 2018.

Agency Action Requested:

- a. **A Resolution of the Board to authorize an increase in Mortgage Recording Tax Abatement and an increase in Sales Tax Abatement**

Representative: Mandy Monson

- 3. SEKO (3101-15-6A): No Tax Abatements requested, Assignment of Lease and Pilot Agreement**
Distribution Support Systems, operating as SEKO, is requesting Agency assistance for a project consisting of the acquisition and equipping of a 105,000 square foot facility in the Town of Clay.

Agency Actions Requested:

- a. **A Resolution of the Board to authorize assignment of an existing Lease and Leaseback Agreement and authorize assignment of an existing PILOT Agreement**

Representative: Brian Aiello

- 4. That Was Random, Inc. DBA Upstate Coin & Gold (3101-18-04A) (Sales Tax Abatement, Mortgage Recording Tax Abatement , Property Tax Abatement)**

That Was Random, Inc., DBA Upstate Coin & Gold is requesting to enter into a straight lease agreement for a project consisting of acquisition and renovation of two adjacent parcels (approximately 26,000 sq ft) located on Celi Drive in the Town of DeWitt. A public hearing was held on August 7, 2018.

- a. **A Resolution of the Board to authorize Mortgage Recording Tax Abatement, Sales Tax Abatement and a PILOT Agreement (Property Tax Abatement) and authorize the execution of the Agent Agreement outlining the responsibilities of the Developer and Agency for the Project.**

Representative: Jennifer Huse Granzow, Esq.

- 5. Thompson Road, LLC (Feldmeier Equipment)(3101-17-04B) Increase of Sales Tax Abatement**

This project was previously approved by the board in June of 2017. Old Thompson Road, LLC (Feldmeier Equipment) is requesting the Agency increase the Sales Tax Abatement amount for the project consisting of acquisition of 17 acres of vacant land, construction of a 130,000 square foot building that will house its offices and a streamlined manufacturing facility in the Town of DeWitt.

- a. **A Resolution of the Board to authorize an increase in Sales Tax Abatement.**

Representative: Tim Geraets

- 6. Inland Port: Consider actions to advance the development of the Central New York Inland Port**

- a. **A Resolution of the Board to procure the services of a qualified consultant who may be of assistance to the Agency in its analysis and evaluation of the potential project.**
b. **A Resolution of the Board to identify any and all potentially available funding sources.**
c. **A Resolution of the Board with the help of consultants, to identify and investigate successful inland ports to determine best practices for the creation and operation of an inland port with a public private partnership.**
d. **A Resolution of the Board to take such further actions as may be necessary to assist the Agency in its analysis and evaluation of the potential project.**

- e. **A Resolution of the Board to authorize the Chairman, Vice-Chairman or Executive Director, each acting individually, to complete, execute and submit all documentation as may be required to apply for available funding related to the Agency's exploration of the potential project.**
- f. **A Resolution of the Board that the Agency authorizes the expenditure of Agency funds to pay for any expenses incurred in connection with Agency's exploration of the potential project providing updates as necessary to the Board.**

Representative: Pat Hogan

Adjourn