

Onondaga County Industrial Development Agency
Regular Meeting Minutes
September 17, 2019

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, September 17, 2019 at the 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Janice Herzog called the meeting to order at 8:11 am with the following:

PRESENT:

Janice Herzog
Victor Ianno
Steve Morgan
Fanny Villarreal
Kevin Ryan

ABSENT:

Patrick Hogan
Susan Stanczyk

ALSO PRESENT:

Robert Petrovich, Executive Director
Genevieve A. Suits, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary
Tony Rivizzigno, Barclay Damon Law Firm
Amanda Mirabito, Barclay Damon Law Firm
Anthony Schaut, Bodycote Syracuse Heat Treating Corporation
Chris Andreucci, Harris Beach Law Firm
Kevin McAuliffe, Barclay Damon Law Firm
Marco Marzocchi, The Widewaters Group Inc.

APPROVAL OF REGULAR MEETING MINUTES – AUGUST 29, 2019 AND SEPTEMBER 5, 2019

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved the regular meeting minutes of August 29, 2019 and September 5, 2019. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of August 2019.

(Steve Morgan arrived at meeting.)

Upon a motion by Steve Morgan, seconded by Victor Ianno, the OCIDA Board approved the Treasurer's Report for the month of August 2019. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #435.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board approved the Payment of Bills Schedule #435 for \$9,005.19 and PILOT Payments to the Town of Camillus for \$124,735.95, West Genesee Central School District for \$433,293.30 and Onondaga County for \$98,475.75 and a PIF payment to Hinsdale Road Group, LLC for \$525,000.00. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest Statement was circulated and there were no comments.

BODYCOTE SYRACUSE HEAT TREATING CORPORATION AND BODYCOTE THERMAL PROCESSING INC.

Anthony Schaut stated Bodycote purchased a building in the Town of Geddes and their intention is to completely renovate the existing building. He stated they will put in infrastructure to accommodate their heat treating processes. He stated it is all part of their efforts to expand in this region. He stated Syracuse is geographically a great location for them.

Janice Herzog asked if there was a public hearing held. Genevieve Suits stated the hearing was held and there were no negative comments.

Steve Morgan asked if a contractor has been selected. Anthony Schaut stated no and will be done by the end of the month. He stated the bids are in.

Upon a motion by Victor Ianno, seconded by Steve Morgan, the OCIDA Board approved a resolution authorizing the adoption of the SEQR determination for the Bodycote Syracuse Heat Treating Corporation project. Motion was carried.

Upon a motion by Victor Ianno, seconded by Steve Morgan, the OCIDA Board approved a resolution authorizing sales tax abatement and real property tax abatement for the Bodycote Syracuse Heat Treating Corporation project.

THE WIDEWATERS GROUP INC.

Robert Petrovich stated the Agency is being represented by Christopher Andreucci for this project.

Kevin McAuliffe stated they have an acceptable site plan from the Town of DeWitt for the configuration of the buildings for Widewaters Group to make their new International Headquarters. He stated they are in 11 states and Canada with over 1,500 employees. He stated this will give them the opportunity to expand and better operate because the current space is too scattered. He stated they will now have appropriate meeting rooms when they bring people in from the other locations and management meetings etc. He stated the first building will start this fall and the second building may take up to 24 months to start because it is tenant dependent. He stated the entire site will be done right away including landscaping, site improvements and pad prepared.

Janice Herzog asked if there are tenants for the other building. Kevin McAuliffe stated not yet.

Janice Herzog asked if Widewaters will occupy one whole building. Kevin McAuliffe stated Widewaters will occupy 24,000 sq ft of the 41,000 sq ft. He stated each building is 41,000 sq. ft. He stated the total project cost is almost \$21,000,000.

Steve Morgan asked Marco Marzocchi to expand on the 10 jobs proposed. Marco Marzocchi stated they will be jobs supporting the Widewaters Group main function which is development. He stated they have 5,500,000 of retail space, 20 hotels with over 2,600 rooms in 11 states and Canada. He stated the development continues to grow and they need the support staff to help.

Janice Herzog stated Widewaters has been in the community for a long time and has been good to the community. Marco Marzocchi stated they were born and raised here and would like to keep it that way.

Christopher Andreucci stated Widewaters has asked the IDA to give them a temporary sales tax exemption so they can start the project prior to closing. He stated there is no legal reason not to do it. Marco Marzocchi stated the hope is to start construction next month and they want to take full advantage of the sales tax exemption.

Robert Petrovich stated that the Agency doesn't typically do that. Chris Andreucci stated the Agency can give them the sales tax package and get a portion of the fee in advance then limit the timeline that the sales tax package is applicable. He stated if they don't close by the end of the year then they have to come back and ask for the sales tax package.

Robert Petrovich asked if that is the intent to close by the end of the year. Marco Marzocchi stated they can do that.

Kevin Ryan stated the resolution the board is being asked to vote on right now says mortgage tax abatement and now they are asking for something temporary. He asked if the resolution should be redrafted. Christopher Andreucci stated no because it is a sales tax exemption period.

Robert Petrovich stated his recommendation to the Board is to support it but he would like to see how it is structured and we need a timeline. Kevin McAuliffe stated they have no problem with the limitation being that they close by the end of the year.

Upon a motion by Victor Ianno, seconded by Steve Morgan, the OCIDA Board approved a resolution authorizing the adoption of the SEQR determination for the Widewaters Group Inc. project. Motion was carried.

Upon a motion by Victor Ianno, seconded by Steve Morgan, the OCIDA Board approved a resolution authorizing sales tax abatement, mortgage recording tax and real property tax abatement for the Widewaters Group Inc. project.

FLEX-HOSE CO.

Amanda Mirabito stated Flex-Hose came before the Board in June and the final approving resolution was passed for their financial assistance. She stated at the time the facility was located on 2 parcels of land and they were unsure what they were going to do with it. She stated they have subsequently decided to sell both parcels and abandon the facility. She stated abandon is a legal term and when they abandon a facility within the County where the financial assistance is being offered, the municipalities require notification. She stated the approval of the Board has to come subsequent to that notification. She stated the abandonment letter was sent to the appropriate municipalities and they are now asking the Board to approve the same benefits approved in June. She stated they had counted on the sale of both parcels in their new construction costs but were only able to secure a buyer for one of the parcels and the mortgage costs have gone up resulting in the \$2,325 increase in the exemption they are asking from the Board.

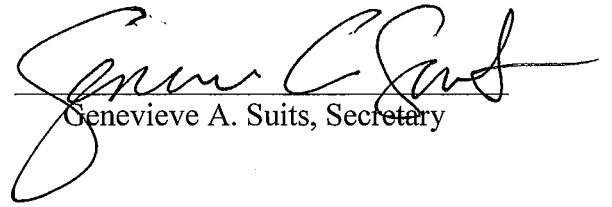
Upon a motion by Kevin Ryan, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing an increase in mortgage recording tax abatement and restating prior, previously approved abatement. Motion was carried.

CRYOMECH

Amanda Mirabito stated in June Cryomech with Quantum Cool came before the Board and the financial assistance for the project was approved. She stated Quantum Cool is the property owner and Cryomech is going to be the operator of the facility. She stated they are requesting in the closing that the Agency pre-approve, if Quantum Cool should want to sell the property to Cryomech, they don't have to come back to the Board. She stated it is very straight forward and would recommend this. She stated it saves them a step in the future should they want to sell the property only to Cryomech.

Upon a motion by Victor Ianno, seconded by Steve Morgan, the OCIDA Board approved a resolution approving the assignment of the right, title and interest to buy Quantum Cool LLC to Cryomech. Motion was carried.

Upon a motion by Victor Ianno, seconded by Fanny Villarreal, the OCIDA Board adjourned the meeting at 8:23 am. Motion was carried.



Genevieve A. Suits, Secretary