

**Clinton's Ditch Co-Operative Company Inc.**

Public Hearing

May 31, 2023

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Wednesday, May 31, 2023 at the Town of Cicero Town Hall, 8236 Brewerton Road, Cicero, New York was called to order at 2:30 PM by Public Hearing Officer Nancy Lowery.

ATTENDEES:

Nancy Lowery, Public Hearing Officer  
Karen Doster, Office of Economic Development

The Public Hearing was conducted regarding the application and project described as follows:

Clinton's Ditch Co-Operative Company Inc.

Location: 8478 Pardee Road and Carmenica Drive,  
Town of Cicero  
Tax Map #'s 090.-01-33.0, 090.-01-32.0, 090.-01-31.0, 090.-01-30.0, 090.-01-29.0

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the New York General Municipal Law will be held by the Onondaga County Industrial Development Agency (the "Agency").

Public Hearing Date and Time: May 31 at 2:30 P.M.

Public Hearing Location: Cicero Town Hall, 8236 Brewerton Road, Cicero New York.

For assistance or questions regarding the public hearing please contact the Agency.

The public hearing is being held in connection with the following matter:

Clinton's Ditch Co-Operative Company, Inc., a New York cooperative corporation on behalf of itself and/or entities formed or to be formed on its behalf (the "Company"), has submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, which Application requests that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A)(1) the acquisition of a leasehold interest in all or a portion of approximately 76.84 acres of land located at 8478 Pardee Road and Carmenica Drive (tax map nos. 090.-01-33.0, 090.-01-32.0, 090.-01-31.0, 090.-01-30.0, 090.-01-29.0) in the Town of Cicero, Onondaga County, New York (collectively, the "Land") and the existing approximately 274,000 square foot building located thereon (the "Existing Building"); (2) the construction on the Land of an approximately 19,520 square foot truck repair facility, consisting of approximately 15,220 square feet of maintenance space and approximately 4,300 square feet of office space, and the construction of an approximately 120,000 square foot expansion to the Existing Building, and other ancillary interior and exterior amenities and sitework including but not limited to the relocation of a parking lot and construction of a new employee entrance and interior locker rooms and construction of a separate road loop for truck deliveries (collectively the "Improvements" and, collectively, with the Existing Building, the "Facility"); and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and

other tangible personal property (collectively, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the New York General Municipal Law) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Company will be the initial owner and/or operator of the Project Facility. The Agency has not made a decision with respect to the undertaking of the Project or the granting of the financial assistance.

The Agency will, at the above stated time and place hear all persons with views in favor of or opposed to the proposed Project and/or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. If you do not want to participate in the hearing, but would like to watch or listen to the proceeding, you may view a livestream of the public hearing online at:

<https://us02web.zoom.us/j/82082338135>

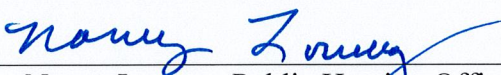
A copy of the Application including a cost/benefit analysis is available at the office of the Agency and on the Agency’s website for review by interested persons. A copy of a recording of the hearing will be available on the Agency’s website.

Public Hearing Officer Lowery asked if anyone had any comments in favor of the proposed project. There were none. She then asked if anyone wanted to speak in opposition to the proposed project. There were none. Public Hearing Officer Lowery then asked if anyone wanted to make any general comments about the proposed project. There were none. The Public Hearing Officer also noted no written comments had been received as of May 31, 2023. Comments are kept on file and available for public viewing at 335 Montgomery Street, Floor 2M, Syracuse, New York.

The notice for Public Hearing has been read. The opportunity for comments for and against the proposed project has been noted. There being no further business, Public Hearing Officer Lowery closed the hearing at 2:36 PM.

Dated: May 31, 2023

ONONDAGA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By:   
Nancy Lowery, Public Hearing Officer