

DRAFT
PBFF Drakes LLC
Public Hearing
May 9, 2023

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Tuesday, May 9, 2023 at the Town of Lysander, 8220 Loop Road, Baldwinsville, New York was called to order at 9:34 AM by Public Hearing Officer Nancy Lowery.

ATTENDEES:

Nancy Lowery, Public Hearing Officer	Pete Gavin
Svetlana Dyer, Economic Development	Nick Offredi
Karen Doster, Economic Development	Tim Knauss
Michelle McIncrow	Elizabeth Schmitt
Frank Costanzo	Ed Schmitt
Don Western	Tim Shetrar
Kathe Day	Tim Thomas
Joe DeBarbieri	Lynn Malone
Anne Niland	Michael Malone
Brenda Wehrle	Jennifer Furgula
Paul Wehrle	Arnold Hart
Doug Beochel	Andrea Abbott
Hugh Kimball	John Anderson

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

PBFF Drakes LLC

Location: 3285 Belgium Road
Town of Lysander, Onondaga County, New York
Tax Map # 075.-02-24.7

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 9, 2023 at 9:30 A.M.

Public Hearing Location: Town of Lysander, 8220 Loop Road, Baldwinsville, 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:

PBFF Drakes LLC, a New York limited liability company on behalf of itself and/or entities formed or to be formed on its behalf (the "Company"), has submitted an application (the "Application"), 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 and/or entities formed or to be formed on its behalf, said Project consisting of the following: (A)(1) the acquisition of a leasehold interest in approximately 22.1 acres of land located at 3285 Belgium Road (tax map no. 075.-03-24.7) in the Town of Lysander, Onondaga County, New York (the "Land"); (2) the construction on the Land of six three-story apartment buildings, containing approximately 27 apartments and approximately 60 garages, totaling approximately 34,000 square feet, as well as an approximately 3,000 square foot clubhouse, an approximately 2,000 square foot maintenance building and twelve buildings each containing five garages together with related site improvements (the "Facility"); and (3) the acquisition and installation therein and thereon of related building materials, furniture, fixtures, machinery, equipment and personal property (the "Equipment" and, together with the Land and the Facility, 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 said 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 live stream of the public hearing online at:

<https://us02web.zoom.us/j/86126613576>

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.

Frank Costanzo - First of all, I would like to say that the contractor is looking for \$4.3 million tax break. We, in the Town of Lysander, got hit with 15% tax increase last year and I'm certain we are going to probably get hit this year. We haven't seen it yet but we probably will. Other than that, I don't know why, that he's looking for a tax break right now because he doesn't own the property. The YMCA still owns the property. He was supposed to buy the property after the

town approved the project and he didn't do that. So I don't know how he can ask for tax breaks when he doesn't even own the property. And if you give them a tax break, then everybody in Radisson could ask for a tax break. I think it's unfair. I don't think that a business that's coming into a residential area deserves tax breaks. The tax breaks that he got according to the paper up in Center Pointe, Center Pointe as a commercial area, it's not a residential area. So I think that's why he got the tax breaks in that area. This is a residential area. Then he said in his article that the apartments would have a clubhouse and a pool that was not approved at the planning board. So I think that there should be no tax breaks for any commercial business that's coming into residential area. Thank you.

Don Western - Good morning. In the narrative for the PBFF Drakes project the developer states the dramatic rise in costs and interest rates hikes have eroded the financial viability of the project requiring assistance from the IDA. This qualitative narrative is not supported by any project performance available in the public documents that might substantiate this assertion. However, the application does contain a project budget. The total project cost of \$43.5 million, \$5.4 million is for management developer fees, which is 12.4% of the project cost. Evaluated abatements to be provided to the agency is \$3 million. At a minimum, it would appear the agency should evaluate the need for assistance given the magnitude of the manager developer fee. Bear in mind the fee is not paid over the life of the project, it is paid out of the project budget during construction. According to the US Census first quarter 2023 rental vacancy rate and Syracuse metro area is 3.1% of the overall rate in the US was somewhat over 6%. And it's not necessarily true that a low rental vacancy rate is equivalent to a housing shortage. From an economic standpoint, a low vacancy rate means competition for existing units with rental rates increasing as renters compete for available units. The proposed project is entirely market rate so it would be free to respond to market forces. Micron with its 1000s of employees and average wage above \$100,000 a year will bring a new well compensated workforce for the resources to compete in the housing market financed through conventional means. Micron project will receive unprecedented financial and tax abatement support. It is a first order global project transformational for our economy. I fully support it. However, it cannot be a universal justification for every commercial or housing project to use the agency as a means to reduce its tax obligations. To the extent community preparation for micron requires actions by school districts, villages, towns and the county, the diminishment of tax revenues from new projects pushes those costs onto the rest of us. The Agency Pilot policy is a nuanced and many layered document. It is not evident of Drake's project meets any of the additional criteria listed for apartment projects in Section G of the policy. It would appear that the developer could design a project to achieve LEED certification, and therefore access the community benefit initiative PILOT. The agency policies give a great latitude to act. For projects that do not bring new net wealth into the county, the agency should only give its approval where a project will demonstratively achieve one or more of the explicit criteria contained in the PILOT policy. Thank you.

Paul Wehrle - My question is why on earth would this project even be considered. The tax break on what the developer has called luxury apartments would make no sense. Building costs, like all costs have increased over the past couple of years. It's simply the cost of doing business. Police, fire, school, medical, emergency services, all these costs have increased, as well as the associated taxes. If it weren't for the tax base, all other local developers with much more favorable projects should be entitled to similar incentives. And if so who's going to pay for the extra tax burden? It's going to be the residents of local area. If the project doesn't make economic sense, it shouldn't be built. Now not subsidized by the local community. We get nothing out of this. There's no jobs. There's no other benefits to the community. And I would

echo Mr. Constanzo comment. This project has changed. There are things that were not presented at the planning board that are in the documents that we are shown. There's a clubhouse that wasn't there. There's a pool that wasn't. It's not the same project. And if they're going to change the project, you should go back to the planning board. And they certainly shouldn't be receiving any kind of tax benefit. Thank you.

Hugh Kimball – I have a question first. The tax benefits do not involve long range taxes. There's no I don't know what you call it, amount that gets paid over the years on a fixed basis rather than property income taxes from the get go. Nancy Lowery – The PILOT would be divided by the tax rate so the school, the town and the County would get their portion.

Hugh Kimball - So there is a PILOT in this. Nancy Lowery – There's a PILOT being proposed.

Hugh Kimball - And there's also the breaks on buying. Nancy Lowery – There is sales and use, and mortgage recording tax. So sales and use tax would be 8%.

Hugh Kimball - So we are talking both. Nancy Lowery – Yes. They are also requesting mortgage recording tax. So those are the three incentives they are requesting at this time.

Hugh Kimball - I may be a little lengthy here. I have a basic problem with tax break for things that don't provide jobs. I don't see the benefit to the community as a whole. There are no jobs other than maybe a guy to run the lawn mower or a maintenance person with a residential project and that's a residential project. I just don't see the benefit. But I want to give a little history. The residents of Radisson, and I'm not one I haven't been one, but they they took great opposition to the proposal 10 years ago from the Y, to the point where they sued the Y. The ultimate result of that suit, which didn't actually end until the Y had actually withdrawn their proposal from the planning board. But the residents did win that suit and they raised a lot of concerns. Similar concerns were raised by many of those residents when this project was proposed. I'm a member of the planning board. I'm not speaking for the board, I'm only speaking for myself. And I was a member of the board, the only remaining member of the board when the Y was presented. The Radisson Community Association in 2014 adopted a multifamily development control document. It was basically written as far as I can understand for the site that we're talking about, because all the rest of the sites that could have had multiple housing had already been built. There was some good stuff in here, one of which required tot lots for every 50 units. That would have meant there would have been three tot lots for this project, which would have meant they probably would have lost the building. They would have only allowed five, not six. But the Radisson Community Association looked at the project, the proposal, and basically said, Okay. Kind of took the legs out from under the planning board as far as what we might have been able to do to hold the impacts down a little bit by using this as a guide to what the community wanted, which I still think is what the community wanted. But as it is, they got the 6 buildings and we approved it at the planning board. I will say that what they did in doing the proposal the way they did it, they put parking lots, garages, buildings, and left virtually nothing for outside area. We did get them to agree to put in a small area where maybe a grandfather and a grandson could go out and throw a baseball. That's about it. Now there's another development across the road from this development where this would go. It's a subsidized development but if you drive over there, there's several buildings, but around them are large areas of grass. There's far more room over there to walk around to have a picnic, whatever you wanted to do, then there will be in this one. So they got a break when they got approved for this. And I think that break is enough. I don't think they need tax breaks to make money on it and I think it would get built even without it. So

I will leave that for the moment. I may have another question, depending on what others ask. Thank you.

Pete Gavin – This is the first time I've been to one of these meetings. I've always wanted to come. Should have prepared a little bit better because I wasn't sure what was going to happen but I pretty much agree with what's been said so far. It's a residential area. The numbers make sense for the developer to go forward with or without the tax breaks. Why should we subsidize people making a lot of money? I just don't think it is right. If you put 162 units in here and figure how many people that is, children services and everything we have to provide them, there are not paying their fair share of taxes compared to a residential neighborhood. Apartments don't pay the same scrutiny, the same tax rate. So as far as from a cost benefit, I don't think they need the money. And I'm against it. If it's going to create jobs, that's great. But if it's going to be just residential, which is what this project is, I don't think they need a subsidy. And that's all I got to say.

Nick Offredi - I'll just be brief. I'll just state on record that I also disagree with providing this project a tax break for all the reasons that have also been said in this room today, just to echo that and just to put that on record.

Elizabeth Schmitt - I am Elizabeth Schmitt and I live with my husband here in Lysander. I'm going to echo some comments, but I think it's important we get the number of comments on the record to really underscore the extent of opposition. And my opposition isn't really to the development, it's a separate question for others that might have stronger feelings, but it is to the public subsidy. My objection centers around three issues that the project does not result in permanent job creation, not about manufacturing, tech, clean energy. It's not even about a social benefit, like the expansion of necessary health care facilities as well. The project does not plan for any subsidized or low income units, so this is not about housing the most vulnerable among the population, like a senior or veterans home. Users will need regular significant income in order to rent one of these units. There is little if any reason to believe that this development hinges on receiving the break. Projected housing demand in this area along with the desirability of the location suggests that this is not a particular risky build. The issue that I say point to limited net positive externalities from this project and this externalities that justify public subsidies. And the case has not been made for these public externalities. The developers here suggests that the proposed break is needed due to rising construction and borrowing costs. This was actually discussed in a town meeting I attended in 2022, as well as media articles that have been recently published. But they also acknowledge at the same time, this rising demand for housing. If the internal rate of return of this project cannot stand against the cost of capital, than it shouldn't go forward because there isn't the social benefit to give it the little push that it might need. What is concerned here is this does not even hinging on project profitability, it's hinging on enhanced profitability as if the profitability itself is not good enough so someone else with less power is going to foot the bill. Tax breaks were received by the same developers in 2015. The tax rates today, what's interesting commonality is two different county controllers did not want this to happen. So people elected to be careful fiscal stewards of the county, were not happy about the old one, and they're not happy about this one. And that should really tell us something, if these elected officials and their expertise and their duty to the public trust is compelling them to make these decisions. In some level it's almost insulting. Inflation is driven by strong demand supply chain issues, a strong labor market and all kinds of businesses and households, including probably everybody here. And among homeowners in this area it has been accompanied by some higher assessments, these market value assessments that have driven our property tax bills. It wouldn't even be on my radar to come to you and say, well I have a house

and we're short of single family houses so I deserve a subsidy for this house to exist. I mean, it's a ridiculous argument for me and I think the ridiculousness of this argument is scaling to this project. It's part of a really troubling trend where middle class taxpayers are augmenting profits for private ventures. Ventures that are profitable on their own, that don't carry maybe a social benefit, again, like a subsidized housing area, but we want them to be super profitable so you have private capital owners kind of benefiting from middle class taxpayers without some necessarily in the know or chained enough to actually ask questions about it. And this is I think just one of too many examples of that. It's almost a form of corporate welfare that benefits a few. While it makes it too hard and too expensive to raise a family and a community that I deliberately chose to be a good place to raise my family. So I asked the industrial development agency to carefully consider when any development project justify shifting the burden to existing taxpayers and support a private gain. If taxpayer burdens are at stake, then the bar for net social benefit is quite high. And actually, the document actually alluded to by earlier speakers, kind of talks about what some of those barriers are, and what you have to demonstrate, and this project just hasn't done it. It's not a project that brings jobs or care for the vulnerable. It's not a project that would be unable in the short term to go forward without a little push of subsidy, but in the long term might be able to stand on its own. This doesn't really qualify for any of these. It's a profitable project that someone's actually trying to be more profitable on the backs of many people who might not be connected in enough to actually raise the needed questions. But we're here today to raise those questions. Careful consideration must be given to whether anticipated benefits exceed the cost and with taxpayer money there's a fiscal responsibility to really be sure if we're meeting that burden, and I just don't believe this project does this? Thank you.

Tim Thomas - I don't have a ton to add, I echo much, if not everything that's been said today, I do feel that it's important that we, even though I don't have anything additional of substance to add, that we have the volume of people to speak to this opposition to that point. I think that for scheduling reasons, what the reason this may have been done at 930 in the morning, as opposed to an evening when the entire community can attend to this, I think is very troubling. I think that additional hearings should be held so that the rest of the community can voice their concern. Most people are at work at this time of the day and can't do this. I don't know if this was intentionally selected so that the community would not be heard. But I think additional opportunities for the rest of the community to speak need to be provided. Also, additionally, when you read the notice this morning, I don't know if it was a misread or a typo, you said six garages, this thing said 60 so I'm not sure which is accurate. Nancy Lowery - It's 60. Tim Thomas - I just wanted to clarify so that it was known. Thank you.

Lynn Malone - I'm literally just down street from where this lovely project is going to go. My concerns are this builder from the very beginning. I've followed it all along and I want to thank you for always seeming to help us with this whole thing. He has not been truthful, I don't think through this whole project. I think what he's run into is he's found this going to cost him a lot more money than I originally planned. I think he's been sitting on the edge of this project. I think it's a wetland up there and I think he's finding this spring especially has been wet and I think he's going to run into more money than he thought trying to get drainage up there, which I think is going to go into our backyards, which I think he's going to find is going to be a problem for him. The other thing is the traffic pattern, which he took from when the Y was going to go in, that's the traffic pattern that the traffic study that he took. He has to have 80% occupancy, and that has to be reevaluated and he's going to have to do something about that. It's going to cost him more money for that too, because I guarantee that that traffic pattern is not going to fly. There's no way we are going to be able to get onto that road. I'm the first one the first right off from that road and there's no way I'm going to get there and I also volunteer as an EMT with the

fire department. I don't know how I'm going to get out of my road to get to calls. For him to ask for a tax break is ludicrous. He is going to make money. In this article, he talks out both sides of his mouth. He says he's not going to get financing because they don't want to take a chance on him not getting occupancy or something to that effect. But he then says there's a two year waiting list it his other one in the back part, Center Pointe. And then if you look, there's no vacancies at Timber Banks. There's no vacancies there. There's no vacancies anywhere so that's ridiculous. He's going to fill these apartments with no problem whatsoever. So why wouldn't somebody finance him? This is the way it is sorry. Everybody that wants a house right now, the interest rates are up. That's the way it is. Why should he be subsidized? Nobody else is. It's a residential area. That's the way it is. For him to be subsidized is just not fair to the rest of us and like this gentleman said, then give us all a break. We've all worked. We're all working now. It's not fair and it should not go through. And there's a part in here that says that your company is leaning toward giving it to him. Doesn't seem fair to me. Before you even hear from us, that you're automatically going to go for it. Because we're on the fire department, we know all this ahead of time, on the other side of Cold Springs, which is Lysander, there's 350 apartments or 500 apartments, there are different projects. They are also apartments. Are they going to get a break too? Who's going to shoulder all of these taxes? You are going to drive people that are in residential homes. Food for thought.

Michael Malone – I echo my wife's concerns. I think all of us in the neighborhood off of Oak Brook Road and surrounding areas were opposed from the beginning to this project. We voiced our concerns. We were overwritten. He came back and changed his plans many times. He's come to this point now where, correct, he hasn't bought the land. He's asking for tax incentives to go forward with this project. It's going to overburden not only Drake's Landing with the population in cars, but also 31 is going to have 400 to 500 people go on to Drake's onto 231 at various times of the day. Plus on top of that Radisson is in a building boom now. We've got the Parade of Homes coming at the end of Drake's. They're going to be coming down Drake's. So he says his apartments are going to be between \$1,200 and \$1,400. Well, if he looks at Center Pointe, and Timber Banks and all other ones, they start at \$1,400 to \$1,800 and some of them are up to \$2,500 a month. So I don't know where he's getting his numbers from that he's going to subsidized apartments. If he wants to get subsidized apartments, go across the street to Riverdale Radisson they have subsidized apartments. So Radisson does have regular apartments, homes townhomes and the whole mix but putting that amount of cluster on a corner with Drake's and 31 is just mass confusion. The road is not going to facilitate it. I don't think he even went to the town highway to ask because it's only a two way road and it's not even improved. So yes, we all oppose it. I think 9:30 in the morning is very unfortunate for people that are working because I know a lot of us if we still had it, we'd still be working and we wouldn't have been able to attend it. So we wholeheartedly oppose this from two years ago, to today and probably in in the future. Thank you

Jennifer Furgala - I'm here because I live at the corner of Drake's and Oak Brook Road. My Backyard looks out to this entire development that's going in and I know that what I say today doesn't make a difference but we're here to talk about the funding this tax break that they're supposed to be getting. I oppose. I agree with everything that everyone has said here. And I want to cry. When I think about this whole situation. I went through the entire document last night. People who have mentioned that there have been changes that he's made throughout this entire procedure. The pool wasn't included, the clubhouse wasn't included. They keep adding things. They keep asking for things. The landscape plans that were supposed to be provided, I don't know that I've been able to find those. They were supposed to provide some updated landscape proposals for sheltering the new buildings from Drake's to provide more in meeting

what Radisson is as far as the architectural committee standards. It just seems like two steps forward, there's too much going on and then for them to ask for money. And knowing what we know, as far as what we pay in taxes, we're going to get hit with that for just apartments and then he'll dissolve the LLC, once it's all over and there will be no accountability to him. We know his name, but the LLC will be dissolved once this is all over. So the only people who are left to deal with the consequences for the rest of time are the people living in the backyard of this property. So I know that the traffic is part of this. This is about the tax break, right but the traffic is a legit thing. There's a comment from the previous meeting and I'm forgetting the man's name but he said, I've been there, I've watched the traffic, I've never seen a line cue past Oakbrook South. And I'm like I live right there, I can see the corner of Oak Brook South and I see the line of cars that piles up from the intersection at 31 and Drake's every day. I mean, I could stand there with a video camera, if you want proof. They'd need to do more and for them to be asking for money to help with building costs and things like that, there's other things that should be done first, right? So I just wanted to be here to voice my concern. Everybody's concerned. I literally live like my house is right there. So I'll do whatever it takes. The 9:30 thing is bad. I'm working sitting right here, I had to bring my work with me. I'm grateful that I have the mobility that I can do that but there's not that many people here because of the time. There's too many things that are red flags. So many people are outraged because of how this is being done. It needs to be better. If it going to be there, Okay, but don't be shady about the on goings with everything leading up to this. So thank you

Arnold Hook - I don't have a lot to add to all of the eloquent comments that had been made, they have been very effective. I just want to say that we have always paid our taxes and we've never complained about that. We believe that it gets contributed to all of the developments of the infrastructure for the communities around here. This, however, seems to me to be outrageous that anybody would be asking for a tax break on a privately developed project of this type. That's really about all I have to say. And I thank again, everybody here who's made comments.

Andrea Abbott - I don't have anything did really but I just wanted to rise in support, particularly of Mrs. Schmitt and the person who back there who talked about the time period. We are retired, we can do as we like, sort of, but this is this is immoral from my perspective. Why should we subsidize millionaires? You know, the rest of us worked hard, probably most of us. Well, maybe some of you were millionaires and you're traveling incognito but most of us are not. Most of us don't get breaks. We pay our fair share and it's about time everybody did and improved the entire community, not just their own welfare, thank you

John Anderson - So I was just doing the math on this, and I was talking with my wife, and this is a \$3 million tax deal, right, for 162 units. So that's \$18,518 per unit he is going to get subsidized by this construction project, this millionaire, multimillionaire, his group. This was from the newspaper May 8, you know, \$3 million and there's 160 units if I got the math right. Then, on May 9, which I think is today, I'm retired, finally, the county officials said that they're going to need 12,000 new homes in this area for the Micron project and there's a quote 9,000 of them being apartments. So three out of four of 12,000 is 9,000 apartments. So if we want to subsidize this guy, this group, who is holding a meeting at 930 in the morning, and I'm here only because I'm retired, then that's 9,000 homes. Let's be fair to the rest of the developers and give them \$18,518 per unit and that adds up to \$166,662,000. So let's subsidize every other developer at the same rate in fairness, and we will spend \$166,662,000. But we really don't have to do that, let's just give these rich guys \$3,000,000, \$1,500,000 each right now. In fact, why don't we invite him in right now and hand it to him, so we can all witness it. And I want to mention also, the last time this happened January 18 2016, Post Standard, the Center Pointe, LLC, with all

subsidies for construction materials, you know, this tax that tax, they were given \$5 million. So that was 7 years ago, there were 208 units in that project, eight buildings, 26 per. So they were subsidized \$23,653 per unit that was built for that project as well. And this was an anomaly at that time giving money to rich people to develop projects, in areas where there were actually hundreds and thousands of buyers, crawling up to the door, looking in the Windows trying to buy things. And now again, we're repeating this mistake, giving \$1.5 million to each of the two principals of this project. You can look up things on Google, you know, they own houses around here and one of them owns a house in Florida. And that was only a four minute search on Google. So if you want to dig deeper, and I don't see a lot of younger people, but if my kids were home from college, I could have them list all these guys assets. But I don't know, are they here right now? Because I want to give them some money myself. I feel so enthused by this subsidizing rich people. So anyway, I'm totally opposed to this. And I don't think the Industrial Development Committee has \$166,662,000 to subsidize the next 9,000 apartments we need in this area. There you go.

Hugh Kimball – Two comments. While this project was before the planning board, it came up several times over the course of almost two years. I believe it was before us and I don't remember, and I may be wrong, but I don't remember any discussion about any kind of tax breaks at that time. That's my first comment. My second comment is only to comment on what the gentleman over here said, the idea of multiple places in the county having large amounts of apartment buildings being built, this is a terrible precedent to give something a tax break for one that was already scheduled and ready to do. How are you going to avoid giving away the millions that he spoke about? It just doesn't make sense to me at all. Thank you.

Michelle McIncrow - I do appreciate the opportunity to be here. Although again, to echo many of the comments that have been made, we all work full time, so having it at 930 in the morning during the workweek is incredibly concerning as a resident of this community on such an issue of large magnitude that's going to vehemently affect all of us, based on a sole decision that your department will make. I again, completely agree with everything that has been said here today. This multimillion dollar developer deserves nothing. He is going to make a lot of money based on the rental that he will acquire from all these 162 buildings or apartments that he's going to have within this community and for him to expect the community to take the burden of the tax break that he is asking for is just ludicrous. I would like to know and I don't even know if you can answer questions in this public forum, but I would like to know from this developer how many times your department has authorized tax breaks on developments that he has made. Nancy Lowery – One had been identified earlier. Michelle McIncrow – Just one? Nancy Lowery – Yes. Center Pointe. Michelle McIncrow - Have there been others? Nancy Lowery – Not to my knowledge. Michelle McIncrow – Is there any way that you can elaborate on what caused the approval of that. Nancy Lowery – It was in 2015. Different board members. I would have to go back and look at the minutes. It was before I was there. Michelle McIncrow - Would it be possible to have another hearing in the evening hours so that more residents can come and voice their concerns because there's many. Nancy Lowery – We usually have them during the day. I know that is not a satisfying answer. I know that recently there has been additional interest generated on this. So we just realized that there was such a large interest. I would have to check on that. We have a board meeting this week. Michelle McIncrow – Okay. We would appreciate it.

John Anderson - So he said in the paper here, it says it's \$44 million to build 162 apartments. I'm doing math again here. So each one of those apartments he's projecting or this LLC, or whatever

it is, his bank account, is projecting that, do the division again, \$44 million by 162, that's \$271,604 per apartment unit. This guy's got to be, it's just my opinion, but looking at this, that seems like extremely expensive for a builder to throw out that much in apartments. I mean this sounds like an unreal number that he's spending. I don't know where he gets this number. I know you can build a cheap house for \$271,000 but building apartments on top of each other, it seems like an outrageous over estimate of what his cost is. Will he be held to that? So let's say he does get the \$3 million, and it's actually not \$44 million, but it's a third of that, do we get the \$1 million back in the tax subsidy that you gave. While you're going with numbers, and he's going with numbers and do you get his real numbers is my question and then do we get our \$1.50 back from whatever the differences is.

Public Hearing Officer Lowery asked if anyone wanted to make any more comments about the proposed project. There were none.

The Public Hearing Officer also noted one written comment had been received as of May 9, 2023 and people are also welcome to submit written at any time as well. Comments are kept on file and available for public viewing at the Agency 335 Montgomery Street, Floor 2M, Syracuse, New York.

Public Hearing Attendee - So you will accept written comments. Nancy Lowery – Of course.

Public Hearing Attendee – For those who couldn't make it because I know there were many.

Public Hearing Officer Lowery – The board meeting is Thursday. I can leave my card if people want to submit written comments.

Public Hearing Attendee – Are the public allowed to go to the meeting on Thursday. Nancy Lowery – Sure. It would be an observation mode versus in a speaking mode. It is held at our Agency which is in the old Carnegie Library at 335 Montgomery Street. Across from the Y downtown close to Columbus Circle.

Public Hearing Attendee: What Time?

Public Hearing Officer Lowery – 8:30 am but you can also ZOOM in.

Public Hearing Attendee: Are you planning on making a decision that Thursday meeting or is there more informational information.

Public Hearing Officer Lowery – In general the way the IDA applications work is an applicant comes forward with their application, and we will submit it to the board. The board asks questions, and then a public hearing is authorized. Then we have the public hearing. At the second meeting is when the board would review the comments. We would have provided those ahead of time, and then they would make a decision at the second meeting, which would be Thursday.

Public Hearing Attendee: So it's either yes or no on Thursday.

Public Hearing Officer Lowery - Potentially, yes. I can't speak for the board. They would have to get feedback from this hearing. Certainly there would be discussion and questions of the applicant and then they would make a decision.

Pete Gavin - Your agency could spend that money on a lot better things than making a millionaire a multimillionaire. There's really fuzzy math in there, there's no doubt about that. Nancy Lowery - Just to be clear we don't spend the money. We don't give them money. It's through the tax abatement process.

Public Hearing Attendee - There's many other things to do with that money to help out the citizens of Onondaga County compared to someone who is not going to generate for us other than being just a cost burden to us.

Public Hearing Officer Lowery - Understood.

Andrea Abbott - After you've made that decision on Thursday, which is two days from now, this whole thing will be done with no oversight over your agency. Who do you answer to?

Public Hearing Officer Lowery - The county legislature and the County Executive appoint board members. We have a board that makes the decisions for these projects and they are appointed. If you have concerns, submit comments to our agency, to the executive director and to elected officials.

Public Hearing Attendee - What are your two roles in the IDA?

Public Hearing Officer Lowery - I am the Secretary of the Board and I'm the Public Hearing Officer.

Svetlana Dyer - My name is Lana Dyer and I am the assistant secretary.

John Anderson - We could go down there at 8:30 am across from the YMCA right near the Cathedral and protest if anybody wants to come down there and walk around and scream and yell and cry for a little while? So it was and it wouldn't be very significant with different demographic protesting for change, you know.

Public Hearing Attendee - I have a question about the process of what happens next? Is there like a defined way that our questions and concerns get raised to the board? How does that work? There's only two days before the board meeting.

Public Hearing Officer Lowery - We're going to compile minutes as well as I'll go through and give an explanation of all the comments, but they will also be provided in minutes.

Public Hearing Attendee - So there's like a briefing where that goes on or going to say this is the voice of the community.

Public Hearing Officer Lowery - Lana and I will be at the board meeting and will express how many people attended?

Public Hearing Attendee - Is there a reason why the board doesn't come to meetings like this, to hear the comments in person?

Public Hearing Officer Lowery - I will say that, in most cases, nobody comes to the public hearings. But if there is an issue, where there's a concern or controversy, as this one became

apparent in the last week, there are more attendees. Obviously, there's a real concern, and these points of view will be shared with the board.

Public Hearing Attendee – Is it possible to defer the decision Thursday. Nancy Lowery - We have to hold one public hearing in order to provide feedback to the board and then advanced to the next meeting. But we will certainly make your concerns known, identify the number of folks. You are all identified. I believe everyone is town residents, that's not here nor there but it seems like everybody's from here.

Paul Wehrle – It is to let the public speak. There is very little notice. It is at 9:30 in the morning, on a work day and now we've got less than 48 hours before the decisions made. You're carving out the majority of the public who really have a concern. We are small small slice of the people who want to come and voice their opinions on this. So you are taking this small group and you are going to make a decision in less than 48 hours. It really is a disservice to public.

Public Hearing Attendee- When I get home, I'm going to start calling the legislators, people there. And I think it is good idea if everybody starts calling the county, executive, whoever your legislator is.

Public Hearing Officer Lowery - If I may interrupt, if there isn't any further comment on this particular matter

Michael Malone – Patrick Hogan is the chairman?

Public Hearing Officer Lowery-Correct.

Michael Malone - And I guess he expresses he is leaning towards supporting the application. He is the chairman, which kind of gives the effect in the paper that if the chairman is supporting it, I don't know how many other people are on the board. But usually the chairman drives the board. Since we don't have any voice on Thursday's meeting, if the chairman drives the board, what we are doing here is kind of fruitless at 8:30 – 9:00 in the morning. Could we have numbers, could we have numbers email so that we can email the members of the board saying since you won't hear us?

Public Hearing Officer Lowery- They will certainly hear this. They will certainly get all of the comments here.

Michael Malone – Will they review it?

Public Hearing Officer Lowery – We will get the information to them prior to the meeting and then we will also report out at the meeting, the number of folks that attended, the tone and tenor and the comments that were submitted. This will be part of the record.

Lynn Malone – I think the biggest thing the board needs to know is that this builder has been less than honest through his entire prep. He's been less than honest through the entire project and trying to be very elusive. The fire department had to deal with him. He's had to put more hydrants in and he's argued about that and the curbs had to be lower, just so we can get equipment in there. So if the place catches on fire we can get to people. Sorry, that we messed up your project, and you have to re do something, but, I mean, he's just been difficult. He has not been the most nice person.

Public Hearing Attendee - I'm concerned that the chairman of the board.

Public Hearing Lowery - And this was before this public hearing as well.

Public Hearing Attendee – This is before the public hearing. So the paper says, “I’m in favor of the project”. Where in 2015. They didn’t want to have it done. And to the financials, Antonacci and Masterpole, said this is not a good idea. So what was good then is not good now for the public to pay for this?

Elizabeth Schmitt – I just have a point of information, do the IDA board members have an idea email, a publicly facing email for direct contact? I don’t actually see it on the site.

Public Hearing Office Lowery - I will give you my cards and you can certainly email us. We have some new board members so I think we are changing information on the website, but I’ll leave some cards and there is a general email box as well.

John Anderson – The phone number is 315-435-3770 if you want to call.

Public Hearing Officer Lowery – I can give you the email address. It’s economicdevelopment@ongov.net.

Elizabeth Schmitt – I saw that. Thank you. I just didn’t know. Sometimes there are individuals have individual emails.

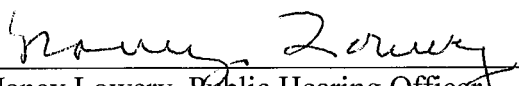
Public Hearing Officer Lowery – This is a general email. It is checked every day and I can also leave some cards.

Public Hearing Officer Lowery - I appreciate all of you coming and your time and your comments.

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 10:37 AM.

Dated: May 9, 2023

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Nancy Lowery, Public Hearing Officer

FW: Project at Rt.31 and Drakes Landing Road

Nancy Lowery

Tue 5/9/2023 2:18 PM

To: Karen Doster <KarenDoster@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

335 Montgomery Street, 2nd Floor

Syracuse, NY 13202

315-435-3770 (o)

315-640-0665 (c)

www.ongov.net

From: Andrea Abbott <andrea279@verizon.net>

Sent: Tuesday, May 9, 2023 12:26 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Project at Rt.31 and Drakes Landing Road

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

To Whom It May Concern:

I strongly object to the proposed tax break for the developers of the apartment complex on the corner of Rt. 31 and Drakes Landing Road. This is an egregious waste of tax money. There is nothing in this project that substantially benefits the residents of Lysander or Onondaga County. All the units that will be built will be priced beyond the reach of many working people. There are no units planned for those who are vulnerable as there have been in other developments. The developers will quickly recover their investment and make substantial profits. Few jobs will be created by this project. Why should tax payers help these developers to increase their wealth when we will already pay for the roads and other infrastructure that will assist this development?

In addition, the response to this use of tax money was severely hampered by the timing of the public hearing. Not everyone can take off from work to attend a hearing at 9:30AM on a Tuesday. Certainly not the very people who will be most impacted by this tax give away. Letters and emails do not substitute for an in person hearing when people can listen and respond to each other.

Since this is so contentious, I think the residents deserve one more hearing, set for a time that is feasible for working people to attend, before any decision is reached. As public servants, it would be a good indication of your willingness to work with the people who elect you.

Andrea Abbott

Fw: Drakes Landing and Rte. 31 Housing Project

Nancy Lowery

Tue 5/9/2023 2:18 PM

To: Karen Doster <KarenDoster@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

335 Montgomery Street, 2nd Floor

Syracuse, NY 13202

315-435-3770 (o)

315-640-0665 (c)

www.ongoved.com

From: Arnold Hook <ajhook@verizon.net>

Sent: Tuesday, May 9, 2023 12:42 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Drakes Landing and Rte. 31 Housing Project

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

Mr. Hogan, This morning, May 9th, 2023, I attended a public hearing on the Drakes Landing Road project's proposed tax abatement. The hearing was well attended but only by those persons who could attend a 9:30 am hearing. This schedule deprived many who would have liked to voice their opinion on the proposal. There needs to be a hold on any vote by the board until at least one more hearing is scheduled at a time when the many who want to voice their concerns can attend.

It seems evident from the hearing today that there are serious reservation to giving the project developers any tax abatement. I am opposed to giving them any tax abatement. This is a private capital residential building project with no employment increases and more tax burden to the community taxpayers. Why should these developers benefit with profits for themselves that we will pay for? I urge the board to vote no on this proposal. Sincerely, Arnold Hook, Baldwinsville, NY

Apartment complex subsidies

Tina Ambrose <dotari1@icloud.com>

Mon 5/8/2023 12:46 PM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

As a Radisson resident of 33 years, we have seen plenty of bad project ideas, failed projects and decisions that were not good for the community.

I was involved many years ago in stopping the school redistricting that would have split neighborhood children in Radisson up, and also the prevention of the ice arena closing (sad what has eventually happened).

On this apartment complex near Drakes Landing with subsidies to a builder of our already dwindling tax base (I am officially a FL resident now but still have a property tax and school tax bill). We left NYS because of decisions like this.

A developer gets rich, they say we will have an increase of the tax base and yet no one will ever know how many units will be HUD and can be converted leaving the already overburdened tax payer with the bill while the elite developer cashes in. This creates no permanent jobs of any impact.

We have no idea if the ever pumped up Micron will every happen just like the NY solar projects, or Hollywood Syracuse.

I am vehemently against any subsidies. When we mortals wish to do something, we have to save the money and take loans.

Our town and neighborhood leadership should be representing the overly taxed and under performing schools and neighbors vs the fat cats.

Sincerely, Tina Ambrose
8817 Madeleine Dr
Baldwinsville, NY

Sent from my iPhone

NO tax breaks

Nicita Family <nicitafamily@gmail.com>

Mon 5/8/2023 9:53 PM

To: ED - Web 1 <economicdevelopment@ongov.net>; supervisorly <supervisor@townoflysander.org>; ltanner@radissoncommunity.org
<ltanner@radissoncommunity.org>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

The Town of Lysander, the Onondaga County Industrial Development Agency and the Radisson Community must say **NO** to tax breaks for builders Frank Fava and Patrick Basset on their new luxury apartment buildings proposed on Drakes Landing.

Tax dollars should not be used to support this kind of luxury development. There is clearly no benefit to the community or the taxpayers that would warrant such costs being imposed on the tax payers.

Vote **NO** to tax breaks for Frank Fava and Patrick Basset!

Fw: NO tax breaks

Nancy Lowery

Mon 5/22/2023 9:50 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

335 Montgomery Street, 2nd Floor

Syracuse, NY 13202

315-435-3770 (o)

315-640-0665 (c)

www.ongoved.com

From: Nicita Family <nicitafamily@gmail.com>

Sent: Tuesday, May 9, 2023 4:55 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: NO tax breaks

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

I am sending this email to express my deep concerns about giving the developer of PBFF Drakes LLC (building apartments at the corner of Drakes Landing and Route 31) a multi million dollar tax break.

My understanding is that you are in receipt of an application from the developer of this multi-million apartment complex. This developer DOES NOT deserve to have the Onondaga County tax payers to cover costs for them to build new luxury apartment buildings.

The Onondaga County Industrial Development Agency must say NO to these tax breaks for builders Frank Fava and Patrick Basset on their new luxury apartment buildings proposed on Drakes Landing.

Tax dollars should not be used to support this kind of luxury development. There is clearly no benefit to the community or the taxpayers that would warrant such costs being imposed on the tax payers.

Vote NO to tax breaks for Frank Fava and Patrick Basset!

Fw: PBFF drakes llc tax break

Nancy Lowery

Mon 5/22/2023 9:50 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

335 Montgomery Street, 2nd Floor

Syracuse, NY 13202

315-435-3770 (o)

315-640-0665 (c)

www.ongoved.com

From: Jim <jimkrim@gmail.com>

Sent: Tuesday, May 9, 2023 5:14 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: PBFF drakes llc tax break

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

Hi Nancy,

Hope you're well. Can you please vote against any tax breaks for this development on Belgium rd/rt 31? A large majority of the Radisson community is against the initiative entirely given how it will impact Radisson, an amenities, traffic, etc and further burdening everyone this way feels like adding insult to injury.

Thank you!!

Jim

Fw: Apartment tax relief at Radisson

Nancy Lowery

Wed 5/10/2023 2:08 PM

To: Karen Doster <KarenDoster@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

335 Montgomery Street, 2nd Floor

Syracuse, NY 13202

315-435-3770 (o)

315-640-0665 (c)

www.ongoved.com

From: Judy Campolieta <jcampy212@gmail.com>

Sent: Wednesday, May 10, 2023 1:49 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Apartment tax relief at Radisson

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

Ms. Lowery,

I hope you will take a moment to read my email. I have been a resident of Radisson for 38 years and have owned five houses here. I raised my family here and continue to enjoy living in Radisson.

I became aware of the apartments being built off Drakes Landing too late and our RCA board didn't even listen to the group of concerned citizens. We asked for the entrance to be moved to Rte 31 instead of Drakes Landing and they wouldn't even listen. Now they are asking for tax relief - why??? I have paid my fair share and will continue to do so - so why can't they?

Please consider my plea as a vote is coming soon.

Thank you

Judy Campolieta

Sent from my iPhone

Fw: PBFF Drakes LLC

Nancy Lowery

Mon 5/22/2023 9:50 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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Syracuse, NY 13202

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315-640-0665 (c)

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From: Ravas, Mark A:(Constellation Nuclear) <Mark.Ravas@constellation.com>

Sent: Wednesday, May 10, 2023 2:14 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: PBFF Drakes LLC

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Nancy,

As a resident of the area I don't understand why we would allow tax breaks for PBFF Drakes LLC to build a unit apartment complex at the corner of drakes landing and RT 31. I for one don't want the complex at all but to allow tax breaks in a time when they are needed most in our community is an outrage. I hope you consider my opinion and the opinion of others in this matter.

Thank you

Mark Ravas

Site Monitoring Lead(SML)

Ginna/NMP

Fleet Assessment



Constellation.

Teams: 267-533-1617

Cell: 315-935-9213

Email: [mailTo: mark.ravas@constellation.com](mailto:mark.ravas@constellation.com)

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Fw: PBFF Drakes LLC tax break

Nancy Lowery

Mon 5/22/2023 9:50 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

335 Montgomery Street, 2nd Floor

Syracuse, NY 13202

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315-640-0665 (c)

www.ongoved.com

From: Kim Wilcox <kwilcox22@yahoo.com>

Sent: Wednesday, May 10, 2023 2:18 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: PBFF Drakes LLC tax break

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Ms. Lowery,

I am absolutely against PBFF DRAKES LLC receiving a multi million dollar tax break to build a huge apartment complex on the corner of Route 31 and Drakes Landing.

I have been a Radisson resident for 24 years. As a homeowner I am appalled that this is even being considered. It is not about *not* building on the land. In addition to the unjust proposed tax break, the overall impact of an apartment complex—and all that comes with it—to the environment and our community would be vastly negative.

I am guessing you do not live in Radisson. I wish just once the people/officials voting on these matters/decisions would considered how they would view this if it were in their backyards.

Sincerely,

Kimberly Wilcox

3314 Quaker Lady Circle

Baldwinsville, NY 13027

315-569-7127

Sent from Yahoo Mail for iPhone

Fw: PBFF Drakes LLC Development

Nancy Lowery

Mon 5/22/2023 9:50 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

335 Montgomery Street, 2nd Floor

Syracuse, NY 13202

315-435-3770 (o)

315-640-0665 (c)

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From: Geoff Baumbach <geoff@geoffbaumbach.com>

Sent: Wednesday, May 10, 2023 2:22 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: PBFF Drakes LLC Development

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Hi Nancy,

It has come to my attention that you will be voting on a proposed multi-million dollar tax break for PBFF Drakes LLC apartment complex proposed at the corner of Rt 31 / Drakes Landing, right across from my home on Oak Brook Rd.

Beyond my concerns of overloading traffic to an already congested intersection, why are we giving these folks tax breaks when in the past 5 years I've lived here, I've seen my property reevaluated 4x and tax increased every year since living here. I already pay north of \$15k/yr in property/school taxes and don't even get to deduct all of them anymore on my federal income returns.

If I have to pay my share of taxes—these developers can pay their share of the tax burden too. I doubt they are building this complex out of the kindness of their heart—it is for profit. And they definitely aren't improving my community with unsightly complexes, additional traffic & pollution—all of which I escaped from Raleigh, NC to come and enjoy a more peaceful and quiet lifestyle in Radisson. They aren't building a community center or a shopping district—it is giant 163 unit apartment complex. If they can't figure out how to develop this land and make a profit without ripping off the neighboring communities, then they have no business building here.

I invested in NY by moving back here, purchasing a home, paying considerably more taxes compared to NC—the least we can ask is for businesses to make the some level of commitment as the residents who pay considerably to live here.

Thank you,

Geoff Baumbach

3312 Oak Brook Rd

Baldwinsville, NY 13027

Proposed development on Drake's Landing and Rt. 31

Brian Furgala <furgala@hotmail.com>

Wed 5/10/2023 8:11 PM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

To whom it may concern, I am writing to you today as a resident of Radisson and Baldwinsville for the last 13 years. We moved to this community in large part for the natural spaces, infrastructure, and school system. All of us that have built structures here pay taxes that include their maintenance, upkeep, and to ensure those things are scaled appropriately to the community. The proposed development and developer are seeking only to maximize their profit while contributing as little as possible to the community.

Please DO NOT grant the proposed development's tax relief! They are not bringing long term jobs, beautification, or anything of value to the community. Therefore they should be required to pay their mandated taxes, just like the rest of us.

I appreciate your time and look forward to your disapproval of the proposed tax relief for the community development on Drake's Landing at Rt. 31.

Thank you

Best Regards,
Brian Furgala
3325 Rock Rose Circle
Baldwinsville, NY 13027
315-401-6733

Sent from my iPhone

Re: PBFF Drakes LLC - No Tax Breaks!

sevincostanza@ymail.com

Thu 5/11/2023 3:29 PM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Not even a canned response, I hope you take mine and the public's view on this topic seriously...remember you work for us the citizens.

On Wednesday, May 10, 2023, 8:19 PM, sevincostanza@ymail.com <sevincostanza@ymail.com> wrote:

Please do not give PBFF Drakes LLC, the folks that are building the apartments at the corner of Drakes Landing and Route 31, any tax breaks!

We do not need to fund private businesses with OUR tax money. It makes no sense for me to pay high taxes in this state to help somebody else make money! Please don't try and justify that he is "bringing jobs" to the area...it's an apartment complex, nothing more than a real estate investor trying to make money off the backs of everyone.

If they really wanted to help the area they would build affordable, single family, housing on that land. Then folks could build equity and eventually be in a better spot, and take pride in their ownership & community...apartments are nothing more than a never ending payment that keeps people poor.

Fw: Tax break vote for PBFF DRAKES LLC

Nancy Lowery

Mon 5/22/2023 9:49 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

335 Montgomery Street, 2nd Floor

Syracuse, NY 13202

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315-640-0665 (c)

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From: kawgsw@twcny.rr.com <kawgsw@twcny.rr.com>

Sent: Wednesday, May 10, 2023 2:46 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Tax break vote for PBFF DRAKES LLC

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Ms. Lowery,

I am unequivocally **against** PBFF DRAKES LLC receiving a multi million dollar tax break to build an enormous apartment complex on the corner of Route 31 and Drakes Landing in Radisson/Baldwinsville.

I have owned a home in Radisson for 22 years; I am stunned and dismayed that the aforementioned company has the potential to be awarded such a huge tax break for wanting to build a nonessential, unnecessary [and unwanted by Radisson residents] apartment complex.

The officials voting on this matter should considered how really necessary the tax break really is—and how they would feel if it were their own community's preservation being sacrificed. Let's not continue to use taxpayer money to help the rich—PBFF Drakes LLC in this case—get richer.

Thank you for your time.

Gregory Wilcox

3314 Quaker Lady Cir.

Baldwinsville, NY 13027

Fw: Taxes

Nancy Lowery

Mon 5/22/2023 9:49 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

335 Montgomery Street, 2nd Floor

Syracuse, NY 13202

315-435-3770 (o)

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www.ongoved.com

From: Bill Rusin <billindar@yahoo.com>

Sent: Wednesday, May 10, 2023 3:12 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Taxes

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

Tax break for 163 unit complex ? With the added cost of municipal services, road repair and increased traffic a tax break is not warranted. Tax burden on individual home owners is already high without subsidizing a mega developer.

Sent from my iPad

Fw: Apartments Drakes landing

Nancy Lowery

Mon 5/22/2023 9:49 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

335 Montgomery Street, 2nd Floor

Syracuse, NY 13202

315-435-3770 (o)

315-640-0665 (c)

www.ongoved.com

From: Frank Costanzo <fcostanz@twcny.rr.com>

Sent: Wednesday, May 10, 2023 3:38 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Apartments Drakes landing

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

TO Nancy Lowery

Frank and Sandie Costanzo agree that Frank Fava and Patrick Basset ,Property Developers SHOULD NOT GET ANY TAX BREAKS

for the proposed 163 unit apartment complex on RESIDENTIAL PROPERTY at the corner of Drakes Landing and Belgium Road off Rt.31 in our Radisson Community.

They are MULTI MILLION DOLLAR DEVELOPERS AND DESERVES NO TAX BREAKS. If they do not have the money, which is highly unlikely, they SHOULD NOT BUILD.

Thank you,
Frank and Sandie Costanzo
3327 Oak Brook Road
Balwinsville New York

Fw: PBFF proposed apartment complex

Nancy Lowery

Mon 5/22/2023 9:49 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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Syracuse, NY 13202

315-435-3770 (o)

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From: Timothy Bobo <tjbobo2@yahoo.com>

Sent: Wednesday, May 10, 2023 2:49 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Cc: James Rowley <JamesRowley@ongov.net>; bfmay6@ongov.net <bfmay6@ongov.net>

Subject: PBFF proposed apartment complex

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

Dear Ms. Lowry:

I'm writing to ask that the IDA vote NO on the excessive tax break being proposed for the 162 unit apt. complex planned at the corner of Drakes Landing and Rt. 31. It's hard to believe that huge tax breaks would be considered for a project that has no provision for anylow/moderate income units. I'm familiar with how such units meet real needs, having administered a HOPWA grant program years ago.

An excellent summary of the rationale to oppose these tax breaks was provided by John Anderson in his syracuse.com letter on 5/10/23 and an excellent overview of the issues in Tim Knauss' article also published in syracuse.com on 5/10/23. I would also point out that the tax breaks are opposed by present and former County Controllers Masterpole and Antonacci, as well as Sally Santangelo, ED, Syracuse Fair Housing.

Private developers don't need tax incentives to build new middle/upper income housing. The jobs created by the Micron and related developments in Onondaga County will dictate great demand for privately-developed housing. I've been a resident of Radisson since 1979 and can attest to how sound planning can best accommodate growth and development for all. Thank you.

- Timothy Bobo

Sent from my iPad

Fw: No to tax break for PBFF Drakes LLC

Nancy Lowery

Mon 5/22/2023 9:49 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

335 Montgomery Street, 2nd Floor

Syracuse, NY 13202

315-435-3770 (o)

315-640-0665 (c)

www.ongov.net

From: Annemarie McLaughlin <anne3317@mac.com>

Sent: Wednesday, May 10, 2023 2:49 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: No to tax break for PBFF Drakes LLC

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

Dear Nancy,

I would like to express my disappointment in hearing about the consideration of the multi million dollar tax break for PBFF Drakes LLC . I know you will be voting on this tomorrow and I urge you to Vote NO! I do not want to waste your time nor mine in reiterating all the reasons why you should vote no.

I am politely asking that you vote NO and be our voice for our town and our school district !

Thank You,

Anne McLaughlin

Sent from my iPad

Fw: NO TAX BREAK FOR PBFF Drakes, LLC

Nancy Lowery

Mon 5/22/2023 9:49 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery
Office of Economic Development
Onondaga County
335 Montgomery Street, 2nd Floor
Syracuse, NY 13202
315-435-3770 (o)
315-640-0665 (c)
www.ongoved.com

From: Michelle McIncrow <mlmcincrow@gmail.com>

Sent: Wednesday, May 10, 2023 4:09 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: NO TAX BREAK FOR PBFF Drakes, LLC

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

Good Afternoon Nancy,

I am writing to you today as a follow up to the public hearing held on Tuesday morning at 9:30 at the Lysander Town Hall. As MANY of us stated at the meeting on Tuesday, despite the large crowd in the gathering space, MANY MANY more residents would have shown with transparency and a time outside of the workday hours. Despite that, there was some very impactful and important statements shared that I would like to reiterate.

I ABSOLUTELY, WHOLEHEARTEDLY DISAGREE with your department considering the application of ANY kind of tax breaks for any property developer but especially PBFF, LLC. This multi million dollar developer who your department gave previous tax breaks to on their last apartment are creating a TERRIBLE precedence in Onondaga County. You did it once already and it NEEDS to stop here. The working population of Onondaga county work far too hard for our money to have to bail out multi million dollar developers because they won't see enough revenue. Their greed of more revenue should NOT fall on the shoulders of the hard working Onondaga County Residents. To me, if our Comptroller Martin Masterpole doesn't support this then why on earth would you? If PBFF Drakes, LLC wants to build the apartments, then they need to pay the taxes. NO ONE ELSE!!! To date, the land in discussion is still under ownership of the YMCA of Greater Syracuse. According to the paperwork you provided the Town of Lysander, PBFF Drakes LLC is in a Leasehold Interest with the land being held by the YMCA meting PBFF Drakes, LLC does not own the property. They deserve nothing. Buy the land PBFF Drakes, LLC. Show some skin in the game. However, the developer has been nothing but sneaky the entire time both with traffic assessments they provided the town (out of date), Their building proposal, promises to the community and how they planned to conceal their atrocious buildings in our beautiful residential wooded neighborhood. I for one, a full time working Mom of 2, with a full time working husband, owner and builder of our home in 2006 have always paid our taxes. Year after year, our what used to be comfortable middle Class livelihood has been ripped from us with constant tax hikes, assessments and overall inflation. We are all suffering! Everything is expensive but that doesn't afford us ANY breaks to pay the government any less money. This multimillion dollar investor who primarily resides in Florida deserves NOTHING!!! Our county and schools do not deserve to have businesses like these get hand outs. Why help out someone that DOESN'T need it or deserve it just because they are whining that he is going to make less profit? Guess what Frank, we are all making less right now. Welcome to inflation. If you don't want to pay the taxes, don't build the apartments it's VERY simple.

I am asking you kindly and respectfully, stop giving these multimillion dollar developers multi million dollar tax breaks! You are setting a terrible precedence for all future developments and the expectation of what future developers will want from hard working Onondaga County Tax payer dollars. It has to stop NOW! Please, Please, Please vote NO tomorrow morning when presented with the application of a 3 million dollar tax break for PBFF Drakes, LLC. This cannot be the standard. It has to stop now!

Kindly,

Michelle McIncrow

Fw: PBFF Drakes LLC - Tax Break

Nancy Lowery

Mon 5/22/2023 9:48 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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Syracuse, NY 13202

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From: Matt Gomez <Mattgo_63@msn.com>

Sent: Wednesday, May 10, 2023 4:24 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: PBFF Drakes LLC - Tax Break

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Dear Ms. Lowery,

I am a Baldwinsville, NY resident. I am writing to request that no tax break should be given to PBFF Drakes LLC. There is no benefit to be gained by those of us who pay our full share of taxes. If this developer wishes to build in the community then the developer must pay the taxes as well. This always comes on the backs of average hard working citizens. Developers will always build where there is demand. With the influx of 50,000 new Micron jobs over the next 20 there will be demand.

Blessings,

Matt

Fw: RE~PBFF DRAKES LLC

Nancy Lowery

Mon 5/22/2023 9:48 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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From: Annie Niland <waldo04@gmail.com>

Sent: Wednesday, May 10, 2023 4:26 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: RE~PBFF DRAKES LLC

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Hello Nancy,

I attended the meeting yesterday in Lysander and am writing to reiterate my concerns about this vote!

-The precedent this tax break sets is outrageous.

-The fact that the developers have changed the scope of their project... outrageous.

-What are the benefits to the Raddison community??

I strongly oppose any Tax Breaks for this developer.

Anne Niland

8394 Twin Flowers Rd

Baldwinsville NY 13027

--

Annie

Fw: Radisson - PBFF Drakes LLC

Nancy Lowery

Mon 5/22/2023 9:48 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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From: Heather Clark <heatherclark13027@gmail.com>

Sent: Wednesday, May 10, 2023 5:02 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Radisson - PBFF Drakes LLC

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Hello Ms Lowery,

As a resident of Radisson from 1980-2002 and 2017-present, I would like to expressed my disapproval of the tax breaks offered related to the construction of apartments. These types of apartments are already in high demand and the additional incentive should not be required for PBFF Drakes LLC to build.

Thank you,

Heather Clark

8839 Wandering Way

Baldwinsville, NY 13027

Fw: Potential Tax Break

Nancy Lowery

Mon 5/22/2023 9:48 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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From: Sue Fry <sueexpo@aol.com>**Sent:** Wednesday, May 10, 2023 5:25 PM**To:** Nancy Lowery <NancyLowery@ongov.net>**Subject:** Potential Tax Break

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Dear Ms. Lowery,

In reference to PBFF Drakes LLC asking for tax break on proposed apartment building on the site of the corner of Drakes Landing and Route 31 Baldwinsville- I'm begging you to please deny this request. We all pay more than enough in taxes and encourage builders to pay their fair share as well. They will be making more than enough money to cover their own taxes. If they can't pay, they should not be putting themselves in debt by building.

Thank you for your time, sincerely,

Susan Fry

8745 Radburn Dr

Baldwinsville, NY 13027

315 638-5139

Sent from the all new AOL app for iOS

Fw: Proposed apartments on Drakes Landing

Nancy Lowery

Mon 5/22/2023 9:48 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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From: kimabbott3403@aol.com <kimabbott3403@aol.com>

Sent: Wednesday, May 10, 2023 5:31 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Proposed apartments on Drakes Landing

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

It will be a travesty to let this happen. Drakes Landing will be so busy! We don't need in our community!!! We have enough apartments. It's bad enough we have the ones across the street that have access to everything we pay for. PLEASE DONT DO THIS!

And why are they getting a tax break!?!?! That makes no sense at all. It shouldn't be!

Sent from AOL on Android

Fw: NO! To proposed property tax breaks

Nancy Lowery

Mon 5/22/2023 9:48 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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Syracuse, NY 13202

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From: James Kocik <jrksr45@msn.com>

Sent: Wednesday, May 10, 2023 4:44 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: NO! To proposed property tax breaks

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

To: Nancy Lowery

From: James and Kathryn Kocik

3111 Corlear Dr.

Baldwinsville, NY 13027

We have lived in Radisson since November 8, 2005, and have paid full property taxes for our home, since that date. No one offered us property tax breaks or any other tax incentives to move into Radisson. We were fine with that, because we were paying our fair share of taxes required to live here.

As tax payers we find it repulsive, to think that your Agency is even considering giving PBFF Drakes LLC, any type of tax break, let alone a multi-million-dollar giveaway! Which would in part, be coming out of our pocket and the pockets of everyone else owning property in Radisson (AND PAYING FULL PROPERTY TAXES).

Please do the right thing...the fair thing. Vote NO!

Sincerely,

James R. and Kathryn Kocik

Fw: PBFF Drakes Tax break

Nancy Lowery

Mon 5/22/2023 9:48 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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From: Ryan Smith <ryansmithusaf1985@gmail.com>

Sent: Wednesday, May 10, 2023 5:39 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: PBFF Drakes Tax break

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

Good Evening,

I am a homeowner in the Radisson community and I'm writing today in protest of the proposed tax break and development. With some of the highest, and frankly, back breaking tax rates in the country it is unconscionable to offer tax breaks that will fall on the homeowners of this county. This is to say nothing of the negative affect a large scale apartment complex will have on the traffic and property values of this community.

Regards,

Ryan Smith

Fw: Apartment Tax Break

Nancy Lowery

Mon 5/22/2023 9:48 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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From: william stone <stonedecorating10@gmail.com>

Sent: Wednesday, May 10, 2023 5:56 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Apartment Tax Break

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

Nancy,

There is absolutely NO way we should be giving a tax break for apartment development in Radisson.

Alberichi has been building beautiful apartments all over the northern suburbs and has never received one tax break.

Bill Stone

Stone's Decorating Corp.

Beautifying Residential & Commercial Interior Spaces Since 1984.

Office (315) 638-4466

Text (315) 427-0227

Fw: NO Tax Break for Apartment Developer

Nancy Lowery

Mon 5/22/2023 9:47 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery
Office of Economic Development
Onondaga County
335 Montgomery Street, 2nd Floor
Syracuse, NY 13202
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From: ducksinaro <ducksinaro@yahoo.com>
Sent: Wednesday, May 10, 2023 6:13 PM
To: Nancy Lowery <NancyLowery@ongov.net>
Subject: NO Tax Break for Apartment Developer

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Ms. Lowery,

On behalf of my myself and my wife, Danielle Neuhaus, and as responsible citizens we are adamantly opposed to the county giving a tax break to the developers of the apartment complex at the corner of Drakes Landing and Route 31 in Lysander. If the developers cannot afford the taxes on this venture, then they have no business building this development at all. It should not be the responsibility of Onondaga County taxpayers to subsidize a for-profit venture for any business, and masking it behind a term like "development" is no excuse.

Thank you for your time and consideration.

Ronald Richardson
Partridgeberry Drive, Baldwinsville

Fw: Radisson Apartment Developer

Nancy Lowery

Mon 5/22/2023 9:47 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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From: Rebecca Rose <rjrose220@gmail.com>

Sent: Wednesday, May 10, 2023 6:30 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Radisson Apartment Developer

NOTICE: This email originated from **outside** of Onondaga County's email system. **Use caution** with links and attachments.

Dear Ms Lowery,

It's my understanding you received an application from the developer PBFF Drakes LLC. They are building apartments at the corner of Drakes Landing and Route 31. This is a multi million dollar developer that does not deserve a tax break. The residents of Lysander have faced 10%+ assessment increases the last few years. The residents of Radisson pay more than their fair share of taxes and this developer should too.

Your agency votes on this tomorrow. Please VOTE NO.

Thank you for your time and consideration!

Rebecca Rose

315-559-5482



Rebecca Rose

NYS Licensed Associate Real Estate Broker

609-551-1427

2019-2022 Top Producer

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<http://www.rebsrealty.com>

rebecca@rebsrealty.com



Fw: PBFF DrakesLLC

Nancy Lowery

Mon 5/22/2023 9:47 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

335 Montgomery Street, 2nd Floor

Syracuse, NY 13202

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From: Jeff Dack <jdack22@gmail.com>

Sent: Wednesday, May 10, 2023 6:54 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: PBFF DrakesLLC

NOTICE: This email originated from **outside** of Onondaga County's email system. **Use caution** with links and attachments.

PLEASE VOTE NO

Nancy,

This company got approval from the Lysander Planning board in the summer of 2022. At that time it was all ready past covid, prices were all ready up. So they have all ready planned on building even before tax breaks. It was approved as upscale apartments, they are not helping any low income families. The only one the builder is trying to help is themselves. This will not be a place that provides a high number of decent paying long jobs term either.

We all know we will need more housing for Micron, but if people are looking at Radisson they are looking at an upscale area and understand pricing will be such.

Will tax breaks become the new norm for builders now?

My opinion is when the Lysander Planning Board made them remove one building with 26 units for approval it changed their return on investment to where it does not make business sense to do it.

Please vote no.

Jeffrey Dack

Fw: Tax Breaks for Developers

Nancy Lowery

Mon 5/22/2023 9:47 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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From: Rick Pluchino <rick.pluchino@gmail.com>

Sent: Wednesday, May 10, 2023 7:51 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Tax Breaks for Developers

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

I do not believe tax breaks should be offered to developers to initiate projects. If projects cannot stand on their own merit without tax breaks, they should NOT be approved.

Rick & Laura Pluchino

Fw: NO TO PBFF DRAKES TAX BREAK

Nancy Lowery

Mon 5/22/2023 9:47 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery
Office of Economic Development
Onondaga County
335 Montgomery Street, 2nd Floor
Syracuse, NY 13202
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315-640-0665 (c)
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From: M Dack <meliemel33@yahoo.com>
Sent: Wednesday, May 10, 2023 7:54 PM
To: Nancy Lowery <NancyLowery@ongov.net>
Subject: NO TO PBFF DRAKES TAX BREAK

NOTICE: This email originated from **outside** of Onondaga County's email system. **Use caution** with links and attachments.

PLEASE VOTE NO!!!!!!

This company got approval from the Lysander Planning board in the summer of 2022, after the covid price hikes. At that time it was all ready past covid, so they had already planned on building even before tax breaks. The apartments were approved as upscale apartments. They are not helping any low income families nor any long term high paying jobs.

We all know we will need more housing for Micron, but if people are looking at Radisson they are looking at an upscale area and understand pricing will be as such.

Will tax breaks become the new norm for all builders now?

PLEASE VOTE NO.

Melissa Dack

Sent from Yahoo Mail on Android

Fw: No tax breaks

Nancy Lowery

Mon 5/22/2023 9:46 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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From: Kathryn Martin <kathrynmartin631@gmail.com>

Sent: Wednesday, May 10, 2023 8:17 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: No tax breaks

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Good morning Ms. Lowery.

Please do not allow tax breaks to PBFF Drakes, LLC. It is an unfair burden to current taxpayers and the families will be in our schools, on our roads in our hospitals that depend on the taxes from all of us.

If they can afford to build, they can afford to pay taxes.

Sincerely,
Kat Martin

Fw: Please VOTE NO to tax break for PBFF Drakes LLC

Nancy Lowery

Mon 5/22/2023 9:46 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

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From: Joanne Daprano <jmdaprano@gmail.com>

Sent: Wednesday, May 10, 2023 10:07 PM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Please VOTE NO to tax break for PBFF Drakes LLC

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Dear Nancy,

I respectfully ask that you VOTE NO for the multi million dollar tax break for PBFF Dakes LLC. As an informed member of this community, I am well aware of the intentions of the developer of this project. They are no more entitled to a tax break than any other taxpayer in this community. If they are unable to manage the financial tax burden of this property, then perhaps they should reconsider the project. Any property owner must weigh the perpetual financial burden prior to engagement. It is not up to the rest of the community to bear the burden of their endeavors. Please be our voice and protect our town and our school district.

Joanne Daprano

Fw: Please vote no to tax break for PBFF Drakes LLC

Nancy Lowery

Mon 5/22/2023 9:46 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

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From: Vicki Voyer <voyervicki@gmail.com>

Sent: Thursday, May 11, 2023 6:52 AM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Please vote no to tax break for PBFF Drakes LLC

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Dear Nancy,

We are very upset with the consideration of a multi million dollar tax break for PBFF Drakes LLC. We are hard-working, 60-year-olds, who pay our stiff taxes. We will be working for another 5 years to be able to retire and afford health benefits.

We urge you to vote NO today and be our voice for our town and school district.

Sincerely,

Marcel and Vicki Voyer

3439 Mellenbrook Ct

Baldwinsville, NY 13027

Fw: Just say 'No' today

Nancy Lowery

Mon 5/22/2023 9:46 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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From: Terry Zahler <tzahler1@gmail.com>

Sent: Thursday, May 11, 2023 7:00 AM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Just say 'No' today

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

As a tax payer in Onondaga County and a homeowner, I urge you to vote 'No' to the multi-million dollar tax break proposed to be given to PBFF Drakes LLC. Any tax breaks should be given to all the people who support our area through hard-earned tax dollars not to multi-million dollar corporations looking to make more millions.

Terry Zahler

3090 Samantha Drive

Sent from my iPhone

Fw: Radisson Apartment Project

Nancy Lowery

Mon 5/22/2023 9:46 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery

Office of Economic Development

Onondaga County

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From: Paul Burdick <psburdick54@aol.com>

Sent: Thursday, May 11, 2023 7:19 AM

To: Nancy Lowery <NancyLowery@ongov.net>

Subject: Radisson Apartment Project

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

Dear Ms. Lowery,

Please be aware that we strongly oppose any tax breaks being approved for the proposed apartment complex at the corner of Drakes Landing and Rt. 31.

The everyday taxpayers should not be forced to subsidize this project.

Paul and Joan Burdick

8316 Partridgeberry Drive

Baldwinsville NY 13027

Sent from my iPhone

Fw: Economic Impact of Radisson Apartment Project

Nancy Lowery

Mon 5/22/2023 9:46 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

Nancy Lowery
Office of Economic Development
Onondaga County
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Syracuse, NY 13202
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From: Lauren Kostyal <lkostyal@gmail.com>**Sent:** Thursday, May 11, 2023 9:40 AM**To:** ED - Web 1 <economicdevelopment@ongov.net>; Nancy Lowery <NancyLowery@ongov.net>**Subject:** Economic Impact of Radisson Apartment Project

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Hello,

I hope this email finds you well! I am writing to express my concern of the economic impact PBFF Drakes LLC's proposed Radisson apartment complex will have if given a multi-million dollar tax break. As a resident of Lysander county and the Radisson community, I pay a high tax rate to live in this community. This newly proposed plan will put a significant strain on our schools, neighborhood traffic, and the environment. They should not receive a tax break due to the current high building costs. Costs that current residents have to also be subject to pay themselves when renovating or deciding to build in this county. PBFF Drakes LLC should pay their way, just like the rest of us. It would be an undue burden to have current residents' taxes increase, as a result of this project, while the developer receives a tax break and respective profit from such development. I do not support this tax break and feel like they should pay the same rate as the rest of us that reside in this community.

Thank you for your time!

All the best,
Lauren Kostyal

Proposed Apartments in Raddison

Matt Kosty <mattk6060@gmail.com>

Mon 5/15/2023 9:16 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Good Morning,

I was shocked to read that OCIDA is even considering tax breaks for a private housing project in Raddison. This needs to be rejected in its face.

I am a small business person, and I would love tax breaks. AND I actually employ people, unlike this project.

What happened to risk/reward? There is obviously demand for the project, so why the hand-out? I took out an SBA loan to start my business. My interest rate is now 10.5%. Should I be asking OCIDA for a tax break, too?

If you grant this tax break, this is nothing more than King making and manipulating free markets. If the developers are that concerned about rising costs, maybe they should hold on and do it at a different point in time, or God forbid not do it at all; Just like any tax-paying citizen or business would do.

Matt Kosty, President
Wild Birds Unlimited

re: tax breaks for Radisson apartment complex

Alan Beyel <abeyel1@outlook.com>

Sun 5/14/2023 7:28 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

As an Onondaga County resident, I am writing to urge you to reject the \$3 million dollar proposal for tax breaks for the "Upscale" apartment complex in Radisson.

This is a highly questionable use of taxpayers' money, setting a bad precedent of using public funds to support the building of housing that would probably be built anyway. It is totally unclear to me how providing funding for this project would be in alignment with your mandate to stimulate economic development, given that the developers would not have to guarantee any new job creation; nor would they need to do anything to address the problem of creating affordable housing.

According to the Post Standard, our county comptroller Mr. Masterpole has stated that "builders already have a strong incentive to construct new apartments because, given current demand, they can fill them with tenants as fast as they can build them." Furthermore, it would create a precedent of providing government subsidies for building market rate apartments. At a time when the creation of affordable housing is an important goal, this makes no sense whatsoever.

It is proposals just like this one that create public skepticism, if not outright contempt, for the very idea of providing government support for economic development. There is a widely held idea that economic subsidies are "welfare for the rich." Although I believe that your agency has an important role to play, if you approve this project I would be inclined to agree.

Please listen to the public, whom it is your mandate to serve, and vote NO.

Alan Beyel
4322 Kencrest Dr
Syracuse, NY 13215

tax break for upscale apartment complex

Jane Stam <musicn1957@yahoo.com>

Thu 5/11/2023 11:58 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

I have just read that there is discussion of a tax break for building an upscale apartment in Radison. The apartments are market rate. A tax break for this situation seems so inappropriate. There are no special considerations being given to the community or its future residents, so any break is inappropriate. Let the normal market conditions prevail.

Jane stam
Baldwinsville, ny

Get [Outlook for iOS](#)

Radisson / Lysander apartments tax break

Brian Reynolds <breybold607@yahoo.com>

Thu 5/11/2023 10:54 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Hello,

Resident of Radisson here, I heard Onondaga County was proposing a million + dollar tax cut for a future apartment complex at the corner of 31 of Drakes. I think it's an absolutely deplorable way to use tax payer money. Especially to a private company that will not be offering any housing targeted at low income or the elderly. It's absolutely insane that we would subsidize this developers profits. If demand exists they will receive fair market price for their units. This is a slap in the face to anyone who built or bought with out any kind of hand out. It's more socialism for the rich. If you want to ensure economic stimulus provide tax relief to the residents of this county. We would reinvest it into our community rather than pad some wealthy developers coffers. Radisson is a sought after community, if you build it they will come.. no tax incentives needed. I'm sure someone like HueberBreuer would take the job!

Pissed off tax payer,
Brian Reynolds
8641 Grey Birch Drive

Sent from Yahoo Mail on Android

Economic Impact of Radisson Apartment Project

Lauren Kostyal <lckostyal@gmail.com>

Thu 5/11/2023 9:40 AM

To: ED - Web 1 <economicdevelopment@ongov.net>; Nancy Lowery <NancyLowery@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Hello,

I hope this email finds you well! I am writing to express my concern of the economic impact PBFF Drakes LLC's proposed Radisson apartment complex will have if given a multi-million dollar tax break. As a resident of Lysander county and the Radisson community, I pay a high tax rate to live in this community. This newly proposed plan will put a significant strain on our schools, neighborhood traffic, and the environment. They should not receive a tax break due to the current high building costs. Costs that current residents have to also be subject to pay themselves when renovating or deciding to build in this county. PBFF Drakes LLC should pay their way, just like the rest of us. It would be an undue burden to have current residents' taxes increase, as a result of this project, while the developer receives a tax break and respective profit from such development. I do not support this tax break and feel like they should pay the same rate as the rest of us that reside in this community.

Thank you for your time!

All the best,
Lauren Kostyal

Lysander Apartments

Ronald Russell <Ingpnrcar1@gmail.com>

Thu 5/11/2023 9:23 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Giving development credits to upscale apartments is wrong. While most of us are struggling with inflation, taxes and all the other expenses due to renting or ownership of modest homes, the fact that apartments built for wealthy renters subsidized by our tax money is wrong. Most existing apartments throughout the county are already priced higher than many people can afford. The only jobs generated will be for construction. Micron is a big dream right now and may drive real estate prices and taxes up throughout the county causing more hardship to existing renters and homeowners. We are struggling now and any advantages from Micron are too far in the future. People are having a hard time now. I believe these apartments will be built anyhow and the developers are looking for a handout. The fact that they are proposing "Upscale Apartments" is just another slap in the face to the ordinary people who go about their day paying higher mortgages, higher rents and higher costs for any improvements on our properties and apartments. The only discounts on paint, building materials and all other related expenses we get is when we chase sales and then pay for them not the taxpayer. The cost of sewers, waterlines and roadways for this type of development is already an expense we will pay through our taxes and higher rents. Ronald Russell III 207 East Ellis St. East Syracuse NY

Apt complex in Radisson.

Diane Fritz <dianefritz1@gmail.com>

Thu 5/11/2023 8:30 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

No to this, do to already hugh traffic here and NO to tax breaks!

Raddison Development - lax Breaks

BOB HIGGINS <rhiggs1@comcast.net>

Wed 5/10/2023 11:04 PM

To: ED - Web 1 <economicdevelopment@ongov.net>;rhiggs1@comcast.net <rhiggs1@comcast.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Hello OCIDA,

As a former CNY resident, I enjoy following the positive economic news, especially going forward after the momentous decision made by Micron, last October. As a North Metro Atlanta resident for the past 29 years, I have witnessed growing markets where subsidies are not provided.

The Northern suburbs of Syracuse will see a similar pattern and you will finally see the population growth that has been missing in CNY. The question is: How much financial assistance will the developers need?

I believe the request by Mr. Fava & Mr. Basset sets a bad precedent. OCIDA has to be consistent. I believe you recently declined a similar request from Hueber-Breuer for their Lakeshore Apt. project. An upsurge in demand for housing should not cause OCIDA to deviate from their current policies. No developer should be granted tax breaks for upscale housing, especially in the Radisson area. Income is **not an issue** in the northern suburbs.

I don't believe granting tax breaks will accelerate development. You can be assured the markets will grow and all developers will benefit. If you establish new ground rules, you will obviously have to abide by them.

Affordability issues do not exist in the suburbs. Syracuse has not been considered as strongly for residential development over the past decades unless subsidies are granted. Everyone understands why. They have to "Grease the Wheel" to stimulate developer's interest in rundown neighborhoods.

Remote developers building housing along the E. Genesee St. corridor is a very good example.

Unfortunately, there are certain developers who would love to see OCIDA adopt the policies of SIDA. Maybe new parameters could be established and any tax savings could be spread out over 5-7 years, instead of 15.

I would expect developers with a higher profile, either regionally, or nationally to become involved within Onondaga County over the next few years, including Hotel developers. The County Executive should not be afraid that housing will fall behind, unless tax breaks are provided. Are tax breaks required to jump start the housing needs?

Regards

Bob Higgins - Cumming, GA

Apt Complex in Radisson & other developments in Bville

andi lps <couponingforlessmoney@gmail.com>

Wed 5/10/2023 10:11 PM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

To whom it may concern,

There is already way too much traffic in Baldwinsville in both directions on Rt 31. The village is congested with only 1 lane and Rt 31 is a nightmare, especially during rush hour and on the wknds. Once Micron is up and running traffic will only get worse. Please think of another less congested area to build houses and apartments within Onondaga County.

Thanks,

Jenn

Sent from my iPhone

Apartment Complex Proposed in Radisson

Susan Woodworth <woodworthsr@gmail.com>

Wed 5/10/2023 8:30 PM

To: ED - Web 1 <economicdevelopment@ongov.net>

Cc: Neil Woodworth <nwoodworth8@gmail.com>

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

I strongly oppose the tax breaks that are being discussed for the proposed development of the property at the corner of 31 and drakes landing..

All taxes are the responsibility of the builder.

Can I get a tax break for the home I built in Radisson?

Why should the residents accept this preferential treatment for a builder?

Neil C. Woodworth

8263 Autumn Ridge Path

Baldwinsville, New York 13027

315-635-3048

Sent from my iPad

Apartments

Dorrina Moore <mamadorrina@me.com>

Wed 5/10/2023 8:21 PM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

These are going to be high end apartments and only make these guys richer while more and more of the middle class and poor get shoved out of Baldwinsville. These builders do not care about the folks who live here and why should they not pay their taxes? Not fair!!!!

Sent from my iPhone

Lysander Apartments Development Tax Break

William Matthew Krueger <wmkruege@syr.edu>

Wed 5/10/2023 7:23 PM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Hey Board Folks,

It's not necessary. They're gonna build it anyways - and if they don't the demand of the market that means someone else will.

They can't demand tax breaks with nothing in return besides more cookie-cutter "luxury" apartments. Whatever got them the prior sweetheart deal tax break for the last development should be seen as a big mistake by the county and nothing more. We shouldn't reward them for fleecing our residents.

Thank you for your time,

Will

Lysander Upscale Apartment tax breaks

Judy Holmes <judyholmes76@gmail.com>

Wed 5/10/2023 7:31 PM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

To Whom it May Concern:

So, the County wants to give significant tax breaks to a developer who is building "upscale" apartments that normal working people have no hope in which to live. Meanwhile, Onondaga County has a severe shortage of affordable housing for families earning low and/or moderate income. What a waste of taxpayer money. Stop giving Corporate Welfare to the wealthy and focus more on figuring out ways to resolve housing issues for those who are living in substandard housing that still costs more than 30 percent of their income!

Sincerely,
Judy Holmes
3431 Fox Road
Syracuse, NY 13215

"The Ku Klux Klan never dies. They just stop wearing sheets because sheets cost too much. ... We must dissent from the indifference. We must dissent from the apathy. We must dissent from the fear, the hatred and the mistrust. ... We must dissent because America can do better, because America has no choice but to do better."

Chief Justice Thurgood Marshall

Lysander Apartments Project

Mike Mazoway <mcmazoway@earthlink.net>

Wed 5/10/2023 8:14 PM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

To the members of the Onondaga County Industrial Development board:

The concept of awarding tax incentives to businesses is a long standing method of leveling the playing field when attracting new employment. The basic idea is that the incentives will benefit all of the citizens of Onondaga County through growth of employment and those employees becoming tax paying citizens of the county. In very rare cases, it can be used to offer incentives to reduce the cost of construction and operation to allow the developers to offer below market level housing opportunities. In this particular case the thought of granting incentives for a pair of well connected developers to build a market level apartment complex is ludicrous. It only benefits the developer. Taxes pay for services provided by the various municipalities involved. Here it would be the County, Town of Lysander, Baldwinsville School District, Belgium Cold Springs Fire Department, and others. Why should the tax payers be saddled with paying additional taxes to provide the needed services only for the benefit of two individuals?

I strongly urge you to deny the application.

As an aside, one tax that is almost always forgiven is the Mortgage Recording Tax. Once upon a time the process of recording deeds and mortgages was a time intensive endeavor on many levels that required total accuracy. Now the data is entered once and shared among all that need it. It has gone from pens and ledgers to a computerized system that shares the data with the push of a button. I can see no real benefit to any business, industry, or home owner for this tax. From the NYS Department of Taxation web page "New York State imposes a tax on the privilege of recording a mortgage on real property located within the state". The ability to secure a mortgage is a right not a 'privilege' and to think that it is a privilege shows a level of arrogance that can only be found in Albany. If you want to do something that has a long term benefit to all NYS residents, work to have the Mortgage Recording Tax repealed in its entirety.

Michael Mazoway
128 Casterbridge Lane
Baldwinsville, NY 13027

PBFF Drakes LLC - No Tax Breaks!

S sevencostanza@ymail.com ☐ ☐
To: ED - Web 1

Wed 5/10/2023 8:19 PM

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

Please do not give PBFF Drakes LLC, the folks that are building the apartments at the corner of Drakes Landing and Route 31, any tax breaks!

We do not need to fund private businesses with OUR tax money. It makes no sense for me to pay high taxes in this state to help somebody else make money! Please don't try and justify that he is "bringing jobs" to the area...it's an apartment complex, nothing more than a real estate investor trying to make money off the backs of everyone.

If they really wanted to help the area they would build affordable, single family, housing on that land. Then folks could build equity and eventually be in a better spot, and take pride in their ownership & community...apartments are nothing more than a never ending payment that keeps people poor.

PBFF Drake LLC - Public hearing

Brenda Wehrle <bwehrle@twcny.rr.com>

Tue 5/9/2023 11:47 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

I attended this morning's public hearing on the above application for tax breaks at Lysander Town Hall. I can't begin to express my outrage that such an application is even being considered. I hope my comments and those of other attendees will be carefully considered (and those who could not attend the 930AM Tuesday morning meeting due to work obligations) before rendering your decision.

The project in question has been changed numerous times and as presented in the application, it is not the same project presented and approved by the Lysander Town Planning Board. It is absurd for a private developer to request tax breaks on a project that would only benefit themselves at the expense of tax payers. There is absolutely no benefit to the community.

If the project is not fiscally viable as is, it should not be built. The scale of the project had to be reduced as the site contains Federally protected wetlands. Perhaps another site, where there could be greater density should be considered. Of course there have been cost increases in these economic times. That is the cost of doing business. Providing public economic incentives for residential projects would set a very expensive precedent in light of the current ramp up for Micron housing in the northern suburbs.

Please be fiscally responsible with my hard-earned tax dollars! I respectfully request you NOT approve this request for a tax break.

Sincerely,
Brenda E. Wehrle
3294 Oak Brook Road
Baldwinsville, NY 13027
(315)857-1266

Sent from my iPad

PILOT FOR DRAKE'S LANDING APARTMENTS

Karen Weekes <karen.weekes@aol.com>

Mon 5/15/2023 8:26 PM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

As a resident of Radisson and an Onondaga County taxpayer I am opposed to the tax breaks for the apartments at Drake's Landing in Baldwinsville.

Fava and Basset have so many apartments in this area the schools are being overloaded. Why should businessmen get tax breaks because of higher building materials costs, interest rates, etc.? If this is the case, why don't private homeowners get the same breaks? New homes have the same expenses - don't get reduced prices for building materials, etc.

At the rent prices being proposed, lower income residents will move across the road from the higher end homes where professional people live.

Check out the apartments this business owns - they are wealthy businessmen.

Karen Weekes
8720 Radburn Drive
Baldwinsville NY 13027

Drake's Landing development in Lysander

Jean Whitney <jeanmwhitney@yahoo.com>

Mon 5/15/2023 5:42 PM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

Please DO NOT approve a PILOT tax break for this project. In an article last week, the developer commented that their existing similar building in the area has a five year waiting list for tenants. They, obviously, will not have any problem filling any new complex if they have a five year waiting list. The developer should not be given any tax breaks, ultimately funded by the homeowners in Lysander, Van Buren and others in Onondaga County.

This project provides no benefit to the general public. The rents that were quoted but not guaranteed are suspiciously low for "luxury" apartments in Lysander. The rents in similar nice/upscale complexes in the area are considerably higher than the \$1,200 - \$1,400 range noted in the article. This will be just one more instance of giving away taxpayer money without any benefit to taxpayers. Tax breaks will benefit no one but the developers.

Thank you for your consideration and saying NO to the developers.

Jean Whitney
Lysander Homeowner

Sent from my iPad

Tax break for Fava & Basset Apatments on the corner of Rt 31 & Drakes Landing

Paul Wehrle <wehrle.paul@gmail.com>

Mon 5/15/2023 10:33 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

The request for a tax break on the Drakes Landing Project is unwarranted. The idea of providing an incentive to the developers when there is a reported shortage of the type of apartments they propose building makes no sense. The project is obviously profitable without incentive, they have been planning it for several years. If for some reason they have found it isn't, perhaps it should not be built rather than shifting the tax burden to other local residents. There is no benefit to the community offered by this development. In fact it has been the topic of significant opposition locally. In addition, the proposal includes plans which are substantially different from those approved by the local planning board and appears to infringe upon the adjacent wetlands. This project should go back to the planning board before any further approvals are even considered.

I ask that the proposed tax incentive not be granted.

Paul Wehrle
3294 Oak Brook Rd
Baldwinsville, NY 13027

Reject Tax Breaks for Upscale Lysander Development

Andy Mager <andy.mager@gmail.com>

Tue 5/16/2023 9:53 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Good morning OCIDA Board:

I have followed the public conversation about the proposed tax breaks for the \$44 million development in Lysander and fully agree with the 15 people who spoke against these tax payer subsidies at the public hearing.

We have many thousands of people in dire need of AFFORDABLE housing in our community. Particularly here in the City of Syracuse where there is such a high poverty rate. To use scarce public resources to subsidize such a development and those who will live there is a scandal.

Please use subsidies only for projects that will provide housing to those truly in need in our community.

Sincerely,

Andy Mager
559 Buckingham Ave, Syracuse, NY 13210

Lysander Apartment Complex proposal in Radisson

Linda Condolora <scribblersink@me.com>

Tue 5/16/2023 10:24 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

To Whom It May Concern:

I am writing today to urge the county to DENY the developers request for tax breaks for the apartments they plan to build at the corner of Route 31 and Drakes Landing in Lysander. These developers do NOT need a tax break, they will build this eyesore even without tax breaks. It's not fair that the rest of us will have to pay for their tax break. There is no reason to give them one.

This development project does not produce any jobs, which might be a reason for a tax break, and does not improve the community in any way. In fact, the residents of Radisson have been opposing the project from the beginning. One reason for the opposition is that the only way in and out will be on Drakes Landing. This is going to cause a lot of problems at an intersection that already gets backed up in the morning when people are going to work. At the very least, there should be an entrance / exit on Route 31 itself. Also, they are building these 3 story monstrosities in a residential area. Yes, there are some similar buildings in Radisson, but some are on the side where there is commercial development, and the other one is hidden in the back of a condo complex. These buildings will completely change the look and feel at the main entrance to the Radisson residential development.

We are not against homes being built on that land, or even condos like those on Greymoor Way, but 6 three-story buildings, garages, and parking spaces for 250 cars certainly does not look appealing for a residential neighborhood and will definitely cause traffic issues on Drakes Landing.

This project should not even be allowed to go forward, let alone be given tax breaks which will only add to the already large tax burden we taxpayers pay. As I stated above, this developer will go forward with their build without the tax break, so there is no need to give them one.

Sincerely,
Linda Condolora
315-243-5522

Contact Form from website

noreply@ongoved.com <noreply@ongoved.com>

Tue 5/16/2023 11:30 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Name

Christine Barr

Job Title

Town of Lysander resident and taxpayer

Company Name

Email Address

cmb7tina@hotmail.com

Telephone Number

315-638-1530

How can we help you?

Company Expansion

No

New Location

No

Funding a Site / Building

Yes

Starting a Business

No

Business Incentives

No

Interested in Newsletter

No

Other

No

Questions/Comments

Please do not give the developers of the upscale apartments at Drakes Landing in Lysander. The tax breaks they are looking for. I have lived in Baldwinsville for over 30 years and my husband and I struggle each year to pay the ever rising school taxes. I am very angry. That developers will get a tax break when we struggle so hard. They need to fear pay their fair share to this community.

No Tax Breaks for Upscale Developments

Andy Mager-SCW <andy@syracuseculturalworkers.com>

Tue 5/16/2023 10:42 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution with links and attachments.**

Dear OCIDA Board members:

I write on behalf of our small publisher based on the near Northside of Syracuse. As a small business we struggle to pay our workers what they deserve, and that's without an owner taking any profit out of the business.

One of our staff is finding it impossible to find an affordable one bedroom apartment in the Syracuse area and may have to move away as a result - forcing us to either allow her to work fully remotely or needing to let her go and make a new hire. Given that reality, we urge OCIDA to reject the \$3 million tax break for the proposed \$44 million development in Lysander.

Like our employee, there are many thousands of people in dire need of affordable housing in Onondaga County. Please use subsidies only for projects that will provide housing to those truly in need in our community not to support developments for folks who can pay market rate and above rent.

Sincerely,

Andy Mager

Coordinator and Social Movements Liaison

Pronouns: He, Him, His

Syracuse Cultural Workers

Tools for Justice and Liberation since 1982

Phone: 315.474.1132 x22

Operating on land stolen from the sovereign Onondaga Nation, Haudenosaunee Confederacy.

Re: PBFF Drakes LLC - No Tax Breaks!

sevincostanza@ymail.com

Wed 5/17/2023 9:51 PM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. Use caution with links and attachments.

Really??? No response at all week later!!!

You work for the people not some real estate investor/developer...get your priorities straight. I don't need my tax dollars wasted by just padding the pockets of this guy!

On Thursday, May 11, 2023, 3:29 PM, sevincostanza@ymail.com <sevincostanza@ymail.com> wrote:

Not even a canned response, I hope you take mine and the public's view on this topic seriously...remember you work for us the citizens.

On Wednesday, May 10, 2023, 8:19 PM, sevincostanza@ymail.com <sevincostanza@ymail.com> wrote:

Please do not give PBFF Drakes LLC, the folks that are building the apartments at the corner of Drakes Landing and Route 31, any tax breaks!

We do not need to fund private businesses with OUR tax money. It makes no sense for me to pay high taxes in this state to help somebody else make money! Please don't try and justify that he is "bringing jobs" to the area...it's an apartment complex, nothing more than a real estate investor trying to make money off the backs of everyone.

If they really wanted to help the area they would build affordable, single family, housing on that land. Then folks could build equity and eventually be in a better spot, and take pride in their ownership & community...apartments are nothing more than a never ending payment that keeps people poor.

\$3 Million Package of Tax Breaks

Elizabeth Bridges <herongen8@gmail.com>

Wed 5/17/2023 8:31 PM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

Dear Sirs:

Please do not set precedence for the tax break requested by the developers of a \$44 apartment complex to be built in Radisson. Please reject it. As a retired homeowner, I do not wish to see my tax dollars used to provide tax breaks on a rental project that will benefit only the builders and the people fortunate enough to afford to rent such apartments.

If you do this once, the flood gates will open up for similar projects. Everyone should pay there fair share in taxes.

Thank you for reading my email.

Elizabeth Bridges

Center Pointe Apartments PILOT PBFF Drakes LLC. 3285 Belgium Road, Town of Lysander Tax Map # 075.-03-24.7

rodeforprogress@yahoo.com

Tue 5/9/2023 8:24 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

OCIDA Board Members,

I will not be able to attend the Public Hearing regarding PBFF Drakes LLC. 3285 Belgium Road, Town of Lysander Tax Map # 075.-03-24.7 due to work constraints, but I will ask the OCIDA Board to strongly consider the implications of approving tax breaks for apartment/condo developments for market rate homes.

As a Town Councilor, I was one of 2 votes against allowing this project to move forward to OCIDA. In my opinion, very few long term jobs will be created by this type of development and I also believe taxpayers should not subsidize for profit companies in their endeavors to this degree. I also urge you to consider the long term implications of tax breaks for market rate commercial properties. If these were to be "affordable" housing or rent adjusted senior apartments, I would fully understand the reasons behind incentives to aid the developer due to capped income. This project, or any similar one, is based solely on supply/demand and what the market can bear. The Town of Lysander, while having many opportunities for subsidized/adjusted income living due to Radisson, lacks the next step of affordable housing that some people desire, personal home ownership. The demand of housing in Lysander has increased the price of homes to jaw-dropping levels within the last few years in Lysander. Developers are no longer coming to the Northern suburbs with "starter" home pricing. Ranch style homes (1600sf) 30 years old are now going at over \$300k, and it is driving the prices of smaller homes in the Village of Baldwinsville to astronomic levels never seen before.

I have included my previous letter (2016) to OCIDA regarding the first set of apartments that received approval from OCIDA (typos and all) below. I commend OCIDA for now receiving local input before deciding applications. I also think OCIDA should look back at what was promised by the developer and OCIDA at that point in time, and where the expectations vs. reality now lie. If my memory serves me correctly, I believe that was supposed to be a 7-building project and if my memory serves me correctly only one has been built. It would be educational for the public to see a cost/benefit analysis on past approved projects to see if the developers lived up to the expectations based on the benefits given or taken. I also feel that your website should have direct links for Public Hearings and provide an email address in the notice to allow public input.

Thank you again for your time.

Kevin Rode .

----- Forwarded Message -----

From: Kevin Rode <rodeforprogress@yahoo.com>
To: economicdevelopment@ongov.net <economicdevelopment@ongov.net>
Cc: juliecerio@ongov.net <juliecerio@ongov.net>
Sent: Monday, January 11, 2016 at 03:38:31 PM EST
Subject: Center Pointe Apartments PILOT

To all members of OCIDA - regarding Center Pointe apartments possible PILOT agreement,

My name is Kevin Rode, and I attended the public hearing in Lysander on December 30th regarding the possible PILOT for Center Pointe apartments construction. I would like this to be entered into the minutes regarding this issue. I am a resident of the Town of Lysander, and have been almost all of my life. While I am opposed to this PILOT, my concerns go beyond this one possible agreement.

I was first surprised to see only a person recording what people were saying. Being a Public Hearing, I thought that at least some of the members of OCIDA would be present to hear the comments about this project. I came in a few minutes late, so I was unsure if the Hearing had even begun. I expressed some concerns in the Hearing, and I would like to re-state them here, in case they were not recorded correctly.

Secondly, it bothers me that developers can circumvent the local government and contact OCIDA without letting the local government entity that they are looking for a tax credit / PILOT agreement. The lack of local government input is surprising. The local government representatives were elected by the people of that community and are their voice, not 5 to 7 politically appointed members of a board, like OCIDA. Our Town Supervisor at the time of the public hearing had stated he had not known the developer was seeking assistance from OCIDA.

I am very concerned that OCIDA is looking into giving PILOTS or tax incentives to what I feel are "non-commercial" developments. Center Pointe is a residential property only. I thought the concept behind OCIDA was to try to bring "business" into Onondaga County. It seems that there is no shortage of places to live in Lysander or our County. It seems we are merely "shifting" our population around Onondaga County, and not bringing more people to Onondaga County.

OCIDA, with its' recent grants of PILOTS and tax credits, has opened "Pandora's Box" in my opinion. This small representation of our community (the OCIDA board), has unparalleled power in creating or stifling development, with little input from the residents and taxpayers of Onondaga County. While this board, and others, were created to streamline development, it may have streamlined it too much. What is to prevent a developer that would like to build "high-density" housing (i.e. smaller lots) from coming to OCIDA for a similar agreement? The projects would not be all that different. More people, less infrastructure

If OCIDA gives a PILOT or tax credit agreement to condos/apartments, does OCIDA consider the tax implications that are now put on the rest of the village, town, or school district? I have found this a difficult question to figure out without having any hard numbers to look at for the public hearing. From what I understand, the numbers usually get decided after this public has had the opportunity to comment.

Using this development for an example, this will be an additional 150 or so residents added to the Town of Lysander. If this brings an additional 40-50 students to the school district, that could have a great effect on the school district if they cannot tax effectively to cover their cost. That could also be an additional school bus into Radisson. The government over the last 20 years or so in the Town of Lysander and Onondaga County, in my opinion, has tried to keep Lysander more residential than commercial. This has pushed the tax burden onto the residential properties in the Town of Lysander, as they (county and town planning) have not marketed Lysander to commercial entities until very recently.

As a resident of Radisson, our HOA fee seems to be increasing every few years, even with additional homes, apartments, and commercial properties being built in our community. While this should be decreasing with increased assessment to cover our costs, it has not happened. It seems that the "more people to share the burden" model is failing in our area, and this would add more people to our area.

In closing, while I am against this agreement, it is in concept only. I have no issues with a developer purchasing a property and developing it and making a profit doing so. My issue is delaying the payment of taxes by a private developer, to possibly increase the burden on the rest of the taxpayers in that community for purely residential purposes, without local government input.

I thank the OCIDA Board for their time and consideration.

Kevin Rode
1405 Greymoor Way
Baldwinsville, NY 13027

Vote No on Drakes Landing Apartment Complex

Elaine Denton <elainementon@gmail.com>

Mon 5/22/2023 10:49 AM

To: ED - Web 1 <economicdevelopment@ongov.net>

NOTICE: This email originated from outside of Onondaga County's email system. **Use caution** with links and attachments.

OCIDA Board Members,

I ask you to vote no on the Drakes Apartment Complex.

If tax breaks are given, taxpayers should get more in return. This project does not give any benefits to taxpayers. Onondaga County needs affordable and accessible housing. Not more upscale apartments that can be built without tax breaks.

This same developer received \$600,000 in tax breaks in 2015 for an expansion of an apartment complex where they said rents would be \$1,200. Rents at that complex are at \$1,550 - \$2,500 a month!

Now they want 3 million in tax breaks for more upscale apartments with no strings attached. With the \$1,200 - \$1,400 they say apartments will be rented at, which there is no requirement for the rent to be set at this level, they will make 2.3 to 2.7 million a year in rent alone. They have the resources to pay their taxes in full.

If this project moves forward they need to pay all of their taxes for the County, Town & School services they will use. Please vote no on these tax breaks.

<https://www.syracuse.com/opinion/2023/05/6-reasons-ocida-should-vote-no-on-tax-breaks-for-radisson-apartments-your-letters.html>

Thank you,

Elaine Denton
Manlius, NY

PBFF DRAKES LLC
8927 Center Pointe Drive
Baldwinsville, New York 13027

May 18, 2023

Via Overnight Courier and Electronic Mail

Onondaga County Industrial Development Agency
Onondaga County Office Building
333 W. Washington Street, Ste. 130
Syracuse, New York 13202

Re: Drake's Landing Apartments, 3285 Belgium Road, Lysander, NY

To the Members of Board of the Onondaga County Industrial Development Agency:

Please accept this correspondence as supplemental testimony and submission of PBFF Drakes LLC (the "*Company*") in connection with its pending application before the Onondaga County Industrial Development Agency (the "*Agency*") for public inducements to facilitate the construction, development and operation of the referenced project (the "*Project*"). This correspondence is offered in response to comments made at a public hearing for the Project held by the Agency on May 9, 2023.

It is troubling to the Company, and many like investors and housing developers considering business in Onondaga County, that a few misinformed or uneducated opponents to development are able to derail in one 65-minute public hearing a significant investment in and opportunity to build our Radisson neighborhood. Equally concerning is affording more favor, credibility or consideration to the opinions of any former elected officials, over those of our current elected officials, the latter of whom are far more involved, educated, informed and invested in the scrutiny of the Company's application. The Project will bring a much-needed new quality housing option and enhancements to our market. And this recent disfavor expressed by only a few comes after years of effort and significant expense incurred by the Company pursuing and obtaining support of the Project by the Town of Lysander, and what the Company understood just days ago to be unanimous support from this very Board.

Please know and understand, and let the record reflect, that the term "*Management / Developer Fee*" does not mean net profit – not in industry, not in practice, not in reality. In fact, while the industry term may include a component of future profit earned by the Company, it is more comprised of cost, expense, contribution, contingency, frozen equity, risk, and liability assumed by the Company to undertake and complete the Project. It is hardly money flowing to the builder's pockets prior to moving one shovel of dirt, or at any time during the course of construction, or even with the first tenant taking occupancy in an apartment. Any true profit is earned only after the developer has navigated enormous risks of commercial construction in today's world (including uncertain economic and political environments; volatile interest rates; unpredictable

costs of labor and materials; conservative lending and underwriting criteria; and compelling competition in the housing market). The true profit is earned, if at all, long down the road after construction, after project stabilization, and after a cost recovery and ramp-up period. The true profit is earned in the anticipated (but not certain) appreciation of the Project's value, often times occurring as the public inducements burn off and the Project generates benefit back to the community in terms of newly created tax revenue. The tax revenue generated by this Project after the PILOT expires is significant and forever. It is revenue our municipalities would otherwise never realize. This Project is not the hand-out or money grab some now try to characterize it to be, but rather a well calculated but risk filled investment by the Company, for which it expects a reasonable return and profit.

In the spirit of transparency and an effort to simplify and better educate those considering the Project and its absolutely necessary public benefits, the Company offers the following facts and invites any further questions concerning the Company's application:

1. The estimated total **costs** of acquisition, construction, development, and stabilization of the Project is Forty-Three Million and 00/100 Dollars (\$43,000,000.00).
2. The estimated investment and required **equity** for the acquisition, construction, development, and stabilization of the Project is Ten Million Seven Hundred Fifty Thousand and 00/100 Dollars (\$10,750,000.00).
3. Based on a 75% loan to cost ratio, the estimated **debt** to be incurred by the Company (and most likely personally guaranteed by its principals) to complete the Project is Thirty-Two Million Two Hundred Fifty Thousand and 00/100 Dollars (\$32,250,000.00).

The need for quality housing in Lysander, both immediate and imminent, is real. The economics of the Project work, as the Town of Lysander and the Agency - those elected and charged to analyze the same - have confirmed. And, the Company and its principals certainly have "skin in the game," as they should. The Project is far from the economic windfall some uninformed inexperienced naysayers proclaim it to be.

Please consider the Project as a whole carefully. The rejection of the Project and the necessary benefits requested will have a chilling effect on business and private investment in Onondaga County going forward, and a rejection based only on the voice of a few opponents to development over the diligence, scrutiny and reasoned voices of this Board and many other elected officials supporting the Project will undermine the very purpose and charge of the Agency.

Respectfully,

PBFF DRAKES, LLC

By: Frank Fava

Frank Fava, Member