



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

333 WEST WASHINGTON STREET, SUITE 130, SYRACUSE, NY 13202

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Meeting Agenda September 14, 2021

8:00 AM Call to Order the Meeting of the Governance Committee

8:05 AM Call to Order the Meeting of the Agency

- A. Approval of Minutes-August 24 , 2021
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items

1. Tracey Road Equipment, Inc./ Gerald W. Tracey Project (3101-20-03B)

Tracey Road Equipment, Inc. /Gerald W. Tracey Project is requesting increase of the Sale and Use Tax Exemption from \$160,000 to \$260,000.

Agency Action Requested:

- a. A resolution of the board authorizing additional financial assistance in the form of an increase in the Sales and Use Tax Exemption.

Representative: Peter Blasioli, Tracey Road Equipment, Inc.

2. Ultra Dairy Expansion –Wastewater Treatment Plant (3101-21-11H) Second Meeting

Ultra Dairy, located in the Town of Dewitt is proposing to construct a waste water treatment facility with a tanker wash. This project will involve capital expenditures of approximately \$6.4 million and will create a total of 10 new full time jobs. The applicant is requesting exemptions from certain sales and use taxes, real property taxes and real estate transfer taxes.

Agency Action Requested:

- a. A resolution of the Board to authorize adoption of a SEQRA determination.
- b. A resolution of the Board authorizing the financial assistance the agency will provide. Agency benefits requested include exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

Representative: Jim Gosier, Counsel, Byrne Dairy

3. Ranalli Super DC, LLC (3101-21-10A) Second Meeting

Ranalli Super DC, LLC is proposing the construction of approximately 360,000 sq. ft. warehouse, distribution center, and office space in the Town of Lysander. The project will ultimately be leased to United Auto Supply of Syracuse, West, Inc. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording tax.

Agency Action Requested:

- a. A resolution of the Board to authorize adoption of SEQRA determination.
- b. A resolution of the Board authorizing the financial assistance the agency will provide. Agency benefits requested include exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

Representative: James Trasher, CHA Consulting

4. SSC, Cicero, LLC (3101-21-02B) Initial Meeting

SSC Cicero, LLC is proposing to construct a 5 mega-watt solar project in the Town of Cicero. The applicant is requesting exemptions from real property taxes.

Agency Action Requested:

- a. A resolution of the Board authorizing a public hearing.

Representative: John Switzer, Managing Member, Summit Solar Capitol, LLC

5. GSPP Sentinel Heights Road, LLC (3101-20-10B) Meeting to Modify

GSPP Sentinel Heights Road, LLC is requesting the Board to consent to the sale of its membership interests and amendments to the application.

Agency Action Requested:

- a. A resolution of the Board consenting to the sale of membership interest of a project applicant and approving amendments to the application.

Representative: Jeffrey W. Davis, OCIDA Legal Counsel, Barclay Damon

**6. Abundant Solar Power LLC. (3101-19-11A) Meeting to Modify
Abundant Solar Power, LLC is requesting the Board to consent to the sale of its
membership interests.**

Agency Action Requested:

- a. A resolution of the Board consenting to the sale of membership interest of a company with a current straight-lease transaction

Representative: Samantha R. Podlas, OCIDA Legal Counsel, Barclay Damon

Executive Session

7. Purchase Contract Execution

Authorization to enter into a purchase contract for two parcels of property.

Agency Action Requested:

- a. A resolution of the Board authorizing the adoption of a SEQRA determination.
- b. A resolution of the Board authorizing the Executive Director to enter into a purchase contract and any related documents with respect to two parcels of property.

Representative: Robert Petrovich, Executive Director, OCIDA

8. Revised OCIDA Project Application

Agency Action Requested:

- a. A resolution of the Board adopting revised OCIDIA Project Application.

Representative: Nancy Lowery, Secretary, OCIDA

Adjourn