



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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Meeting Agenda

October 19, 2021

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

8:05 AM Call to Order the Meeting of the Finance Committee

8:10 AM Call to Order the Meeting of the Agency

- A. Approval of Minutes-September 14 , 2021
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items

1. DL Manufacturing, Inc. / Metz Properties LLC (3101-21-04A) Second Meeting

DL Manufacturing, Inc. and Metz Properties LLC are proposing an expansion to their current facility for warehousing and manufacturing in the Town of Cicero. The applicant is requesting exemption from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

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: Joseph Markert, President and Owner, DL Manufacturing

2. TreyJay LOSO, LLC (3101-21-6A) Second Meeting

TreyJay LOSO, LLC is proposing to develop a 13 individual apartment building complex that will house 248 apartment units (one and two bedroom) on Oneida Lake in the Town of Cicero. 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 exemptions from certain sales and use taxes.
- c. A resolution of the Board authorizing exemptions from mortgage recording taxes.
- d. A resolution of the Board authorizing exemptions from real property taxes.

Representative: James Breuer, Manager, Hueber-Breuer

3. SSC Cicero LLC (3101-21-02B) Second 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 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 real property taxes.

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

4. NYCANNA, LLC (3101-21-14A) Initial Meeting

NYCANNA, LLC is proposing to expand their facility with an expansion of 56,834 square feet of space. The facility is located in the Town of Dewitt (Village of East Syracuse). Agency benefits requested include exemptions from certain sales and use taxes.

Agency Action Requested:

- a. A resolution of the Board declaring intent to be the lead agency for purposes of a coordinated review pursuant to SEQRA.
- b. A resolution of the Board authorizing a public hearing.

Representative: William Lettier, General Manager, NYCANNA, LLC

5. RPNY Solar 5, LLC (3101-21-13A) Initial Meeting

RPNY Solar 5, LLC is proposing a 1.6 MW Solar energy system farm located on 6.95 acres in the Town of Manlius. The applicant is requesting exemptions from certain sales and use taxes, real property taxes and mortgage recording taxes.

Agency Action Requested:

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

Representative: Brian Madigan, Project Developer, Renewable Properties

6. Armoured One, LLC / North Midler Properties, LLC (3101-18-06A) Meeting to Modify

Request for execution and delivery of Mortgages and Conditional Assignment of Leases and Rents with respect to a refinancing

Agency Action Requested:

- a. A resolution of the Board authorizing execution and delivery of documents.

Representative: Samantha Podlas, Legal Counsel, Barclay Damon

7. Hindsdale Road Group, LLC (3101-13-05B/3101-19-11C) Meeting to Modify Request for execution and delivery of a Ground Lease Mortgage Recognition Agreement with respect to a refinancing

Agency Action Requested:

- a. Resolution of the Board authorizing execution and delivery of documents.

Representative: Samantha Podlas, Legal Counsel, Barclay Damon

8. The Landings at Meadowood Apartments Owner KOFP LLC (f/k/a Morgan B-ville Apartments, LLC) (3101-15-09A) Meeting to Modify Request for execution and delivery of a Mortgage, Assignment of Rents and Security Agreement with respect to a refinancing

Agency Action Requested:

- a. Resolution of the Board authorizing execution and delivery of documents

Representative: Samantha Podlas, Legal Counsel, Barclay Damon

9. Review of Draft Agency Budget for 2022

Agency Action Requested:

- a. Approval of the draft Agency 2022 Budget

Representative: Nate Stevens, Treasurer, OCIDA

Executive Session

10. Purchase Contract Execution

Authorization to enter into purchase contracts for eleven 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 purchase contracts and any related documents with respect to eleven parcels of property.

Representative: Robert Petrovich, Executive Director, OCIDA

Adjourn