

Immediate Mailing Services, Inc. & 245 Commerce LLC
Public Hearing
February 4, 2022

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Friday, February 4, 2022 at the Clay Town Hall, 4401 Route 31, Clay, New York was called to order at 11:36 am by Public Hearing Officer Nathaniel Stevens.

ATTENDEES:

Nathaniel Stevens, Public Hearing Officer
Sam Wilks, IMS, Inc.

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

Immediate Mailing Services, Inc. & 245 Commerce LLC

Location: 4575 Buckley Road
Town of Clay, Onondaga County, New York
Tax Map #'s 095.-02-20.2

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: February 4, 2022 at 11:30 A.M.

Public Hearing Location: Clay Town Hall, 4401 Route 31, Clay, New York.

For assistance or questions regarding the public hearing please contact the Onondaga County Industrial Development Agency.

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

Immediate Mailing Services, Inc., a New York corporation (the "Operating Company"), and 245 Commerce LLC, a New York limited liability company (the "Real Estate Holding Company"), have submitted an application (the "Application") to the Agency on behalf of themselves and/or entities formed or to be formed on behalf of the foregoing, a copy of which Application is on file at the office of the Agency and which Application requests that the Agency consider undertaking a project (the "Project") for the benefit of the Operating Company, the Real Estate Holding Company, and/or entities formed or to be formed on their behalf, said Project consisting of the following: (A)(1) the acquisition of an interest in an approximately 2.22-acre parcel of land located at 4575 Buckley Road (tax map no. 095.-02-20.2) in the Town of Clay, Onondaga County, New York (the "Land") and three existing buildings located thereon totaling approximately 15,900 square feet (collectively, the "Existing Buildings"); (2) the renovation of the Existing Buildings, together with related site improvements on the Land (the Existing Building as so renovated and such site improvements, collectively, the "Facility"); and (3) the acquisition and installation in and around the Facility and/or for use in connection with the Project of various fixtures, machinery, equipment and other tangible personal property (collectively, the "Facility Equipment") (the Land, the Facility and the Facility

Equipment being collectively referred to as the “Company Project Facility”), such Company Project Facility to be leased and subleased by the Agency to the Real Estate Holding Company and further subleased by the Real Estate Holding Company to the Operating Company; and (4) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively the “Equipment,” and together with the Company Project Facility, the “Project Facility”), which Project Facility will be used by the Operating Company as warehousing and office space for its business as an integrated service provider for conversational artificial intelligence and omnichannel communications; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the 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 Company Project Facility to the Real Estate Holding Company or such other person as may be designated by the Real Estate Holding Company and agreed upon by the Agency and the lease (with an obligation to purchase) or sale of the Equipment to the Operating Company or such other person as may be designated by the Operating Company and agreed upon by the Agency.

The Real Estate Holding Company will be the initial owner of the Project Facility and the Operating Company will be the initial operator of the Project Facility.

The Agency has not made a decision with respect to the undertaking of the Project or the granting of the financial assistance.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the Project and/or the Financial Assistance.


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 Stevens asked if anyone had any comments in favor of the proposed project. There were none. He then asked if anyone wanted to speak in opposition to the proposed project. There were none. Public Hearing Officer Stevens then asked if anyone wanted to make any general comments about the proposed project. There were none. The Public Hearing Officer also noted no written comments had been received as of February 4, 2022. Comments are kept on file and available for public viewing at 333 West Washington Street, Suite 130, Syracuse, New York.

The notice for Public Hearing has been read. The opportunity for comments for and against the proposed project has been noted. There being no further business, Public Hearing Officer Stevens closed the hearing at 11:41 a.m.

Dated: February 4, 2022

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 

Nathaniel Stevens, Public Hearing Officer