

Onondaga County Industrial Development Agency
Regular Meeting Minutes
October 6, 2015

The regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, October 06, 2015 at the 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Chairperson Daniel Queri called the meeting to order at 8:03 am with the following:

PRESENT:

Daniel Queri
Victor Ianno
Patrick Hogan
Lisa Dell

ABSENT:

Janice Herzog
Steve Morgan
Jessica Crawford

ALSO PRESENT:

Julie Cerio, Executive Director
Honora Spillane, OCIDA, Secretary & Treasurer
Karen Doster, Recording Secretary
Steven Coker, Office of Economic Development
Tony Rivizzigno, Gilberti Law Firm
Martin Crume, Cintas Corporation
Nick McGuirl, EY
Melanie Spergel, EY
Matthew Wells, GA Braun
Travis Glazier, Onondaga County
Sara Wisniewski, Gilberti Law Firm

APPROVAL OF REGULAR MEETING MINUTES – SEPTEMBER 8, 2015

Upon a motion by Victor Ianno, seconded by Lisa Dell, the OCIDA Board approved the regular meeting minutes of September 8, 2015. Motion was carried.

APPROVAL OF SPECIAL MEETING MINUTES – SEPTEMBER 23, 2015

Upon a motion by Lisa Dell, seconded by Victor Ianno, the OCIDA Board approved the special meeting minutes of September 23, 2015. Motion was carried.

TREASURER'S REPORT

Honora Spillane gave a brief review of the Treasurer's Report for the month of September 2015.

Upon a motion by Victor Ianno, seconded by Lisa Dell, the OCIDA Board approved the Treasurer's Report for the month of September 2015. Motion was carried.

PAYMENT OF BILLS

Honora Spillane gave a brief review of the Payment of Bills Schedule #388.

Upon a motion by Victor Ianno, seconded by Lisa Dell, the OCIDA Board approved the Payment of Bills Schedule #388 for \$49,257.37 and PILOT payments to Village of East Syracuse for \$27,966.80, East Syracuse Minoa Schools for \$359,067.73, Fayetteville Manlius Schools for \$760,537.02 and Skaneateles Schools for \$39,453.06. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest Statement was circulated and there were no comments.

CINTAS CORPORATION

Martin Crume stated that they had met with the Town Board and the site plan permits were approved. He stated that they have a meeting with the Clay Town Engineer tomorrow and after they receive his comments they will have the site plan approved and would like to break ground next week.

Daniel Queri asked how the project is financed. Martin Crume stated that it is being financed privately. He stated that they have a leased facility about a quarter mile away and after they build

the new property, they will take over the Syracuse area routes. He stated that the equipment will be transferred to new facility and hope to be fully operational by end of 2016.

Lisa Dell asked if the 100 employees are existing employees. Martin Crume stated that 66 are current and initially there would be 100 new employees and hope to grow 3 employees per year.

Victor Ianno asked if they can expand on the site. Martin Crume stated that they can expand and that was part of the variance that they applied with the Town of Clay.

Honora Spillane stated that there were no comments at the public hearing.

Upon a motion by Lisa Dell, seconded by Pat Hogan, the OCIDA Board approved a resolution for SEQRA purposes concerning the environmental significance of the Cintas Corporation project as an unlisted action and will result in no significant adverse environmental impact. Motion was carried.

Upon a motion by Lisa Dell, seconded by Victor Ianno, the OCIDA Board approved an inducement resolution for a straight lease transaction for the Cintas Corporation project consisting of the development of commercial space in the Town of Clay. Motion was carried.

GA BRAUN

Matthew Wells stated that GA Braun is going to be privately placing the bonds with M & T Bank. He stated that although they are authorized for up to \$10,000,000 the actual amount will be closer to \$5,600,000.

Daniel Queri asked if the project has broken ground or is this last piece required. Matthew Wells stated that he thinks they are waiting for this resolution to be passed.

Victor Ianno stated that M&T is going to take the bonds and will market. Matthew Wells stated that M & T is going to hold the bonds.

Victor Ianno stated that GA Braun could retire the bonds. Matthew Wells stated that they could although it is a 25 year amortization so likely they will figure something out with M & T to extend but will have the flexibility under the indenture if they need to market to the public.

Victor Ianno stated that the bonds are over and above the mortgage on the building. Matthew Wells stated that there will be another 2nd lien mortgage going onto the building and both mortgages will be held by M & T Bank.

Honora Spillane asked when they are looking to close. Matthew Wells stated that his estimation is by the end of November.

Upon a motion by Lisa Dell, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing the issuance and sale of the Issuer's revenue bonds, Series 2015, in a principal amount not to exceed \$10,000,000 and the execution of related documents. Motion was carried.

ONONDAGA LAKE WEST SHORE DEVELOPMENT

Travis Glazier stated that many of the properties have several layers of remedial action which is necessary to bring them back into productive use. He stated that it was looked at in the larger context of the Solvay-Geddes revitalization to find out what information was out there. He stated that the idea was to get profiling information for each individual property for the purposes of potentially trying to market a group or individual properties more productively. He stated that B & L was commissioned to do a Brownfield characterization study which compiled a lot of this information. He stated that the actionable item from that characterization study was to then create the marketing publications for use in economic development efforts so that companies considering use of these properties would have an easy piece of material they could take and consider what was necessary to utilize these pieces of property.

Victor Ianno asked how much of the property is on the shore. Travis Glazier stated that this isn't the shore line itself. He stated that it is inland passed the railroad tracks.

Daniel Queri asked how many acres. Honora Spillane stated that there are almost 800 developable acres.

Tony Rivizzigno asked if they ended up doing the impact study and what happened with SEQRA. Travis Glazier stated that there wasn't SEQRA in this process. He stated that the characterization study had been done and a lot of the information already compiled was generally publically available but there is a process to get it. He stated that having everything in one place makes these properties more actionable.

Daniel Queri asked what the end product B & L will produce with this expenditure. Travis Glazier stated that it would be marketing materials for each individual property. Honora Spillane stated that it will also include the overall study showing much more detail. She stated that \$15,000 is the ceiling but they expect it to be much less. She stated that it gives the office and OCIDA a great opportunity to push the properties forward and be proactive.

Pat Hogan asked if Honeywell holds the title. Travis Glazier stated that some are private owners interested in marketing. He stated that there is some remedial action that needs to be taken and there are various degrees of it depending on which property.

Victor Ianno asked if there is any major property owner in the area. Travis Glazier stated probably Honeywell.

Pat Hogan asked if they are all paying taxes. Travis Glazier stated most of the properties that need remedial action are good with taxes because they don't want to turn it over except one.

Lisa Dell asked if the owners are involved and asked if they approached the county or IDA. Travis Glazier stated that the sites that have been marketed by either economic development or other places because of industrial zoning, access to transportation outlets so these are properties people are interested in moving.

Pat Hogan stated that the State is giving money for the infrastructure. Travis Glazier stated yes.

Upon a motion by Victor Ianno, seconded by Lisa Dell, the OCIDA Board approved a resolution authorizing the expenditure of up to \$15,000 to complete the Onondaga Lake West Shore Development project. Motion was carried.

Daniel Queri asked if there is a timeline. Honora Spillane stated by the end of the year.

REVIEW AND APPROVE 2016 AGENCY BUDGET

Honora Spillane gave a review of the 2016 Agency Budget.

Upon a motion by Lisa Dell, seconded by Victor Ianno, the OCIDA Board approved a resolution approving the 2016 Agency budget. Motion was carried.

Honora Spillane stated that staff has been working with WEP on an RFP for sewer engineering design for White Pine. She stated that it is almost finalized and ready to issue. She stated that the Board would be issuing the RFP so a resolution authorizing the issuance is needed.

Tony Rivizzigno stated that the Board needs to authorize the RFP and pick a date when we want to receive it.

Victor Ianno asked if they will go out to engineering firms for proposals. Honora Spillane stated yes and WEP is providing a list of who they usually use.

Daniel Queri stated that the result of this design will conclude what we need to do for sewer capacity in order to have something on the site. Honora Spillane stated that it is the route and some on site work but not full pump station at the site.

Daniel Queri stated that it is with the capacity based on the original master plan that was worked on. Honora Spillane agreed.

Julie Cerio stated that this will give potential buyers more information of what will be coming up to the site. She stated that it is anticipated to take 6 months to complete the work.

Tony Rivizzigno stated that a resolution is being requested of the Board to approve the issuance of an RFP for sewer design work at White Pine and the RFP to be received no later than November 23.


Victor Ianno asked who is going to do the RFP work. Tony Rivizzigno stated that WEP has drafted the RFP. Daniel Queri stated that the RFP will establish who will do the work.

Upon a motion by Victor Ianno, seconded by Lisa Dell, the OCIDA Board approved a resolution authorizing the issuance of an RFP for the sewer design work at White Pine and the RFP to be received no later than November 23. Motion was carried.

Upon a motion by Lisa Dell, seconded by Victor Ianno, the OCIDA Board went into executive session to discuss litigation. Motion was carried.

Upon a motion by Victor Ianno, seconded by Lisa Dell, the OCIDA Board adjourned executive session. Motion was carried.

Upon a motion by Victor Ianno, seconded by Lisa Dell, the OCIDA Board adjourned the meeting at 8:53 am. Motion was carried.



Honora Spillane, Secretary