

Onondaga County Industrial Development Agency  
Regular Meeting Minutes  
March 10, 2015

The regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, March 10, 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 8:00 am with the following:

PRESENT:

Daniel Queri  
Patrick Hogan  
Janice Herzog  
Lisa Dell  
Steve Morgan

DELAYED

Jessica Crawford

ABSENT:

Victor Ianno

ALSO PRESENT:

Honora Spillane, OCIDA, Secretary & Treasurer  
Linda McShane, Office of Economic Development  
Karen Doster, Recording Secretary  
Tony Rivizzigno, Gilberti Law Firm  
Paul Cappuccilli, Saint Cecelia's Place, LLC  
Tim Frateschi, Frateschi Law Firm  
Ron Benedetti, Village of Solvay  
David Bellotti, Village of Solvay  
Thomas Tarolli, Village of Solvay  
Sara Wisniewski, Gilberti Law Firm  
Jeffrey Murray, Carpenters Local 277  
Dorothy Pliszcak  
John Nozynski

APPROVAL OF REGULAR MEETING MINUTES – FEBRUARY 10, 2015

Upon a motion by Lisa Dell, seconded by Pat Hogan, the OCIDA Board approved the regular meeting minutes of February 10, 2015. Motion was carried.

TREASURER'S REPORT

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

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

#### PAYMENT OF BILLS

Honora Spillane gave a brief review of the Payment of Bills Schedule # 381.

Upon a motion by Lisa Dell, seconded by Janice Herzog, the OCIDA Board approved the Payment of Bills Schedule #381 for \$73.89 and PILOT payments to Town of Clay for \$3,925.87, Town of Salina for \$16,655.41, Liverpool Schools for \$130,710.88 and Onondaga County for \$32,122.18. Motion was carried.

#### CONFLICT OF INTEREST DISCLOSURE

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

#### SAINT CECILIA'S PLACE, LLC – SEQRA AND INDUCEMENT

Tim Frateschi stated that he is the Attorney for Saint Cecelia's Place and was before the Board last month to explain the project, explain the benefits for the project and the application itself. He stated that the public hearing was held in the Village of Solvay. He stated that from his point of view the biggest concern at the public hearing was the 15 year PILOT the applicant is requesting, a deviation from the Agency's community benefit 12 year PILOT. He stated that even the 12 year PILOT, the first 3 years would be 100% tax exempt, would probably not provide the applicant with sufficient capital savings to continue the project. He stated that the applicant is asking for a 15 year PILOT with the first 6 years 100% exempt. He stated that it is a reuse of a building that has been underutilized for many years, the property has not paid taxes in over 92 years and they believe the capital and investment required in the long term will benefit not only the people in the Village of Solvay in terms of affordable senior housing but it will generate property taxes they haven't seen.

Pat Hogan asked Tim Frateschi to go through the procedure of what the project is asking the Agency. Daniel Queri stated that the Board is not here to approve any specific PILOT. He stated that we are here to approve the concept of a PILOT. He stated that if the Board approves and any of that is still privy to discussion.

Pat Hogan asked if when we say concept does it mean it still is being worked out or is it a request where local officials look into it. Tony Rivizzigno stated that if the Board decides to do a 15 year PILOT, the Agency needs to notify the municipalities and there are steps for finalizing the approval.

Pat Hogan stated that his main concern is if the local officials are on Board with this. Tony Rivizzigno stated that they need to be notified about it.

Daniel Queri asked Honora Spillane to give some of the highlights from the public hearing. Honora Spillane stated that the Board needs to consider the contracts that are in place for the existing building with BOCES and the Solvay School District for use until June of 2016. She stated that they indicated they have no plans to vacate prior to June of 2016. She stated that the second item was there was concern about the length of the PILOT being requested. She stated that the rest of public hearing focused on issues outside the purview of the Agency's public hearing, generally concerning site plan use, timing, information to the public and things of that nature.

(Jessica Crawford arrived at meeting.)

Janice Herzog asked what the property is being used for currently. Ron Benedetti stated that OCM BOCES is occupying the facility.

Lisa Dell asked if there is a problem with honoring the contracts. Paul Cappuccilli stated that there is no problem with the contract and they intend to leave the contract in place through June 2016.

John Nozynski made general comments regarding the Saint Ceceli's project.

Upon a motion by Pat Hogan, seconded by Lisa Dell, the OCIDA Board approved a resolution for SEQRA purposes concerning the environmental significance of the Saint Cecelia's Place, LLC project as an unlisted action

Upon a motion by Pat Hogan, seconded by Lisa Dell, the OCIDA Board approved an inducement resolution for a straight lease transaction for Saint Cecelia's Place LLC project consisting of the renovation and construction of 48 new and 40 reconstructed senior apartment units in the Village of Solvay. Motion was carried.

#### AGENCY AUDIT

Gregg Evans stated that the Agency had an unmodified opinion. He stated that there was no adjusting journal entries which means the numbers the Board saw during the year were the numbers that are in the financial statements and there were no findings relative to the internal control.

Upon a motion by Janice Herzog, seconded by Lisa Dell, the OCIDA Board approved the 2014 Audit of the Agency. Motion was carried.

#### ANNUAL REPORT OF THE BOARD

Honora Spillane stated that the annual report summarizes the Agency's activity for the year and includes the policies and procedures for submission to the State per PAAA.

Upon a motion by Janice Herzog, seconded by Jessica Crawford, the OCIDA Board approved the adoption of the 2014 Annual Report of the Agency. Motion was carried.

Upon a motion by Lisa Dell, seconded by Steve Morgan, the OCIDA Board adjourned the meeting at 8:52 am. Motion was carried.



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Honora Spillane, Secretary