

QP2 Properties, LLC

Public Hearing

August 9, 2023

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Wednesday, August 9, 2023 at the Town of Clay Town Hall, 4401 Route 31, Clay, New York was called to order at 9:36 AM by Public Hearing Officer Nancy Lowery.

ATTENDEES:

Nancy Lowery, Public Hearing Officer
Kevin J. Meaker, Town of Clay Town Board
Russ Mitchell, Town of Clay Planning Board
Mark Territo, Town of Clay Planning
Ozzie Crisalli, QP2 Properties, LLC (Zoom)
Mike Arcuri, QP2 Properties, LLC (Zoom)

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

QP2 Properties, LLC

Location: Henry Clay Boulevard
Town of Clay
Tax Map #'s 045.-01-02.1

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: August 8, 2023 at 9:30 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 Agency.

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

QP2 Properties, LLC, a New York limited liability company on behalf of itself and/or entities formed or to be formed on its behalf (the "Company"), has submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, which Application requests that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A)(1) the acquisition of a leasehold interest in all or a portion of approximately 14.95 acres of land located on Henry Clay Boulevard (tax map no. 045.-01-02.1) in the Town of Clay, Onondaga County, New York (the "Land"); (2) the construction on the Land of (i) two three-story residential apartment buildings totaling approximately 125,106 square feet, consisting of approximately 96 apartments and various tenant amenities, (ii) six garages containing interior parking spaces and surface parking spaces and (iii) three commercial buildings totaling approximately 33,200 square feet of commercial rental

space with additional surface parking spaces, (collectively, the “Facility”); and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the New York General Municipal Law) with respect to the foregoing, including potential exemptions from certain sales and use 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 Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Company will be the initial owner and/or 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 proposed Project and/or the Financial Assistance being contemplated by the Agency in connection with the proposed Project. If you do not want to participate in the hearing, but would like to watch or listen to the proceeding, you may view a live stream of the public hearing online at:

<https://us02web.zoom.us/j/88013100997>

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 Lowery asked if anyone had any comments in favor of the proposed project.

Kevin Meaker – My name is Kevin Meaker, town councilor here in the Town of Clay. I think it is safe to say on the record on behalf of this project that this project is pivotal to the infrastructure of Route 31, Henry Clay Boulevard and the traffic additions that these developers are willing to make to this property on the Henry Clay corridor. It is going to make travel easier and simpler. The improvements that they are going to have to make here will well exceed any benefit that they are a going to receive now. Therefore for that and many other reasons I am fully in agreeance with the entire process.

She then asked if anyone wanted to speak in opposition to the proposed project. There were none. Public Hearing Officer Lowery then asked if anyone wanted to make any general comments about the proposed project.

Russ Mitchell – I’ll ditto what Kevin just said. These folks have done everything we asked from them. I’m chairman of planning. These folks have done everything we have asked them to do. In fact they are redoing that corner section down there to make travel on Henry Clay and Route 31 a lot better than what it is now. It is a very big plus for us. It is a stepping stone going east in our town. It separates the whole wide open 31 corridor to our west and this makes it a little bit easier. They just have been very very cooperative on everything they have done down there that we have asked them. The big thing with the PDD was we made them promise to build 50% of the commercial space out front before they got the 2nd apartment building put up. We have two PDDs in our town that wasn’t part of our negotiating at one point in time but his one is and that type of thing going forward anybody else who wants a PDD in our town is going to have to look at that


kind of thing. I will say, I want to address the PILOT situation for a second. I have a problem with a PILOT and things that we say, you can't do for residential and you can't do for commercial, but in a mixed use you can do a PILOT. You can do a PILOT for things that we don't allow PILOTS for individual. That is the most ridiculous thing I've ever heard of in my life. I don't think that should be allowed and I just wanted the opportunity to go on record that I feel that way about this. This project is a good project for our town.

The Public Hearing Officer also noted no written comments had been received as of June 29, 2023. Comments are kept on file and available for public viewing at 335 Montgomery Street, Floor 2M, 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 Lowery closed the hearing at 9:45 AM.

Dated: August 8, 2023

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Nancy Lowery, Public Hearing Officer