

Wallace Supply, LLC d/b/a JSWG Supply, LLC/6808 Crossbow Drive, LLC

Public Hearing

June 7, 2023

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Wednesday, June 7, 2023 at the Town of DeWitt Town Hall, 5400 Butternut Drive, East Syracuse, New York was called to order at 9:30 AM by Public Hearing Officer Nancy Lowery.

ATTENDEES:

Nancy Lowery, Public Hearing Officer
Karen Doster, Office of Economic Development
Josh Podkaminer, JWP Commercial

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

Wallace Supply, LLC d/b/a JSWG Supply, LLC /6808 Crossbow Drive, LLC

Location: 6808 Crossbow Drive and 6822 Crossbow Drive
Town of DeWitt
Tax Map #'s 018.-01-05.2, 018.-01-03.1

Public Hearing Date and Time: June 7 at 9:30 A.M.

Public Hearing Location: Dewitt Town Hall, 5400 Butternut Drive, East Syracuse, 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:

Wallace Supply, LLC d/b/a JSWG Supply, LLC, a Pennsylvania limited liability company (the "Operating Company"), and 6808 Crossbow Drive, LLC, a New York limited liability company (the "Real Estate Holding Company"), have submitted an application (the "Application"), on behalf of themselves and/or entities formed or to be formed on behalf of the foregoing, 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 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 a leasehold interest in all or a portion of parcels of land totaling approximately 4.44 acres located at 6808 Crossbow Drive and 6822 Crossbow Drive (tax map nos. 018.-01-05.2 and 018.-01-03.1) and all or a portion of an adjacent approximately .16 acre parcel previously owned by the Town of Dewitt and known as Lot 10, all in the Town of Dewitt, Onondaga County, New York (collectively, the "Land"); (2) the construction on the Land of an approximately 30,000 square foot building consisting of approximately 2,500 square feet of office and showroom space and approximately 27,000 square feet of distribution warehouse space and other ancillary interior and exterior amenities and sitework (collectively, the "Company Facility"); (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the "Facility Equipment") (the Land, the Company 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 for its business of providing contractors with HVAC parts, equipment and services; (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 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 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 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 livestream of the public hearing online at:

<https://us02web.zoom.us/j/85173664973>

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. There were none. 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. There were none. The Public Hearing Officer also noted no written comments had been received as of June 7, 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 2:36 PM.

Dated: June 7, 2023

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By:


Nancy Lowery, Public Hearing Officer