

# Onondaga County Industrial Development Agency



## Project Summary

9/5/2019

1. **Project** TC Syracuse Development Associates, LLC.  
 2. **Project Number** 3101-19-10A  
 3. **Location** Clay  
 4. **School District** Liverpool CSD  
 5. **Tax Parcel(s)** 114--01-02.3  
 6. **Project Type** New Construction  
 Village

<b>7: Total Project Cost</b>	<b>\$ 280,000,000.00</b>	<b>8. Total Jobs</b>	<b>1,000</b>
Land	\$ 6,000,000	8A: Job Retention	-
Site Work	\$ 30,700,000	8B: Job Creation	1,000
Building	\$ 200,000,000	(Next 5 Years)	
Furniture & Fixtures	\$ -		
Equipment	\$ 30,000,000		
Equipment Subject to NYS Production Exemption	\$ -		
Engineering/Architecture Fees	\$ 6,000,000		
Financial Charges	\$ 4,000,000		
Legal Fees	\$ 300,000		
Other	\$ -		

## Cost Benefit Analysis

### **TC Syracuse Development Associates, LLC.**

Fiscal Impact (\$)

**\$65,584,564**

### **Abatement Cost**

Sales Tax

\$15,000,000

Mortgage Tax

\$1,500,000

Property Tax Relief (PILOT)

\$49,084,564

### **New Investment**

**\$703,873,557**

PILOT Payments

\$27,907,645

Project Wages (10 years)

\$327,646,330

Construction Impact

\$26,208,000

Employee Benefits (10 years)

\$81,911,582

Project Capital Investment

\$236,700,000

New Sales Tax Generated

\$0

Agency Fees

\$3,500,000

## **Benefit:Cost Ratio**

**10.73 :1**

## Project Description

Construct a new facility in the Town of Clay.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development Agency will utilize 100% local contractors and local labor for the construction period of the project unless a waiver is granted in writing by the Agency.

**Return to:**

Onondaga County Industrial Development Agency  
Attn: Nate Stevens  
333 W. Washington Street, Suite 130  
Syracuse, NY 13202  
Phone: 315-435-3770 | Fax: 315-435-3669  
[nstevens@ongov.net](mailto:nstevens@ongov.net)

**Section I: Applicant Information**

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

**A) Applicant information-company receiving benefits:**

Applicant Name: TC Syracuse Development Associates, LLC, and/or affiliate(s), subsidiary(ies), or entity(ies) formed or to be formed on its behalf (individually and/or collectively the "Company" or the "Applicant"). \_\_\_\_\_

Applicant Address: 300 Conshohocken State Road, Suite 250, West Conshohocken, PA 19428

Phone: (484) 530-4700 Fax: (484) 530-4701

Website: <http://www.trammellcrow.com/> E-mail: [jpollock@trammellcrow.com](mailto:jpollock@trammellcrow.com)

Federal ID#: Applied for NAICS: 531210

State and Year of Incorporation/Organization: 2019 - Delaware

Will a Real Estate Holding Company be utilized to own the Project property/ facility?  Yes  No

What is the name of the Real Estate Holding Company: To be formed

Federal ID#: Not applicable

State and Year of Incorporation/Organization: Not applicable

List of stockholders, members, or partners of Real Estate Holding Company:

Sole Shareholder - TC NE Metro Development, Inc.

**B) Individual Completing Application:**

Name: George Laigaie

Title: Principal

Address: 300 Conshohocken State Road, Suite 250, West Conshohocken, PA 19428

Phone: (484) 530-4722 Fax: (484) 530-4701

E-mail: GLaigaie@trammellcrow.com