

Project Summary

Hinsdale Road Group, LLC

Hinsdale and Bennett Roads, Town of Camillus
(3101-13-05B)

The Project: The Hinsdale Road Group, LLC is asking the Agency to enter into a straight lease/bond transaction for a mixed-use lifestyle center project with more than 500,000 square feet of space on an undeveloped 67 acre parcel of land in the Town of Camillus. The center will include office, retail, entertainment and housing. Total project cost is estimated to be \$57,947,830 and includes \$6,000,000 for land, \$32,358,680 for building construction, \$10,779,150 for site work, \$350,000 for engineering, \$200,000 for legal fees, \$2,260,000 for financial chargers and \$6,000,000 in off-site road and traffic improvements and other related costs.

The site is encumbered by utility easements and the NYS DOT requires extensive road improvements as a condition to site development. These conditions impose a \$6,000,000 cost on the project. It is expected that the Town of Camillus, Onondaga County, and the West Genesee School District will agree to permit a portion of the proposed PILOT payments to be used for the debt service related to the road improvement costs.

Agency benefits requested include a payment-in-lieu of tax agreement, exemption from sales tax, exemption from mortgage recording tax and the issuance of taxable bonds. Sales tax and mortgage savings are estimated to be approximately \$1,249,280 and \$350,000 respectively.

Employment: The tenants of the completed project are expected to have 689 employees.

Zoning: The existing site is zoned mixed use.

PILOT Agreement: The project has a substantial retail component and a compelling reason to undertake the project is necessary to meet current Agency policies. The Company has sought the support of the town, county and school district for a PILOT agreement. Resolutions from all three taxing jurisdictions are expected prior to the Board being asked to induce this project. It is necessary for the project to be a project of the Agency so that a PILOT agreement can be implemented.

Environmental Review: The Board will make its SEQRA finding at the April 2013 meeting of the Board.

Financing: The off-site road improvement will be financed with Agency bonds. The balance of the financing will be arranged by the Company.

Agency Fee: The Agency fee is calculated at .0125 of the project cost or \$724,347.

Revised project cost of 58,747,830 fee is \$734,347