

TC Syracuse Development Associates, LLC

Public Hearing
September 20, 2019

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Wednesday, September 20, 2019 at the Town Hall, Town of Clay, 4401 Route 31, Clay, New York was called to order at 10:02 a.m. by Public Hearing Officer Genevieve Suits.

ATTENDEES:

Genevieve Suits, Public Hearing Officer	Misse Ross
Robert Petrovich	Mark LoLomia
Nate Stevens	Gary J. Piontkowski
Kevin McAuliffe	Valerie Robinson
Joseph Wall	Brian Hall
Ron Detota	Daniel Henner
Chuck Lincoln	Sarah Casey
Arthur Liberman	Nora Spillane
Mark Potter	Elle Hanna
Cindy Heid	Sue Stanczyk
Russ Mitchell	Robert Wood
Libbie Messina	Cole Johnson
Vince Messina	JudyRios
Kevin J. Meaker	Eugene Young
David Thomas	

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

TC Syracuse Development Associates, LLC Enter into a straight lease transaction for a project consisting of the construction of an approximately 3,783,000 sq. ft. state of the art warehouse/distribution facility.

Location: 7211 & 7219 Morgan Raod
Town of Clay

NOTICE IS HEREBY GIVEN that a public hearing, pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Onondaga County Industrial Development Agency (the "Agency") on Friday September 20, 2019 at 10:00 AM, local time, at the Town Hall, Town of Clay, 4401 Route 31, Clay, New York, in connection with the following matters:

TC Syracuse Development Associates, LLC., (the "Applicant"), has requested that the Agency enter into a straight lease transaction for a project consisting of the construction of an approximately 3,783,000 sq. ft. state-of-the-art warehouse/distribution facility, located at 7211 & 7219 Morgan Road in the Town of Clay (the "Project"). The Project will be initially operated and/or managed by the Applicant. TC Syracuse Development Associates, LLC. is requesting approximately \$15,000,000 in sales tax, \$1,500,000 in mortgage recording tax and \$49,084,564 in property tax exemptions.

The Agency contemplates that it will acquire an interest in the Project by accepting title to or leasehold interest in the Project and leasing the Project to the Applicant pursuant to a lease or installment sale agreement. The financial assistance to be provided will be exemptions from

state and local sales taxes, mortgage recording tax and a Payment in Lieu of Tax Agreement consistent with the policies of the Agency.

A representative of the Agency will be at the above-stated time and place to hear and accept written comments from all persons with views in favor of or opposed to the proposed financial assistance to the Applicant or the location or nature of the Project.

A copy of the Applicant's application including a cost/benefit analysis is available at the office of the Agency for review by interested persons.

Public Hearing Officer Suits asked if anyone had any comments in favor of the proposed project. There were none.

Public Hearing Officer Suits then asked if anyone wanted to speak in opposition to the proposed project.

Vince Messina: So you want my comments. You went through that so quickly that I did not get a chance to write down all of the numbers. Do you have that in writing that you could share with everyone. Public Hearing Officer Suits: Yes, it is actually on our website. Vince Messina: But I don't have that in front of me so I can't really read it off. Like I said you went through it so quickly I wasn't able to record all of tax exceptions that you requested. Public Hearing Officer Suits: I would be happy to share it with you. Vince Messina: You want to read it again.

Kevin McAuliffe: My name is Kevin McAuliffe. I am an attorney with Barclay Damon. First of all let me set some ground rules. This is a hearing in which the IDA accepts comments from the public and questions. We are not here to respond to those today. We will gather that information and present it all to the board members of the IDA. Like any other project though I would respond so that you understand generally. The IDA has 3 benefits that it provides to any applicant. It would provide sales tax exemption, mortgage tax exemption and in some cases it would enter into a real property tax exemption in connection therewith and execute a PILOT agreement. Those are the 3 benefits that an IDA generally provides and the applicant has asked for those in this situation.

Vince Messina: Can you share with us how this payment in lieu of taxes would be distributed. Kevin McAuliffe: It is governed by the General Municipal Law of the State of New York. It is distributed proportionate to the tax rates of the various involved entities. Vince Messina: Who are the various involved entities. Kevin McAuliffe: Town of Clay, North Syracuse School District and the County of Onondaga. Vince Messina: What about the Town of Salina. Kevin McAuliffe: The information on the notice indicates this project is only in the Town of Clay, not in the Town of Salina. Vince Messina: That is not the case however. Kevin McAuliffe: I am not here to debate. I provided as much information as I can to set the tone for this so now you can present your comments and will record those and present those to the Board. Vince Messina: My comments are related to the answer to the question, how is that money going to be distributed. Not knowing how that money will be shared with the community and what it will be used for leaves a big open question for all of us. If the road system has to be modified which is part of the impact study that has been placed on the Town website, who is going to pay for that? How much is that going to cost? What kind of inconvenience is that going to create? What happens to property values and property taxes? All of those questions should be part of a public hearing related to this announcement that just came out in less than 24 hours ago that this hearing is taken place. Is there anyone that has any answers to those questions. Kevin McAuliffe: We are not here today to provide the answers to questions. We are here to gather your questions and provide them to the Board. Vince Messina: So you want those in writing. Kevin McAuliffe: No we have them recorded now. Vince Messina: Other questions I have are related to the

facility itself which theoretically is going to use about 32,000 gallons of water every day and that is 32,000 gallons coming in and 32,000 gallons going out. That is over 11,000,000 gallons per year. It has been stated, my wife and I have been to other meetings, where it has been stated that the County system is already at max. Anytime there is a significant overflow from storm run off as we had back in the spring, the system cannot handle all of it and raw sewage ends up going into the lake. Now we are adding 11,000,000 to a system that is already at max capacity. Is some of the funding that is being provided in this payment of lieu of taxes going toward trying to resolve that issue. Public Hearing Officer Suits: Again we are only here to take public comment. Vince Messina: Right. Right. So since this is really not going to answer any of our questions I will let others speak.

Valerie Robinson: My name is Valerie Robinson. I live on Morgan Road right on Morgan Road. I am concerned about the truck traffic and how it is going to increase. Already starting about 5:30 in the morning until about midnight we have constant big trucks racing past our house. They don't adhere to the 45 mph speed limit. They are traveling faster. What kind of...are you going to route the trucks in a different direction? Is this going to be a 24/7 facility and if so also with the employees the increase traffic down Morgan Road, how is that going to be handled. The noise factor is already deafening just with what's there now. And also if they are getting all these tax breaks why are not the homeowners along Morgan Road for the inconvenience having their taxes dropped. Why should only businesses benefit from the tax drop. I mean, already I have concerns about our property values going down because the noise level at the level it is now and just how much it is going to increase with that facility going in.

Gary Pionkowski: Hi. Gary Pionkowski. Lifelong resident of Liverpool but I am 63 so I had to write some things down. First off I just heard about this on NPR radio so I thought that you said that on the 5th of September it was given notice to someone. Public Hearing Officer Suits: Correct. Gary Pionkowski: But did they tell don't say anything to the TV or the media. Public Hearing Officer Suits: No no no it was announced. Gary Pionkowski: Nobody knew anything until I found out this morning. And I mean look there is 10 people here in a town of 60 something thousand. Then I just heard, I think it was the last few hours, that this was going to be the second largest warehouse in the country. Now myself personally, I do not want the second largest warehouse in the country in my town. To me we are too close to schools, neighborhoods and the Village of Liverpool. If it is such a big entity it should be out somewhere further, not right there. And people don't realize how big this thing is going to be. The other thing is tax break and it's only been rumored like whether it's Amazon or any of the other big companies but they are all the biggest profit making companies going now and you want a tax break? Come on. The tax break for that trouble of that, and I did put that a warehouse that is the ugliest thing on earth to be built, especially when you got all those trucks, pollution, noise pollution. The only people that would want that in their town is a very depressed area. We have a labor shortage around here so that thing about the jobs, we have a labor shortage in the county. Whether its plow drivers, police, fire or any of these places. You go along Morgan Road, 57, every place is hiring so that is not a card that they should use. And other than that tax breaks shouldn't be given, if for something like that, we shouldn't be paying any town taxes. So I believe that the only interest is that company from Texas, they went like this and they said yup 81 and the thruway, boom, without any concern from where they are at. And that's it. Thank you.

Melissa Ross: My name is Melissa Ross. My concern is that you are considering giving a giant tax break for a company for a 15 year time frame and this warehouse is going to be highly automated and use robots. If you are going to consider giving them a tax break for 15 years, I think you should consider will the jobs, those thousand jobs be around 15 years from now because we are going to be automating a lot more things than we are now and like he said if it is a business like Amazon they are going to have the finances to automate it and I'd hate to see a situation where we give 15 years of tax breaks and by the end of 10 years there is a handful of

those jobs left. My other concern was if it is a major warehouse like Amazon that other businesses that sell products through that warehouse will also come here and ask you for tax breaks. At some point it will affect the funding for the Liverpool Central School District because that is based solely on property taxes within the districts. So I want you to take those things under consideration. Thank you.

Chuck Lincoln: Good morning. My name is Chuck Lincoln. I am a resident of the Town of Clay and a member of the Liverpool Business Men's Golf League but that is another story. I have 4 questions. My concern with that amount of increased traffic, what's planning to be done with the infrastructure because I am sure that will become an issue. The secondly is with my friend over here, the sewage. We have been told that all the sewage systems here in the area are already at max so I am wondering what is going to happen along those regards. Then when you mention property taxes, I am assuming you also mean school taxes. The question I have there is what can be done. I am in the Liverpool School District and the taxes have become astronomical. I am retired, on a fixed income and my school tax bill now is \$5,000 and it gets to be a point where with all this expansion up here that maybe something can be done to help lower our school taxes with everything that has been done in this area. When you look Route 31 it's really gone crazy. And then the other thing is to plan for, what happens when this place closes. We got a lot of empty buildings in the area already and what's going to be done with a warehouse of that size and who is really going to want it. Then what happens afterwards. Especially since now it is not a tax income anymore because it is not producing what it was producing. So that's my questions.

Robert Wood: Hi. Robert Wood. I apologize for my attire. I had the day off work today. I hope there are no Bills fan in the room somewhere. One of the questions I have. This is 101 says you don't sign a deal with this magnitude with knowing who your signing with. I'm very concerned. Sounds like it's Amazon but could be a company from China, could be a company we've never heard of and I think before this goes much further need to identify yourselves as to who we are dealing with. That's my only question.

David Thomas: I'll second that emotion. It is really curious that the deal is with the developer and there has been no, there has been allusion to, specific allusion to there is a contract. I seriously doubt it otherwise it would be made public or should be made public. Quotes of 900 jobs at \$30,000 a year with benefits. Somebody says Amazon and now the twitter-verse and the chatter is this is Amazon happening here. Again on that little bit of gossip, they are comparing it to a project that is going on in Schodack now which is already begun and they are having some lawsuits from the people in that area. That is supposedly Amazon too. It seems a disingenuous process to ostensibly say that you've got something signed or effectively in the bag when there is absolutely no details except for the skeleton of the scope of employment. These 30k a year jobs with benefits.

Public Hearing Officer Suits then asked if anyone wanted to make any general comments about the proposed project.

David Thomas: The comment I was going to make was related to the studies that have been done. There has been a great deal of information posted to the Town of Clay website. Many of you apparently haven't seen all of it because it does have a lot of answers to some of the questions that have been raised here. There are not always great answers. Number of trucks that are going to be coming in and out there, for instance, one every 6 minutes roughly for the course of an entire day. The number of cars that are going to be added to the road. The question I have is why is there no independent study being done. The study that has been done has been done by the group that is presenting the proposal and it is very thorough but it is not independent. It's a

known fact that studies presented by developers tend to present the project in the frame of light for that developer. That's my last 2 cents.

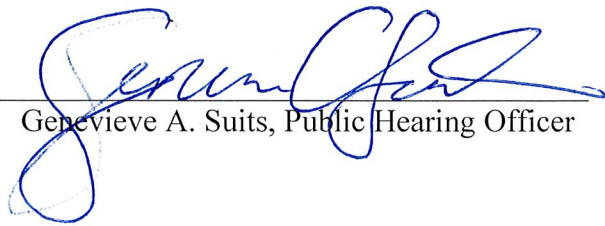
The Public Hearing Officer also noted no written comments had been received as of September 20, 2019. Comments are kept on file and available for public viewing at 333 West Washington Street, Suite 130, Syracuse, New York.

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 Suits closed the hearing at 10:23 a.m.

Dated: September 20, 2019

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By:



Genevieve A. Suits, Public Hearing Officer