

**VIP True North**  
Public Hearing  
October 31, 2018

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Wednesday, October 31, 2018 at the Town Hall, Town of Clay, 4401 Route 31, Clay, New York was called to order at 9:01 am by Public Hearing Officer Nathaniel Stevens.

ATTENDEES:

Nathaniel Stevens, Public Hearing Officer  
Bridget Dixon  
David Cusano  
Otto Pallman  
Megan Bradbury  
Mindy Donahue

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

VIP True North, LLC                      Enter into a straight lease transaction for a project consisting of construction of a modern Pre-K and childcare center.

Location: 4431 Waterhouse Road  
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 Wednesday, October 31, 2018 at 9:00 AM, local time, at the Town Hall, Town of Clay, 4401 Route 31, Clay, New York in connection with the following matters:

VIP True North LLC, (the "Applicant"), has requested that the Agency enter into a straight lease transaction for a project consisting of the construction of a modern Pre-K and childcare center at 4431 Waterhouse Road. in the Town of Clay (the "Project"). The Project will be initially operated and/or managed by the Applicant. VIP True North LLC is requesting approximately \$131,280 in sales tax, \$22,763 in mortgage recording tax and \$243,851 in property tax abatements.

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 Payment in lieu of Tax Agreement consistent with the policies of the Agency.

A representative of the Agency will at the above-stated time be at the above-stated place to hear comments 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.

Public Hearing Officer Stevens asked if anyone had any comments in favor of the proposed project.

David Cusano – I am in favor of it for 3 reasons. Basically I think it is great when people want to invest in the community and I think the program will do that. We need more investors and people are willing to go into business. Number 2 I live in Fairways East which is very close to the corner of Morgan and Waterhouse and I think it would be great for property values. Bring in young families to our area and 3 I have a grandson who in all likelihood if this occurs he will be attending. So I'd definitely be in favor of it.

Mindy Donahue - Right now I know the property is bringing in about \$4,000 in taxes every year. Once this project is built it will be about \$88,000 so it is a huge increase. Also I work closely with Cindy and what she can bring to the community is amazing. We are also operating a DSS service which gives families who may not be able to afford daycare an option to come there with help.

Did not state name. Either Bridget Dixon or Megan Bradbury. - I am for it as well. I am a to be grandmother who is interested in bringing a new child into the world to participate at the daycare center so my daughter has me here, I am from Rochester, New York this morning, to be sure to understand what the process is and what she would need to get on a list.

Otto Pallman – The only question I have, not coming to these-first time ever, where does the money come from. Public Hearing Officer Stevens – I can't answer questions it is a public hearing.

Public Hearing Officer Stevens then asked if anyone wanted to speak in opposition to the proposed project. There were none. He then asked if anyone wanted to make any general comments about the proposed project. There were none. The Public Hearing Officer also noted that no written comments concerning the project had been received as of October 31, 2018. The 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 Stevens closed the hearing at 9:05 a.m.

Dated: October 31, 2018

ONONDAGA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By:   
Nathaniel Stevens, Public Hearing Officer