

Willow Brook of Manlius, LLC

Public Hearing

May 7, 2019

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Tuesday, May 7, 2019 at the Village Hall, Village of Manlius, One Arkie Albanese Avenue, Manlius, New York was called to order at 3:05 p.m. by Public Hearing Officer Genevieve Suits.

ATTENDEES:

Genevieve Suits, Public Hearing Officer
Quante Wright, Office of Economic Development
Martha Dygert, Village of Manlius
Elaine Denton, 4600 Whetstone Road, Manlius
Bridge Maloney, 408 Fayette Street, Manlius
Richard Sykes, Bits Holdings
Sara Bollinger, 99 Thompson Street, Fayetteville
Patrick Duffy, 301 Brooklea Drive, Fayetteville

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

Willow Brook of Manlius, LLC Enter into a straight lease transaction for a project consisting of the construction of a mixed use facility.

Location: 314-406 Fayette Street
 Village of Manlius

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 Tuesday, May 7, 2019 at 3:00 PM, local time, at the Village Hall, Village of Manlius, One Arkie Albanese Ave., Manlius, New York in connection with the following matters:

Willow Brook of Manlius, LLC, (the "Applicant"), has requested that the Agency enter into a straight lease transaction for a project consisting of the construction of a mixed use facility including 31,000 sq. ft. of service orientated retail, 24,000 sq. ft. of professional offices, 50,000 sq. ft. of residential apartments with an approximate 16,000 sq. ft. parking facility, located at 314-406 Fayette Street in the Village of Manlius (the "Project").

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 approximately \$386,720 exemption from state and local sales taxes, \$122,025 mortgage recording tax exemption and \$2,102,235 real estate tax exemption via a 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 Suits 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.

Sara Bellinger – My name is Sara Bellinger. I live on Thompson Street in Fayetteville. I am concerned about the PILOT agreement. I think that if a project is business worthy, if it is financially viable, that should be financially viable including paying its taxes and if it is not financially viable then when the tax PILOT Is over it will collapse and will have an eye sore in the village. So I would like to hope the plan is financially viable and therefore it can sustain itself including paying its taxes.


Elaine Denton – I am a resident of the Town of Manlius. I am here to express my concerns over this project especially since as they are asking for tax payers to help them build it. When I first learned of this development early last year I immediately wrote a letter to the Eagle Bulletin sharing my concerns about the size of the project. 3 times the size of Madison Row which is basically across the street from the proposed Willow Brook Crossing and it still seems to be having a lot of trouble filling their multi-use space. As far as I understand it tax breaks may be useful for projects that will benefit the needs of the public. For example if we lived in a food desert and someone wanted to build a grocery store this would benefit the public. But I see no benefit to the public for this project to receive \$2.6 million in tax breaks to build this multi-use development. We have multiple banks here in Manlius, including at least 2 bank buildings for sale. We have coffee shops, multiple shopping plazas, restaurants and more. We have office space available for lease or to buy right here in the Village. This development may be a nice addition to our village if the scale was more appropriate but it is absolutely not needed and should not be given any tax breaks. If this developer can spend \$21.7 million dollars to build Willow Brook Crossing then I believe they can afford to pay their taxes. If they cannot afford to pay their taxes, then I believe Willow Brook should scale back the development to they can afford to pay the taxes that will provide police, fire, highway maintenance and other services. Scaling back the project so you can support our schools here in Manlius, which is why many residents move here. Build affordable housing and accessible housing that is much needed instead of luxury. The very definition of luxury is something added to pleasure or comfort but not absolutely necessary. I ask the Onondaga County Industrial Development Agency members to vote no. Let's not build even more empty retail space in Manlius. Thank you.

Public Hearing Officer Suits then asked if anyone wanted to make any general comments about the proposed project. There were none. The Public Hearing Officer also noted written comments were submitted from Elaine Denton but that no other written comments concerning the project had been received as of May 7, 2019. 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 Suits closed the hearing at 3::10 p.m.

Dated: May 7, 2019

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Genevieve A. Suits, Public Hearing Officer