

Onondaga County Industrial Development Agency
Regular Meeting Minutes
July 18, 2024

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, July 18, 2024, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Janice Herzog called the meeting to order at 8:33 AM with the following:

PRESENT:

Patrick Hogan
Susan Stanczyk
Janice Herzog
Kevin Ryan
Elizabeth Dreyfuss
Cydney Johnson

ABSENT:

Fanny Villarreal

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Jeff Davis, Barclay Damon LLP
Amanda Fitzgerald, Barclay Damon LLP
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
McKenna Moonan, Office of Economic Development
Chris Andreucci, Harris Beach LLP (via Zoom)
Kevin McAuliffe, Barclay Damon LLP
Amy Lawler, Old Thompson Road LLC
JonElle Baskin-Kelly, Clinton's Ditch Co-Operative Company, Inc
John Anthony Dunn, Clinton's Ditch Co-Operative Company, Inc

APPROVAL OF REGULAR MEETING MINUTES- June 13, 2024

Upon motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved the regular meeting minutes of June 13, 2024. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief overview of the Treasurer's Report for the month of June 2024.

Upon motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved the Treasurer's Report for the month of June 2024. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills.

Upon motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved the Payment of Bills. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The conflict of interest was circulated and the Agency counsel (Amanda Fitzgerald and Jeff Davis) of Barclay Damon recused themselves during the Action Item of Old Thompson Road LLC (3101-24-04C).

ACTION ITEMS

1. Old Thompson Road, LLC (3101-24-04C) Second Meeting- Old Thompson Road, LLC is requesting an amendment to its existing straight lease transaction it entered into with the Agency in 2017 and modified in 2018 in connection with its proposal to design and construct an extension of approximately 82,320 SF at Feldmeier's existing facility in the Town of DeWitt. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, and mortgage recording taxes.: Before the representative from Feldmeier started, Robert Petrovich noted that Chris Andreucci is Agency counsel during this action item. Kevin McAuliffe represented Feldmeier at this meeting, notifying the Board that there are no new developments in their project other than the approval of their site plan by the Town of DeWitt. Nate Stevens noted that a public hearing was held and there were no comments. Patrick Hogan read the Agency Action Requested of "A resolution of the Board authorizing the financial assistance the Agency will provide and the execution and delivery of the documents related to the provision of the financial assistance. Agency benefits requested include exemptions from the certain real property

taxes, sales and use taxes and mortgage recording taxes." A motion was made by Janice Herzog and seconded by Susan Stanczyk. Motion passed unanimously.

2. Clinton's Ditch Co-Operative Company, Inc. (3101-24-03A) Second Meeting- Clinton's Ditch Co-Operative Company, Inc. is proposing to expand their current facility in the Town of Cicero with additions to its current facility including adding a truck repair facility, a building addition, and other ancillary interior and exterior amenities and sitework. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes, and mortgage recording taxes.: John Anthony Dunn gave a brief update of the project, stating that they are still working with the DEC. Elizabeth Dreyfuss asked how the Applicant will be affected by the work on Interstate 81. Mr. Dunn answered that this work will benefit the Applicant because it's creating better access to its site. Nate Stevens noted that this project had a public hearing and there were no comments. Patrick Hogan read the Agency Action Requested item a of "A resolution of the Board to authorize adoption of SEQRA determination." A motion to approve Agency Action Requested item a was made by Janice Herzog and seconded by Susan Stanczyk. Motion passed unanimously. Patrick Hogan read the Agency Action Requested item b of "A resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include exemptions from certain real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes." A motion to approve Agency Action Requested item b was made by Susan Stanczyk and seconded by Janice Herzog. Motion passed unanimously.
3. Active Project Review- Annual assessments of projects as required by General Municipal Law Section 874(12): Alexis Rodriguez briefly explained the requirements of the law. She then stated that all projects but one, JMA Wireless, were compliant with their objectives. JMA Wireless did not meet the 75% threshold for their employment. JMA projected 450 jobs for the year 2023 but reported 301 jobs. JMA landed at 67% of their projected jobs. JMA fell short because they opened a new facility in the City of Syracuse in July of 2022 where 76 jobs were reported at this facility, and of those 76 jobs, 37 of them were transferred from the original Clay project facility to the City facility. Alexis

stated that JMA Wireless is in year 5 of recapture. Per their PILOT Agreement year 5 is a 0% recapture. Patrick Hogan stated that they came close with their employment, and he believes that they will continue to grow in the future. Agency counsel (Amanda Fitzgerald) had a recommendation of waiving recapture given that if you add up jobs from both of their facilities, they met the 75% threshold. Patrick Hogan read the recommended resolution provided by Barclay Damon of "A resolution of the Board determining no recapture in connection with a certain project from John Mezzalingua Associates, LLC doing business as JMA Wireless as the Board has evaluated all relevant information and determined there is substantial future economic benefit likely to accrue to the community." A motion to waive recapture was made by Janice Herzog and seconded by Kevin Ryan. Motion passed unanimously.

Counsel of the Agency then asked for a motion to move into an executive session, with Janice Herzog making a motion and Susan Stanczyk seconding the motion. Motion passed unanimously.

Motion to come out of executive session was made by Janice Herzog and seconded by Susan Stanczyk. Motion passed unanimously.

Motion to adjourn made by Janice Herzog and seconded by Susan Stanczyk at 9:06 AM.


Alexis Rodriguez, Secretary