



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

335 MONTGOMERY STREET, FLOOR 2M, SYRACUSE, NY 13202
315.435.3770 • ECONOMICDEVELOPMENT@ONGOV.NET

Regular Meeting Agenda
August 8, 2024

8:30AM Call to Order the Regular Meeting of the Agency

- A. Approval of Minutes: July 18, 2024
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items:

1. UR-Ban Villages PFA, LLC (3101-21-07A) Modification Meeting

Ur-Ban Villages PFA, LLC is requesting an extension of the termination date of their sales and use tax exemption.

Agency Action Requested:

- a. A resolution of the Board authorizing an extension of the sales and use tax exemption.

Representative: Robert Petrovich, Executive Director

2. Appointments

OCIDA Board to Appoint McKenna Moonan as Agency Assistant Secretary.

Agency Action Requested:

- a. A resolution of the Board appointing McKenna Moonan as Agency Assistant Secretary.

Representative: Robert Petrovich, Executive Director

3. Executive Session

4. Settlement Agreement Authorization

Authorization to acquire property pursuant to the terms and conditions of a settlement.

Agency Action Requested:

- a. A resolution of the Board authorizing adoption of a SEQRA determination.
- b. A resolution of the Board authorizing the Executive Director to enter into a settlement agreement and any related documents with respect to the purchase of property under threat of condemnation.

Representative: Robert Petrovich, Executive Director

Adjourn

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

ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

July 31, 2024

Revenue / Expense / Income	Current Period	Current YTD
Operating/Non-Op Revenue	417,641	2,963,995
Administrative Expense	86,131	352,881
Operating/Program Expense	89,159	394,638
Net Ordinary Income	242,350	2,216,476

Current Assets	Current YTD	Prior YTD
Total Cash	7,266,366	5,954,375
Less Pass Through Received	306,566	306,566
Available Cash	6,959,800	5,647,810
Receivables	1,967,583	265,054
Total	8,927,383	5,912,864

Onondaga County Industrial Development Agency

Profit and Loss

July 2024

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	207,250.00
2116.3 WPCP Agency Fee	111,111.11
Total 2116 Fees	318,361.11
2410 Lease Income	2,448.60
Total 500 Operating Revenue	320,809.71
501 Non-Operating Revenue	
2401 Interest Income	24,583.62
501.2 Other Non-Operating Revenue	72,247.18
Total 501 Non-Operating Revenue	96,830.80
534 Pilot & Pass Thru Revenue	
528.003 OHB Redev LLC Funds Pass Thru	18,814.75
529 PILOT Income	1,554,175.27
Total 534 Pilot & Pass Thru Revenue	1,572,990.02
550 WPCP Pass Thru Revenue	306,565.66
Total Income	\$2,297,196.19
GROSS PROFIT	\$2,297,196.19
Expenses	
6400 Operating Expense	5,528.62
6405 General Accounting	48.60
6406 Other Professional Services	
6406.50 Consulting Services	3,000.00
Total 6406 Other Professional Services	3,000.00
6407 Administrative Expense	86,131.05
6409 Conference Attendance	9,176.58
6410 Office Expense	434.71
6414 Marketing	25,600.00
Total 6400 Operating Expense	129,919.56
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	2,411.90
6480 Roth Legal	30.00
Total 6450 Barclay Damon	2,441.90
Total 6440 Legal Fees	2,441.90

Onondaga County Industrial Development Agency

Profit and Loss

July 2024

	TOTAL
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.7 WPCP Marketing	42,464.28
Total 6510 White Pine Commerce Park	42,464.28
Total 6500 Agency Program Expenses	42,464.28
6514 White Pine Science & Technology Park	
6514.1 Legal	464.55
Total 6514 White Pine Science & Technology Park	464.55
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.2 PILOT Expense	253,376.27
6606 OHB Redev LLC Funds Pass Thru	18,814.75
Total 6605 Pilot & Pass Thru Expenses	272,191.02
Total 6600 Non-Operating Expenses	272,191.02
6610 WPCP Pass Thru Expenses	
6610.1 Barclay Damon	177,777.78
6610.2 JMT	128,787.88
Total 6610 WPCP Pass Thru Expenses	306,565.66
Total Expenses	\$754,046.97
NET OPERATING INCOME	\$1,543,149.22
NET INCOME	\$1,543,149.22

Onondaga County Industrial Development Agency

Balance Sheet As of July 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	5,913,875.10
Total 200 Cash	5,913,875.10
200.6 NBT Savings	2,003,877.31
Total Bank Accounts	\$7,917,752.41
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	4,110,669.37
Total 380 Accounts Rec.	4,110,669.37
Total Accounts Receivable	\$4,110,669.37
Other Current Assets	
480 Prepaid Expenses	
480.4 Credit Balance on Card	-650.00
Total 480 Prepaid Expenses	-650.00
Total Other Current Assets	\$ -650.00
Total Current Assets	\$12,027,771.78
Fixed Assets	
100 Land	
101 White Pines Commerce Park	4,262.00
101.3 Engineering Services	16,190.00
101.4 Environmental/Demo Services	110.00
Total 101.3 Engineering Services	16,300.00
101.6 WPCP Marketing	221.49
Total 101 White Pines Commerce Park	20,783.49
107 800 Hiawatha	604,840.42
108 White Pine Science & Technology Park	2,140,557.00
Total 100 Land	2,766,180.91
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	4,589.00
Total 104 Machinery & Equipment	6,018.00
211 A/D Office Furniture	-5,042.00
250 Investment in Real Property	30,756,703.00
Total Fixed Assets	\$33,523,859.91

Onondaga County Industrial Development Agency

Balance Sheet As of July 31, 2024

	TOTAL
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$45,553,273.45
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	919,696.98
Total Accounts Payable	\$919,696.98
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	352,881.16
600.204 OHB Redev LLC Funds	651,386.23
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	28,079,656.77
600.31 Accrued Interest - OC Note Payable	1,823,051.00
Total 600.3 Onondaga County Loan	29,902,707.77
Total 600 Accounts Payable	30,932,475.16
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	-6,834,755.90
Total 601 PILOT and Pass Thru Payable	-6,834,755.90
631 Due to Other Governments	
631.1 Towns	
631.155 Skaneateles	0.10
Total 631.1 Towns	0.10
Total 631 Due to Other Governments	0.10
Total Other Current Liabilities	\$24,097,719.36
Total Current Liabilities	\$25,017,416.34
Total Liabilities	\$25,017,416.34
Equity	
3900 Equity Unreserved	7,227,937.45
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	368,811.84
465 Equity - Unreserved	4,017.16
Net Income	10,589,252.03
Total Equity	\$20,535,857.11
TOTAL LIABILITIES AND EQUITY	\$45,553,273.45

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #496
August 8, 2024

GENERAL EXPENSES

1.	<u>LOVELL AND ASSOCIATES, LLC*</u> June 2024 Consulting	\$ 3,000.00
2.	<u>ABC CREATIVE GROUP, LLC</u> Inv#8307	\$ 1,250.00
3.	<u>BARCLAY DAMON LLP</u> June 2024 Legal Costs	\$ 177,777.78
4.	<u>JMT OF NEW YORK, INC.</u> June 2024 Engineering Costs	\$ 128,787.88
5.	BARTON & LOGUIDICE, D.P.C. WPSTP, Inv. 142212, 140766	\$ 41,557.10
6.	<u>ROBERT SCHOENECK</u> Office Reimbursement	<u>\$ 47.81</u>
TOTAL		\$ 352,420.57

*Ratification of check dated July 18, 2024

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #496
August 8, 2024

PILOT Payments

1.	<u>ONONDAGA COUNTY*</u>	\$	7,664.75
	COR Inner Harbor Master PILOT & Sub Project 1 2nd Q PILOT Payment		
2.	<u>CITY OF SYRACUSE*</u>	\$	6,297.53
	COR Inner Harbor Master PILOT & Sub Project 1 2nd Q PILOT Payment		
3.	<u>SYRACUSE CITY SCHOOL DISTRICT*</u>	\$	10,258.99
	COR Inner Harbor Master PILOT & Sub Project 1 2nd Q PILOT Payment		
TOTAL		\$	24,221.27

*Ratification of checks dated July 25, 2024



July 23, 2024

Robert Petrovich
Executive Director
Onondaga County Industrial Development Agency
335 Montgomery Street, Floor 2M
Syracuse, NY 13202

RE: Sales and use tax exemption extension

Dear Mr. Petrovich:

This letter serves as a formal request for an additional extension of the OCIDA benefits of the sales and use exemptions for UR-Ban Village PFA, LLC's redevelopment of 100 Buckley Road in Liverpool, NY.

As previously mentioned, the project unfortunately has been hit with several hiccups that caused various delays. We had a significant delay with the acceptance into the Brownfield Cleanup Program because of sadly the loss of two of our engineers coupled with delays in material availability; this has caused us to fall behind schedule.

The current sales and use exemption certificate is set to expire August 12th.

We are requesting a 12-month extension (August 12, 2025). We appreciate your continued support and thank you for your consideration.

Please let me know if you have any questions or require anything further.

Yours truly,

A handwritten signature in blue ink, appearing to read "V. Pascarella", is written over a horizontal line.

Vittorio Pascarella
Member