

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Regular Meeting Minutes

September 12, 2024

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, September 12, 2024, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 8:31 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
Jeffrey Davis, Esq., Agency Counsel
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
McKenna Moonan, Assistant Secretary
Robert Schoeneck, Office of Economic Development
Grazi Zazzara, Paradise Companies 10, LLC

APPROVAL OF REGULAR MEETING MINUTES – August 8, 2024

Upon motion by Janice Herzog, seconded by Kevin Ryan, the OCIDA Board approved the regular meeting minutes of August 8, 2024. Motion was carried.

TREASURER'S REPORT

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

Upon motion by Susan Stanczyk, seconded by Janice Herzog, the OCIDA Board approved the Treasurer's Report for the month of August 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 there were no conflicts.

ACTION ITEMS

1. Paradise Companies 10, LLC (Project #3101-24-05A) Initial Meeting – Paradise Companies 10, LLC is proposing to demolish the existing dilapidated building located at 111 and 117 East Seneca Street in the Town of Manlius and construct an approximately 14,520 square foot mixed-use building in its place. The new building will contain approximately 13 residential units and a small commercial space. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

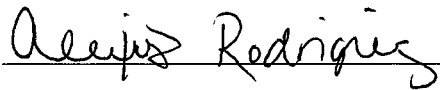
Grazi Zazzara advised that they are proposing a new mixed-use housing development. Grazi stated that the ground floor will consist of 5 residential units, as well as commercial space. He stated that the top floor will consist of 8 units. Of the 13 units, 2 of the units will be workforce housing. All the units will be one bedroom. Grazi went on to state that he is currently developing a 19 unit building near where this proposed project is in the town of Manlius.

Janice Herzog asked about the location of the other project they are currently developing. Grazi Zazzara stated that the project is located where the old Eastern Hills Bible Church was. Grazi Zazzara discussed where the parking will be in proximity to the building. Sue Stanczyk asked whether the residents would have their own parking spaces. Grazi advised that that they will. Patrick Hogan asked what the approval status was of the Manlius planning board. Grazi advised that they met with them 2 days ago, however the project has not yet been approved, as they require an area variance to be approved beforehand. Grazi advised that the Village of Manlius applied for a restore grant in the amount of \$700,000 for this project and it was awarded. Elizabeth Dreyfuss asked if they have worked on similar projects to this one, Grazi responded with some examples of projects they have worked on, but that this will be their first ground-up project.

Patrick Hogan read the Agency Action Requested of "A resolution of the Board authorizing a public hearing." A motion was made by Janice Herzog and seconded by Susan Stanczyk. Motion was carried.

2. Appointments – OCIDA Board to Appoint Robert Schoeneck as Agency Assistant Treasurer: Robert Petrovich shared that the Agency recommends appointing Robert Schoeneck as Agency Assistant Treasurer. Patrick Hogan read the Agency Action Requested of "A resolution of the Board appointing Robert Schoeneck as Agency Assistant Treasurer." A motion to approve Agency Action Requested was made by Susan Stanczyk and seconded by Janice Herzog. Motion was carried.

Motion to adjourn made by Janice Herzog and seconded by Susan Stanczyk at 8:42 AM.


Alexis Rodriguez, Secretary