



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

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

Regular Meeting Agenda
September 12, 2024

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

- A. Approval of Minutes: August 8, 2024
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

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.

Agency Action Requested:

- a. A resolution of the Board authorizing a public hearing.

Representative: Grazi Zazzara

2. Appointments

OCIDA Board to Appoint Robert Schoeneck as Agency Assistant Treasurer.

Agency Action Requested:

- a. A resolution of the Board appointing Robert Schoeneck as Agency Assistant Treasurer.

Representative: Robert Petrovich, Executive Director

Adjourn

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Regular Meeting Minutes

August 8, 2024

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, August 8, 2024, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 8:33 AM with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Kevin Ryan
Fanny Villarreal
Elizabeth Dreyfuss
Cydney Johnson

ABSENT:

Susan Stanczyk

ALSO PRESENT:

Robert Petrovich, Executive Director
Jeffrey Davis, Esq., Agency Counsel
Amanda Fitzgerald, Esq., Agency Counsel
Nathaniel Stevens, Treasurer
Alexis Rodriguez, Secretary
McKenna Moonan, Assistant Secretary

APPROVAL OF REGULAR MEETING MINUTES - July 18, 2024

Upon motion by Kevin Ryan, seconded by Elizabeth Dreyfuss, the OCIDA Board approved the regular meeting minutes of July 18, 2024. Motion was carried.

TREASURER'S REPORT

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

Upon motion by Fanny Villarreal, seconded by Elizabeth Dreyfuss, the OCIDA Board approved the Treasurer's Report for the month of July 2024. Motion was carried.

PAYMENT OF BILLS

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

Upon motion by Kevin Ryan, seconded by Fanny Villarreal, 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. 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: Robert Petrovich noted that UR-Ban Villages is seeking a standard extension of their sales and use tax exemption. He stated that staff has reviewed it and finds it appropriate to extend. Patrick Hogan referenced the board packet, which includes a letter detailing the challenges UR-Ban Villages has encountered during the initial phases of their project, providing context for their request to extend the sales and use tax exemption. Patrick Hogan read the Agency Action Requested of “A resolution of the Board authorizing an extension of the sales and use tax exemption.” Motion was made by Elizabeth Dreyfuss and seconded by Cydney Johnson. Motion passed unanimously.
2. Appointments – OCIDA Board to appoint McKenna Moonan as Agency Assistant Secretary: Robert Petrovich shared that the Agency recommends appointing McKenna Moonan as Agency Assistant Secretary. Patrick Hogan read the Agency Action Requested of “A resolution of the Board appointing McKenna Moonan as Agency Assistant Secretary.” A motion to approve Agency Action Requested was made by Cydney Johnson and seconded by Fanny Villarreal. Motion passed unanimously.

3. Executive Session – Counsel of the Agency asked for a motion to move into an executive session, with Kevin Ryan making a motion and Elizabeth Dreyfuss seconding the motion. Motion passed unanimously.

Motion to come out of executive session was made by Kevin Ryan and seconded by Elizabeth Dreyfuss. Motion passed unanimously.

4. Settlement Agreement Authorization – Authorization to acquire property pursuant to the terms and conditions of a settlement: Patrick Hogan read the Agency Action Requested item a of “A resolution of the Board authorizing adoption of a SEQRA determination.” A motion to approve Agency Action Requested item a was made by Janice Herzog and seconded by Elizabeth Dreyfuss. Motion passed unanimously. Patrick Hogan read the Agency Action Requested item b of “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.” A motion to approve Agency Action Requested item b was made by Kevin Ryan and seconded by Janice Herzog. Motion passed unanimously.

Motion to adjourn made by Kevin Ryan and seconded by Janice Herzog at 8:54 AM.

Alexis Rodriguez, Secretary

ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

August 31, 2024

Revenue / Expense / Income	Current Period	Current YTD
Operating/Non-Op Revenue	148,023	3,112,018
Administrative Expense	65,535	418,416
Operating/Program Expense	57,741	452,601
Net Ordinary Income	24,747	2,241,002

Current Assets	Current YTD	Prior YTD
Total Cash	10,162,201	6,071,900
Less Pass Through Received	1,486,369	306,566
Available Cash	8,675,832	5,765,334
Receivables	336,833	269,650
Total	9,012,665	6,034,984

Onondaga County Industrial Development Agency

Profit and Loss

August 2024

	Total
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	2,500.00
2116.3 WPCP Agency Fee	111,111.11
Total 2116 Fees	\$ 113,611.11
2410 Lease Income	1,224.30
2655 Other Operating Revenue	
2660 FTZ	3,500.00
Total 2655 Other Operating Revenue	\$ 3,500.00
Total 500 Operating Revenue	\$ 118,335.41
501 Non-Operating Revenue	
2401 Interest Income	28,937.27
501.2 Other Non-Operating Revenue	750.00
Total 501 Non-Operating Revenue	\$ 29,687.27
534 Pilot & Pass Thru Revenue	
529 PILOT Income	1,486,369.00
Total 534 Pilot & Pass Thru Revenue	\$ 1,486,369.00
550 WPCP Pass Thru Revenue	306,565.66
Total Income	\$ 1,940,957.34
Gross Profit	\$ 1,940,957.34
Expenses	
6400 Operating Expense	
6401 Insurance	
6401.1 D&O Insurance	18.68
Total 6401 Insurance	\$ 18.68
6406 Other Professional Services	
6406.50 Consulting Services	3,000.00
Total 6406 Other Professional Services	\$ 3,000.00
6407 Administrative Expense	65,534.63
6408 Meeting Expenses	16.47
6410 Office Expense	960.65
6414 Marketing	6,948.95
Total 6400 Operating Expense	\$ 76,479.38
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.7 WPCP Marketing	5,239.29
Total 6510 White Pine Commerce Park	\$ 5,239.29
Total 6500 Agency Program Expenses	\$ 5,239.29

6514 White Pine Science & Technology Park		
6514.2 Engineering		41,557.10
Total 6514 White Pine Science & Technology Park	\$	41,557.10
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	\$	429,841.43
Net Operating Income	\$	1,511,115.91
Net Income	\$	1,511,115.91

Tuesday, Sep 03, 2024 12:12:28 PM GMT-7 - Accrual Basis

Onondaga County Industrial Development Agency

Balance Sheet

As of August 31, 2024

		TOTAL
ASSETS		
Current Assets		
Bank Accounts		
200 Cash		0.00
200.1 Cash - M & T Checking		424,789.53
200.5 NBT Checking		3,341,275.91
Total 200 Cash		3,766,065.44
200.6 NBT Savings		7,047,521.56
Total Bank Accounts		\$10,813,587.00
Accounts Receivable		
380 Accounts Rec.		
380.6 A/R Fees, Lease & PILOT		2,786,485.32
Total 380 Accounts Rec.		2,786,485.32
Total Accounts Receivable		\$2,786,485.32
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		\$13,599,422.32
Fixed Assets		
100 Land		
101 White Pines Commerce Park		9,262.00
101.3 Engineering Services		16,190.00
101.4 Environmental/Demo Services		110.00
Total 101.3 Engineering Services		16,300.00
Total 101 White Pines Commerce Park		25,562.00
107 800 Hiawatha		604,840.42
108 White Pine Science & Technology Park		2,140,557.00
Total 100 Land		2,770,959.42
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		\$33,528,638.42

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #497
September 12, 2024

GENERAL EXPENSES

1. <u>BARCLAY DAMON LLP*</u>	\$	5,000.00
Matter #431137/3202209		
2. <u>BROWN & BROWN INSURANCE SERVICES, INC. **</u>	\$	18.68
Inv#17216701		
3. <u>ABC CREATIVE GROUP, LLC***</u>	\$	5,698.95
Inv#8354		
4. <u>BARCLAY DAMON LLC</u>	\$	1,100.00
Retained Corporate & Public Finance Matters, Inv#5300432		
5. <u>BARCLAY DAMON LLC</u>	\$	60.00
Roth Steel Inv#5300381		
6. <u>BARCLAY DAMON LLC</u>	\$	8,324.39
OHB Redev, Inv#5299841		
7. <u>BARCLAY DAMON LLC</u>	\$	132.50
WPSTP Inv#5299840		
8. <u>BARCLAY DAMON LLC</u>	\$	177,777.78
July 2024 Legal Costs		
9. <u>JMT OF NEW YORK, INC.</u>	\$	128,787.88
July 2024 Engineering Costs		
10. <u>COMMISSIONER OF FINANCE</u>	\$	2,995.22
Roth Steel 24-25 City/School Taxes		
11. <u>LOVELL AND ASSOCIATES, LLC</u>	\$	6,000.00
July & August 2024 Consulting		
12. <u>NATE STEVENS</u>	\$	91.89
Mileage Reimbursement		
13. <u>ALEXIS RODRIGUEZ</u>	\$	73.73
Mileage Reimbursement		
14. <u>THE MANUFACTURERS ASSOCIATION</u>	\$	1,135.00
Membership Investment 2024		
TOTAL	\$	337,196.02

*Ratification of check dated August 12, 2024

**Ratification of check dated August 19, 2024

***Ratification of check dated August 22, 2024

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #497
September 12, 2024

PILOT Payments

1.	<u>HINSDALE ROAD GROUP, LLC</u> 2024 Infrastructure Payment	\$	525,000.00
2.	<u>WEST GENESEE CSD</u> Hinsdale Road 2024 PILOT	\$	653,730.92
3.	<u>TOWN OF CAMILLUS</u> Hinsdale Road 2024 PILOT	\$	182,660.11
4.	<u>ONONDAGA COUNTY</u> Hinsdale Road 2024 PILOT	\$	124,977.97
5.	<u>BALDWISVILLE CSD</u> Anheuser-Busch 2024 PILOT	\$	<u>1,529,954.00</u>
TOTAL		\$	3,016,323.00

OCIDA
ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

9/5/2024

Project	Paradise Companies 10, LLC	Project Number	3101-24-05A
Town	Manlius	School District	Fayetteville-Manlius
Tax Parcel(s)	025.-09-15.0, 025.-09-14.0	Project Type	Demolition and New Construction
		Village	Manlius

7.Total Project Cost	\$	3,309,500	8. Total Jobs	3
Land Acquisition	\$	-	8A. Job Retention	0
Site Work/Demo	\$	237,000	8B: Job Creation	3
Building Construction & Renovation	\$	2,669,500	(Next 5 Years)	
Furniture & Fixtures	\$	143,000		
Equipment	\$	-		
Project Soft Cost	\$	260,000		

Community Investment /Abatement

Project Description

Abatement Summary **Fiscal Impact (\$)**
\$725,268

Sales Tax Abatement \$158,574
Mortgage Tax Abatement \$22,571

Property Tax Relief (PILOT) \$544,122

Community Investment **\$7,033,405**
PILOT Payments (-) \$475,030
Project Salaries and Benefits Estimated (10 yrs) \$891,000
Construction Benefit Estimate \$2,357,875
Total Project Cost \$3,309,500

The applicant is proposing to demolish the existing dilapidated building located at 111 and 117 Seneca St E and construct an approximately 14,520 square foot mixed-use building in its place. The new building will contain 13 residential units and a small commercial space.

Investment:Abatement Ratio **10 :1**

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Paradise Companies 10, LLC

A) PILOTS Estimate Table Worksheet

for 12 years

OCIDA estimate of current market value	\$	254,000
Projected investment	\$	2,669,500
OCIDA estimate of increase in value	\$	1,937,000
OCIDA estimated value after project is completed	\$	2,191,000
Taxes that would have been collected if the project did not occur	\$	118,149
Scheduled PILOT payments	\$	475,030

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Village	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 939	\$ 835	\$ 5,328	\$ 1,707	\$ 8,809.15	\$ 75,988	\$ 67,178
2	100%	\$ 958	\$ 851	\$ 5,435	\$ 1,741	\$ 8,985.33	\$ 77,507	\$ 68,522
3	100%	\$ 977	\$ 868	\$ 5,544	\$ 1,776	\$ 9,165.04	\$ 79,058	\$ 69,892
4	90%	\$ 1,756	\$ 1,561	\$ 9,967	\$ 3,193	\$ 16,477.37	\$ 80,639	\$ 64,161
5	80%	\$ 2,567	\$ 2,281	\$ 14,564	\$ 4,666	\$ 24,078.53	\$ 82,251	\$ 58,173
6	70%	\$ 3,409	\$ 3,030	\$ 19,342	\$ 6,197	\$ 31,977.15	\$ 83,896	\$ 51,919
7	60%	\$ 4,283	\$ 3,807	\$ 24,305	\$ 7,787	\$ 40,182.07	\$ 85,574	\$ 45,392
8	50%	\$ 5,192	\$ 4,614	\$ 29,459	\$ 9,438	\$ 48,702.41	\$ 87,286	\$ 38,583
9	40%	\$ 6,134	\$ 5,452	\$ 34,809	\$ 11,152	\$ 57,547.48	\$ 89,032	\$ 31,484
10	30%	\$ 7,113	\$ 6,322	\$ 40,361	\$ 12,931	\$ 66,726.88	\$ 90,812	\$ 24,085
11	20%	\$ 8,128	\$ 7,224	\$ 46,122	\$ 14,776	\$ 76,250.43	\$ 92,628	\$ 16,378
12	10%	\$ 9,181	\$ 8,160	\$ 52,097	\$ 16,690	\$ 86,128.24	\$ 94,481	\$ 8,353
TOTAL		\$ 50,637	\$ 45,007	\$ 287,333	\$ 92,054	\$ 475,030	\$ 1,019,153	\$ 544,122

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals		0	3	0	0	0
Total Employment Goals	0	0	3	3	3	3

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR FINANCIAL ASSISTANCE**

1. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
2. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
3. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
4. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the OCIDA Board approval date. If this schedule cannot be met, the Applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf
6. Public Officers Law stipulates all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and reproduction. Should the Applicant believe there are project elements which are trade secrets if publicly disclosed or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, the Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the Agency may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The completed Application and associated fees MUST be received 10 business days prior to the upcoming OCIDA Board meeting in order to be placed on the agenda. A signed application may be submitted by mail, fax or electronically in PDF format to Nate Stevens at natestevens@ongov.net.
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Barclay Damon LLP in the amount of \$2,500

This Application was adopted by the OCIDA Board on February 15, 2024.

Return completed application to:
Onondaga County Industrial Development Agency
335 Montgomery Street, Floor 2M Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
natestevens@ongov.net

Section I: Applicant Information

Submittal Date: 9-2-24

A) Applicant/Project Operator information (company receiving benefits):

1. Applicant/Project Operator: PARADISE COMPANIES 10, LLC
Applicant/Project Operator Address: 344 S WARREN STREET, STE 202, SYRACUSE, NY 13202
Phone: 315-299-6292 Fax: _____
Website: THEICONCOMPANIES.COM Email: GZAZZARA@THEICONCOMPANIES.COM
Federal ID#: 86-1986139 NAICS: 531110
State of Incorporation: NEW YORK
See link for your NYS incorporation information. <https://apps.dos.ny.gov/publicInquiry>
2. Owner (if different from Applicant/Project Operator): _____
Owner Address: _____
Federal ID#: _____
State of Incorporation: _____
List of stockholders, members, or partners of Owner: _____

B) Applicant Business Organization (check appropriate category):

- ☐ Corporation ☐ Partnership
☐ Public Corporation ☐ Joint Venture
☐ Sole Proprietorship ☒ Limited Liability Company
☐ Other, explain

List all stockholders, members, or partners with % of ownership greater than 5%:

Name	% of ownership
<u>GRAZIANO ZAZZARA JR</u>	<u>50</u>
<u>GRAZIANO ZAZZARA SR</u>	<u>50</u>
_____	_____
_____	_____

C) Applicant Business Description:

Estimated % of sales within Onondaga County: 100%
Estimated % of sales outside Onondaga County but within New York State: N/A
Estimated % of sales outside New York State but within the U.S.: N/A
Estimated % of sales outside the U.S.: (*Percentage to equal 100%) N/A

Applicant /Owner History:

1. Is the Owner and/or Applicant or any manager or owner of the Owner and/or Applicant now a plaintiff or defendant in any civil or criminal litigation? ☒ No ☐ Yes, explain
2. Has any owner of manager of the Owner and/or Applicant listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☒ No ☐ Yes, explain
3. Has any person listed in Section I ever been in receivership or declared bankruptcy?
☒ No ☐ Yes, explain

D) Has the Applicant/Owner received assistance from Onondaga County Industrial Development Agency (OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past?

☐ No ☒ Yes, explain (Provide year, project name, benefit description, amounts, address)

E) Individual Completing Application:

Name: GRAZIANO ZAZZARA JR Title: MANAGING MEMBER

Address: 344 S WARREN STREET, STE 202, SYRACUSE, NY 13202 Phone: 315-299-6292

Cell Phone: 315-299-6292 E-mail: GZAZZARA@THEICONCOMPANIES.COM

F) Company Contact (if different from individual completing application):

Name: _____ Title: _____

Address: _____ Phone: _____

Cell Phone: _____ Email: _____

G) Company Counsel:

Name of Attorney: MICHAEL STANCZYK

Firm Name: LYNN D'ELIA TEMES & STANCZYK

Address: 449 S SALINA STREET, STE 200, SYRACUSE, NY 13202

Phone: 315-766-2123

Cell Phone: _____

Email: mike@ldts-law.com

Section II: Project and Site Information

A) Project Location is where the investment will take place. If Applicant is moving, the new location should be entered here and the current location should be in Section I.

Address: 111 and 117 Seneca Street E

Legal Address (if different): 344 S WARREN STREET, STE 202, SYRACUSE, NY 13202

City: _____ Town: MANLIUS Village: MANLIUS

Zip Code: 13104 School District: FAYETTEVILLE MANLIUS

Tax Map Parcel ID(s): 025.-09-15.0, 025.-09-14.0

Full Market Value: 284,000 Square Footage of Existing Building(s): 2,694

B) Project Activity (Check all that apply):

- | | |
|--|---|
| ☐ New construction | ☐ Acquisition of existing facility |
| ☐ Expansion to current facilities | ☐ Brownfield/Remediated Brownfield |
| ☐ Renovation of existing facility | ☒ Demolition and construction |
| | ☐ Purchase of machinery/equipment |

C) Select Project Type or Project End Use at site (you may check more than one):

- | | |
|---|--|
| ☐ Manufacturing | ☒ Mixed Use |
| ☐ Retail (see Section V) | ☐ Facility of Aging |
| ☒ Housing Project (see Section VII) | ☐ Distribution/Wholesale |
| ☐ Civic Facility (not for profit) | ☐ Commercial |
| ☐ Industrial | ☐ Renewable Energy Project (see Section VI) |
| ☐ Other, explain | |

D) Project Narrative: Please check one of the two boxes below and attach statement.

- ☒ A statement that the Project described in this application would not be undertaken but for the financial assistance provided by the Agency.
- ☐ If the Project is going to advance regardless of any financial assistance from the Agency, please provide a statement indicating why the project should be considered by the Agency for any financial assistance.

- E) Description of Project: Please attach a detailed narrative of the proposed Project. Please attached copies of site plans, sketches or maps. This narrative should include, but is not limited to:
- ☒ (i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;
 - ☒ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
 - ☒ (iii) the size of the lot upon which the Project sits or is to be constructed;
 - ☒ (iv) the current use of the site and the intended use of the site upon completion of the Project;
 - ☒ (v) describe your method for site control (Own, lease, other).
- F) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state?
- ☒ No ☐ Yes
- G) Please describe any compelling circumstances the Agency should be aware of while reviewing this application.

H) Local Approvals (Site Plan and Environmental Review)

Have site plans been submitted to the appropriate town or local planning department?

☒ No. When will the plans be submitted? 08/2024 ☐ Yes, what is the status? _____

Has the project received site plan approval from the town or local planning board?

☒ No, anticipated approval date. _____ ☐ Yes, date _____

If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. **(NOTE: SEQR determination is required for final approval and sales tax agency appointment.)**

1. Environmental Review Information

- a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf
- b. Has Lead Agency been established? ☒ No ☐ Yes, name of Lead Agency _____
- c. Have any environmental issues been identified on the property?
☒ No ☐ Yes, explain _____

Section III: FINANCIAL AND EMPLOYMENT INFORMATION

A) Project Costs and Finances

Description of Costs	Total Budget Amount
Land Acquisition	0
Site Work/Demo	237,000
Building Construction & Renovation	2,669,500
Furniture & Fixtures	143,000
Equipment	
Project Soft Cost	260,000
Total Project Cost	3,309,500

Please have documentation available upon request. Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost.

Sources of Funds for Project Costs:

- | | |
|---|--------------|
| 1. Bank Financing | \$ 3,009,500 |
| 2. Equity | \$ 300,000 |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ |
| 4. Taxable Bond Issuance (if applicable) | \$ |
| 5. Total Sources of Funds for Project Costs | \$ |
| 6. Public Sources (Include sum total of all state and federal grants and tax credits) | \$ 700,000 |

-Identify each state and federal grant/credit:

Reimbursable Grant (NYS Restore Grant Village of Manlius)	\$ 700,000
	\$
	\$

B) Employment and Payroll Information

Full Time Equivalent (FTE) is defined as one employee working no less than 35 hours per week or two or more employees together working a total of 35 hours per week.

1. Are there people currently employed at the project site?

☒ No ☐ Yes, provide number of FTE jobs at the project site _____
If you are relocating, are all employees moving to new site? ☐ No, explain ☐ Yes

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	3 (refer to attached narrative)
Estimate the number of construction jobs to be created by this Project:	65
Estimate the average length of construction jobs to be created (months):	10 months
Current annual payroll including the benefit cost:	N/A
Average salary amount that is an employee benefit (%):	N/A
Average annual growth salary/wage rate (%)	N/A
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	3

C) New Employment Benefits

Complete the following chart indicating the number of FTE jobs currently employed by the Applicant, FTE jobs currently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
N/A	N/A	N/A

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Projected Annual Pay	FTE Jobs Created Year 1	FTE Jobs Created Year 2	FTE Jobs Created Year 3	FTE Jobs Created Year 4	FTE Jobs Created Year 5
Retail/commercial employee	33,000	0	3			

D) Financial Assistance sought:

☒ Real Property Tax Abatement (PILOT): *Agency Staff will provide draft and final PILOT schedule:* _____

☒ Mortgage Recording Tax Exemption (.75% of mortgage): 22,571.25

☒ Sales and Use Tax Exemption (4% Local, 4% State): 1,982,175

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

E) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ 3,009,500

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 22,571.25

F) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax: \$ 1,982,175

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure,
above): \$ 158,574

Section IV: Estimate of Real Property Tax Abatement Benefits

This section of the Application will be: (i) completed by Agency Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?

☐ Yes ☒ No

If yes, please answer, questions 2, 3 and/or 4 below.

If yes, please explain how much the project will exceed one-third of the total project cost.

2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) A poverty rate of at least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.

☐ Yes ☒ No

If yes, please provide the data and explain.

3. Is the Project likely to attract a significant number of visitors from outside of the economic development region?

☐ Yes ☒ No

If yes, please provide a third party market study.

4. Is the predominate purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town, City, County or Village of where the Project will be located.

☐ Yes ☒ No

If yes, please provide data and explain.

SECTION VI: For Solar Projects Only

Please answer all the questions as an addendum to this application:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the Applicant leasing the property?
☐ Yes, please provide a copy of the lease
☐ No, purchased the property. Please provide documentation.
3. Has the Applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
☐ Yes
☐ No
4. Has the Applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city, and village where the Project is located?
☐ Yes, please provide copy of the letter.
☐ No
5. Has the Applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
☐ Yes, please provide copy of the letter.
☐ No
6. Is the entire parcel being used for the solar project?
☐ Yes
☐ No, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain:
7. Will the Applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
☐ Yes, explain.
☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the Agency meeting agenda, proposed solar projects must provide the Agency with the following in advance of the Project's first OCIDA Board meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating the municipality that is lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the local town, village, city, and/or school district outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. The Agency cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the Agency approval process. Agency staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please answer all the questions as an addendum to this application:

Defined terms:

“Market Rate Housing”: Housing units priced at the current rental rate for the area.

“Workforce Housing”: Housing consisting of a specified percentage of units (at least 10-15% per the PILOT Exemption Scale) with rent rates designated to an 80% household AMI as identified in the Workforce Housing AMI chart located on the Agency’s website: ([Housing Exhibit A](#)) Income levels for individuals living in the specified Workforce Housing units shall not exceed 120% AMI.

“Senior Lifestyle Communities”: Housing communities for individuals 55 years or older. Communities may offer a variety of amenities, including but not limited to pools, community rooms, fitness centers, playgrounds, firepits, bocce/pickleball/tennis courts, picnic areas, spaces for relaxation and entertainment, safety amenities, on-site medical services, entertainment and dining, walkability, bike trails, and dog parks, playgrounds.

1. Describe the reasons why the Agency’s financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. {Section II (D)}
2. Describe how the proposed housing project fulfills an unmet need in the community.
3. Please provide a market study documenting a need for the proposed project.
4. Describe how the proposed project aligns with the Plan Onondaga County comprehensive plan. ([Plan Onondaga](#))
5. Is the Project considered infill in a populated area? If yes, please explain.
6. Is there additional infrastructure necessary to service the project? If yes, please explain.
7. Is the project a part of a larger mixed-use development? If yes, please describe.

Please refer to the Housing Exhibit A ([Housing Exhibit A](#))

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

In consideration of the extension of financial assistance by the Agency Paradise Company 10 LLC (the Company understands the Local Access Policy and agrees to abide by it. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 8/20/24 (date).

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Applicant(s) Company: Paradise Companies 10 LLC
Representative for Contract: Grazi ZAZZARA JR
Address: 344 S Warren St City: Syracuse State: NY Zip: 13202
Phone: 315 299 6292 Email: GZAZZARA@thelioncompanies.com
Project Address: 111 E Seneca St City: Manlius State: NY Zip: 13104
Signature: 

General Contractor: ~~IBD~~ Icon Construction Management LLC
Contact Person: Grazi ZAZZARA JR
Address: 344 S Warren St City: Syracuse State: NY Zip: 13202
Phone: 315 299 6292 Email: GZAZZARA@thelioncompanies.com
Authorized Representative: Grazi Zazzara Jr Title: Manager
Signature: 

Section IX: Agency Fee Schedule

* Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		Due at closing
1. Sales and Use Tax Exemption	.01 X TPC	
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total X .0125)	
4. Bond refinancing	.0025 X TPC (total X .015)	
Projects that exceed \$250,000,000 in Total Project Cost and/or create in excess of 500 new jobs, may be eligible to negotiate a non-standard Agency fee with the Executive Director.	TBD based on Executive Director determination	Due at closing
Agency Legal Fees		Due at closing
Fee for first \$20 million	.0025 X of the project cost or bond amount	
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	\$2500 All Projects (except Solar Project) \$4500 Solar Projects Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

Information to be Provided the Company: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Please refer to the OCIDA Uniform Tax Exemption Policy ([UTEP](#)).

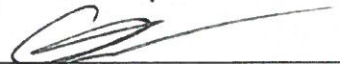
I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Name of Applicant(s) Company

Paradise Companies 10 LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

GRAZIANO ZAZA JR

Date:

8/20/20

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Sue Stanczyk, Director
4. Kevin Ryan, Director
5. Fanny Villarreal, Director
6. Cydney Johnson, Director
7. Elizabeth Dreyfuss, Director

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Alexis Rodriguez, Secretary
4. Karen Doster, Recording Secretary

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant(s) has received a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Name of Applicant(s) Company

Paradise Companies 10 LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

GRAZIANO ZAZERA J

Date:

8/20/24

Section XII: Representations, Certifications, and Indemnification

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

GRAZIANO ZAZZARO JR (Name of CEO or other authorized representative of Applicant(s) confirms and says that he/she is the managing member (title) of Paradise Companies IO LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. For additional information on NYS sales and use tax see [here](#).
- C. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- D. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an event of default under the Project closing documents. Please see this page for [ST-340](#) form required in the above referenced employment report.

- E. Housing Reports and Information:** The Applicant understands and agrees that if the Project is a housing project, the Applicant shall file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of revenue-generating units constructed or reconstructed and the household income or tenant age, as applicable. Upon request of the Agency, the Applicant shall provide supporting documentation for all housing related information provided. Failure to provide such reports and supporting information shall be an event of default under the Project closing documents
- F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a "covered project" pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- G. Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- H.** The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- I.** The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.
- J.** The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

- K. The Agency has the right to request and inspect supporting documentation regarding attestations made on this application.
- L. **Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, reconstruction, equipping and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company:

Paradise Companies 10 LLC

Signature of Officer or Authorized Representative:

[Signature]

Name & Title of Officer or Authorized Representative:

Gonzalo Zazzara Jr

Date: 8/22/2024

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

Gonzalo Zazzara Jr, being first duly sworn, deposes and says:

1. That I am the Mayor (Corporate Officer) of Paradise Companies 10 LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 22 day of August, 2024.

[Signature]

(Notary Public)

ERICA L SHEHADI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SH6446752
Qualified in Onondaga County
Commission Expires January 23, 2027

End of Application

Rev 2.15.23

Section I

D: Has the Applicant/Owner ever received assistance in the past?

The applicant has not, but the principals of the applicant have received assistance in the past from SIDA for two projects. The downtown Syracuse projects were Icon Tower, at 344 S Warren Street (Paradise Companies 2, LLC), Corbett Corner at 444 East Genesee Street (444 East Genesee Street LLC).

Icon Tower was the redevelopment of a 233,000 square foot vacant office building into a mixed-use property containing 89 market rate apartments, two floors of commercial space and on-site enclosed parking. Applied for assistance in 2016. The project received a 12-year tax PILOT, mortgage recording and sales tax exemptions (SIDA).

Corbett Corner was the redevelopment of a 28,000 square foot vacant office building into 24 affordable housing units, commercial space and on-site parking. Applied for Assistance in 2021. The project received a 15-year tax PILOT (\$529,699), mortgage recording (\$29,942) and sales tax exemptions (\$151,400) through SIDA

Section II

D: Project Narrative, and Statement of Need.

E: Description of Project,

Paradise Companies 10, LLC, is a single purpose entity, controlled by The Icon Companies (developer). Paradise Companies 10, LLC, acquired clear title to the subject property in 2021, located at 111 and 117 Seneca Street E in the Village of Manlius.

111 & 117 Seneca Street E is a vacant 2,694 square foot residential property and parking lot that is falling into disrepair, containing four empty apartments. Situated on .52 acres combined, the property is located right in between two popular local eateries, and its dilapidated state greatly diminishes the appeal of these community gems and the nearby pocket park that was created with Main Street revitalization funds.

The current redevelopment plan is to demolish the existing building and construct a 14,520 square foot mixed-use building in its place. The new building would contain 13 residential units and a small commercial space. The commercial space would represent less than 20% of the total project size, and, the total cost estimate to complete the commercial space is around \$450,000, also under 20% of the total project cost. The 13 residential units would be a combination of 2 Workforce Housing units and 11 Market Rate apartments, all units would be one bedroom and one bathroom. The balance of the property would include on-site parking, landscaping, outdoor seating and walkways. Not accounting for common area, the approximate breakdown of the building would be 10,140 square feet of housing, and 2,500 square feet of commercial space.

A development team has been assembled, consisting of In-Architects (Architect), Icon Construction Management (Construction), Keplinger Freeman (Landscape Architect), and Tompkins Community Bank (lender). Preliminary plans are being sent to Village and Planning Board in August 2024.

The project was awarded a \$700,000 Restore Grant to the Village of Manlius through NYS, the balance of the project cost would be funded by a combination of Developer Equity, Permanent and Construction loan from Tompkins Community Bank.

Statement of Need:

Prior to any new construction commencing, the project would require demolition of an existing structure, and a significant amount of site work. The site work is not only due to grading change requirement, but it requires the relocation of existing storm sewer system beneath the ground. The easements and locations of the existing storm sewers require these alterations to construct the proposed size and layout of the building. While the projects scale is appropriate for the size of the parcel and the Village setting, the economies of scale that are seen with larger mixed use building projects cannot be achieved. Due to the above-mentioned challenges, The Village's successful application to New York State for a \$700,000 Restore Grant is one crucial component to making this project financially viable. This is a reimbursable grant upon completion of the project. The other part needed to ensure the project is financially viable is with a PILOT. Without a PILOT, the developer would need to abandon the current redevelopment plan. This would be a disappointing setback for Village officials who have invested so much in obtaining NYS restore grant to help get this site redeveloped.

This project will address a wide variety of issues present in the Village of Manlius. This blighted, vacant property causes a negative impact on both the overall visual appeal of the Village's main street and reduces the appeal of the businesses that border them. Additionally, like many other municipalities across New York and the country, Manlius and Onondaga County have been dealing with housing shortages. The 2020 Consolidated Plan for Onondaga County calls attention to the significant housing shortages in the county outside of the City of Syracuse, with low vacancies and single-earner households struggling to find both housing and live-work opportunities. The completion of this project would add 13 residential units to the Village, which is nothing short of a windfall. This revitalization effort would make these units both habitable and attractive to young professionals, while also attracting businesses to the newly renovated commercial space, leading to a cascading positive impact on the Village's prosperity and economy.

Section III

C:

Although the applicant itself will have zero new FTE jobs, there will be a positive job impact should the project move forward. There will be a commercial space within the building, anticipated to be office or retail. An estimated 3 FTE jobs will be created as a result of a business operating here. The property management would be hired out and handled by The Icon Companies, creating more payroll and hours for Icon employees. All maintenance would be hired out and contracted

with 3rd parties, creating new/more payroll for these companies (snow plowing, landscaping, cleaning, etc)

Section VII:

1) Prior to any new construction commencing, the project would require demolition of an existing structure, and a significant amount of site work. The site work is not only due to grading change requirement, but it requires the relocation of existing storm sewer system beneath the ground. The easements and locations of the existing storm sewers require these alterations to construct the proposed size and layout of the building. While the projects scale is appropriate for the size of the parcel and the Village setting, the economies of scale that are seen with larger mixed use building projects cannot be achieved. Due to the above-mentioned challenges, The Village's successful application to New York State for a \$700,000 Restore Grant is one crucial component to making this project financially viable. With construction costs and interest rates still not being favorable to new construction, a sales tax and mortgage recording tax exemption would provide some relief to budget concerns. The other part needed to ensure the project is financially viable is with a PILOT. Without a PILOT, the developer would need to abandon the current redevelopment plan. This would be a disappointing setback for Village officials who have invested so much in obtaining NYS restore grant to help get this site redeveloped.

2) This project will address a wide variety of issues present in the Village of Manlius. This blighted, vacant property causes a negative impact on both the overall visual appeal of the Village's main street and reduces the appeal of the businesses that border them. Additionally, like many other municipalities across New York and the country, Manlius and Onondaga County have been dealing with housing shortages. The 2020 Consolidated Plan for Onondaga County calls attention to the significant housing shortages in the county outside of the City of Syracuse, with low vacancies and single-earner households struggling to find both housing and live-work opportunities. The completion of this project would add 13 residential units to the Village, which is nothing short of a windfall. 2 of these units will be designated as Workforce Housing. This revitalization effort would make these units both habitable and attractive to young professionals, while also attracting businesses to the newly renovated commercial space, leading to a cascading positive impact on the Village's prosperity and economy.

3) (See attached market study from Apartments.com, plus the following) The applicant is currently redeveloping a building in the Town of Manlius, very close to this proposed project, that consists of 19 market rate apartments. The project is tentatively scheduled to be completed 11/1/2024. Although 2 months remain until completion, it has already achieved 60% pre-leased status. Feedback and results demonstrate a strong demand and need for market rate housing in the immediate area. Additionally, The 2020 Consolidated Plan for Onondaga County calls attention to the significant housing shortages in the county outside of the City of Syracuse, with low

vacancies and single-earner households struggling to find both housing and live-work opportunities

4) The proposed project aligns with Plan Onondaga County comprehensive plan in 2 distinct ways.
Strong Centers and Housing and Neighborhoods:

“The variety of housing types and neighborhoods provide many attractive options in the county for different preferences and lifestyles and are normally available at many price points” The proposed project contributes to the many desirable options the County has to offer. 13 Units in a mixed-use building at the center of a very walkable Village setting is attractive. In the east suburbs, there are not nearly as many apartments as there are single family homes.

Strong Centers are.....walkable, people oriented places with a mix of jobs, housing, shopping, dining, culture, public spaces, entertainment, transportation, and services. In strong centers these components come together in ways that support a diverse population and attract people by providing a sense of community and opportunities for interaction which increase vitality and authenticity. Those who would live in the proposed project would have immediate access to numerous local dining, shopping, fitness, and community options. Other walkable attractions include the oldest Cinema in Central NY (est.1918), public parks and the Manlius Swan Pond.

The proposed project also fits into the local trends from the Plan, listed below:

Shifts in household size, makeup, lifestyle preference, willingness or ability to own a home, and available inventory, have led to an increase in demand for apartment units over detached owner occupied homes. Since 2010 renter households grew by 5%, while the number of owner-occupied households decreased.

In the City of Syracuse, over the last two decades, 3,722 permits were issued for multi-family projects. Many of these multi-family projects are mixed-use, meaning that they incorporate not only housing, but also commercial, retail, and community-based uses.

5) The proposed project is an infill project.

6) No

7) No

EAST SENECA MIXED USE
BUILDING
MANLIUS, NEW YORK

CLIENT:

ISSUED AND REVISIONS NOTIFICATION		Description	Date
No.	Rev.		
1			
2			
3			
4			
5			
6			
7			

△ Symbol Indicates Revision Issued

Drawn By: JPR
Checked By: EGK
KFA Proj. No.: 44093
Date: 12 AUGUST 2024
Scale: AS NOTED

Title:

SITE OVERALL
PLAN

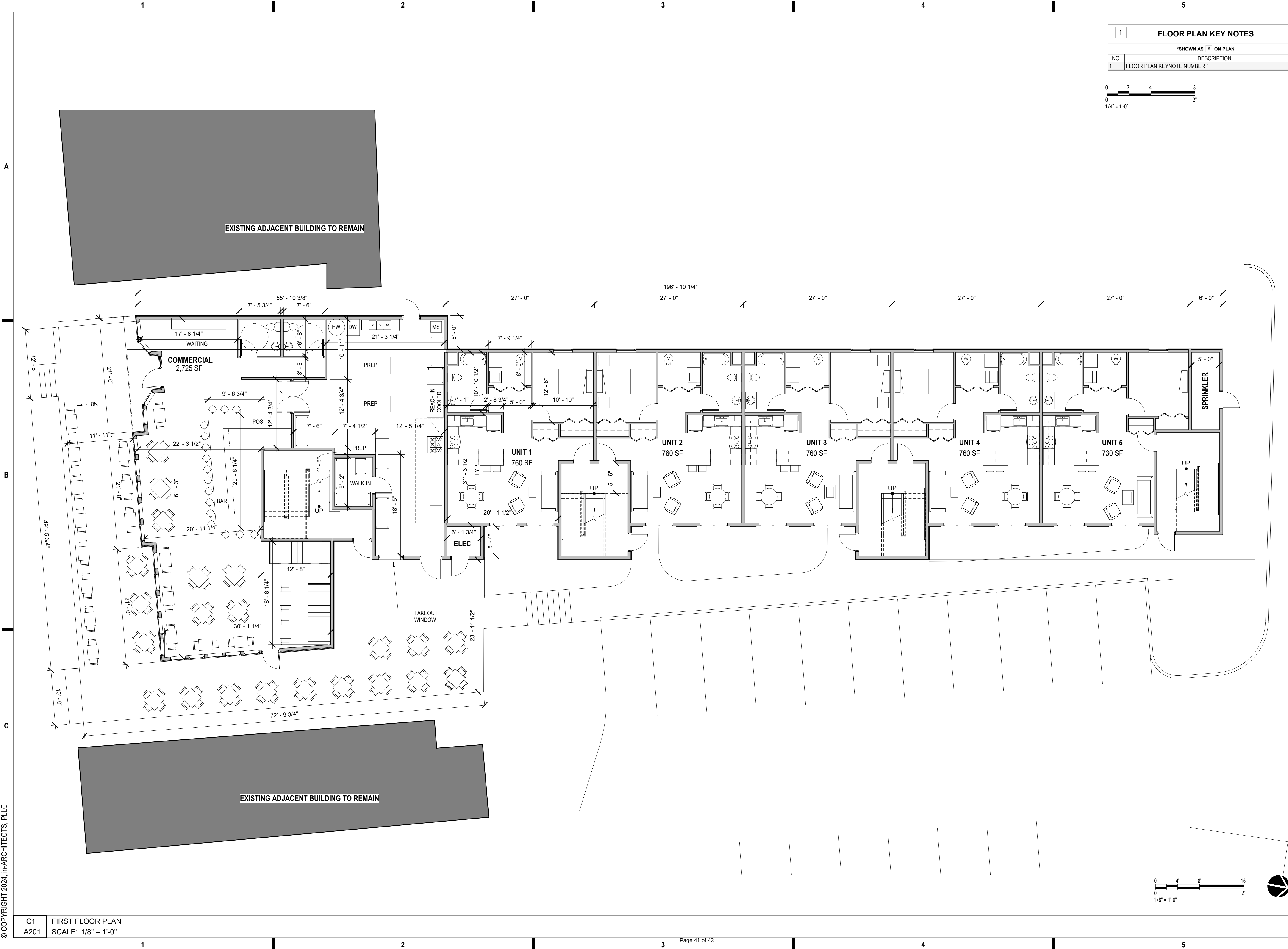
L1.0



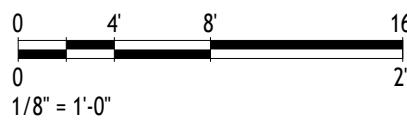
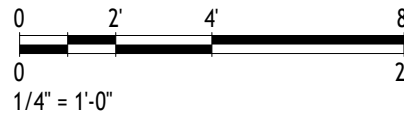
Printed By:

Date Plotted:

Drawing File:



FLOOR PLAN KEY NOTES	
*SHOWN AS # ON PLAN	
NO.	DESCRIPTION
1	FLOOR PLAN KEYNOTE NUMBER 1



ARCHITECTS
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Syracuse, New York 13202
www.in-ARCHITECTS.com

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PROJECT DESCRIPTION:
EAST SENECA MIXED USE
111 E SENECA ST, MANLIUS, NY 13104

IT IS THE VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

REVISIONS		
NO.	DESCRIPTION	DATE

FIRST FLOOR PLAN

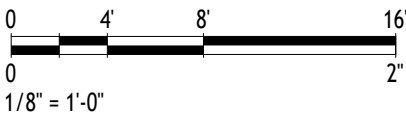
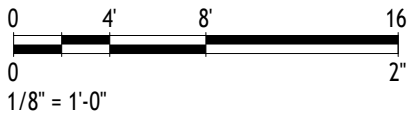
Project Status	PROGRESS
Date	08/13/2024
Project Number	24040
Drawn By	YS
Checked By	JRK

A201

8/13/2024 8:32:41 AM
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C1	SECOND FLOOR
A202	SCALE: 1/8" = 1'-0"

FLOOR PLAN KEY NOTES	
*SHOWN AS # ON PLAN	
NO.	DESCRIPTION
1	FLOOR PLAN KEYNOTE NUMBER 1



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REVISIONS		
NO.	DESCRIPTION	DATE

SECOND FLOOR PLAN

Project Status	PROGRESS
Date	08/13/2024
Project Number	24040
Drawn By	YS
Checked By	JRK

A202

A

B

C

NOTE: **RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY**



B3	EXTERIOR RENDERING
A900	SCALE: NOT TO SCALE



C3	EXTERIOR RENDERING
A900	SCALE: NOT TO SCALE



C1	EXTERIOR RENDERING
A900	SCALE: NOT TO SCALE



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REVISIONS		
NO.	DESCRIPTION	DATE

EXTERIOR RENDERINGS

Project Status	PROGRESS
Date	08/13/2024
Project Number	2404
Drawn By	YS
Checked By	JRH

A900