

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Regular Meeting Minutes

May 9, 2024

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, May 9, 2024, 335 Montgomery Street, Floor 2M, Syracuse, New York.

Pat Hogan called the meeting to order at 8:30 AM with the following:

PRESENT:

Patrick Hogan
Susan Stanczyk
Janice Herzog
Fanny Villarreal
Cydney Johnson
Elizabeth Dreyfuss

ABSENT:

Kevin Ryan

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nathaniel Stevens, Treasurer
Alexis Rodriguez, Secretary
McKenna Moonan, Office of Economic Development
Len Rauch, Office of Economic Development
Jeff Davis - Barclay Damon
Amanda Fitzgerald - Barclay Damon
Leila Dwyer - Barclay Damon
Chris Andreucci - Harris Beach
Kevin McAuliffe - Barclay Damon
Heather Lamendola - Barclay Damon
Colby Clark - Old Thompson Road LLC
Amy Lawler - Old Thompson Road LLC
JonElle Baskin-Kelley - Clinton's Ditch
John Anthony Dunn - Clinton's Ditch
Noelle Meyer - Clinton's Ditch
Rick Moriarty - Syracuse.com

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APPROVAL OF REGULAR MEETING MINUTES- APRIL 11, 2024

Upon motion by Cydney Johnson, seconded by Elizabeth Dreyfuss, the OCIDA Board approved the regular meeting minutes of April 11, 2024. Motion was carried.

TREASURER'S REPORT

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

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

PAYMENT OF BILLS

Nate Stevens gave a brief review of Payment of Bills.

Upon motion by Janice Herzog, 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. Project Termination and Recapture of Benefits for Immediate Mailing Services, Inc. and 245 Commerce LLC (3101-21-15B): Robert Petrovich explained why this motion was being put forward as a result of the applicant not moving forward with the project. Termination of the benefits package and recapture of outstanding \$3,600 was put forth. The applicant is aware and in agreeance of repayment of said recapture of the mortgage recording tax exemption. Pat Hogan read the Agency Action Requested: A resolution of the Board recapturing benefits and terminating a Project with Immediate Mailing Services, Inc. and 245 Commerce LLC and directing execution of termination documents

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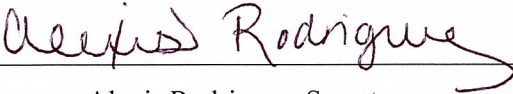
with respect thereto. A motion was made by Janice Herzog and seconded by Fanny Villarreal. Motion passed unanimously.

2. Clinton's Ditch Co-Operative, Inc. (3101-24-03A): John Dunn, General Manager of Clinton's Ditch, gave a brief overview and the history of his company. A question was posed about the environmental issues stated on the application referring to the NYS D.E.C. permitting. Wetland mitigation is in the works, whether that be on-site or off-site is still unknown to Mr. Dunn. Pat Hogan read the Agency Action Requested: Clinton's Ditch Co-Operative Company, Inc, is proposing to expand their existing 274,000 SF facility in the Town of Cicero by adding approximately 100,000 SF. The addition will include a two-story office space, a chemical storage area and a small waste treatment building. The company is also proposing to construct a new 19,520 SF truck repair facility to support their fleet of tractors and trailers. Pat Hogan read the Agency Action requested. A resolution of the Board authorizing a public hearing regarding the requests for exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes, and mortgage recording taxes. A motion was made by Susan Stanczyk and seconded by Janice Herzog. Motion passed unanimously.
3. Old Thompson Road, LLC (3101-24-04C): Pat Hogan introduced the proposal by the applicant. Robert Petrovich added that Kevin McAuliffe of Barclay Damon is representing the applicant, Chris Andreucci of Harris Beach was acknowledged as OCIDA counsel. Mr. McAuliffe gave a brief overview of the applicant and past projects which was followed by an introduction of Colby Clark. Mr. Clark gave an introduction to Feldmeier Equipment as well as a history of the company. Mr. Clark then explained past projects of the company and ended by stating that Syracuse is home. Pat Hogan asked Nate Stevens to give an overview of the PILOT. Nate Stevens described how the existing and requested PILOTs will interact. Pat Hogan read the Agency Action Requested: A resolution of the Board describing the proposed project and the financial assistance the Agency may provide and authorizing a public hearing for the project. The financial

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assistance requested includes (i) a partial exemption from the additional property taxes that would otherwise be due but for the Agency's involvement in the Project and (ii) an exemption from sales and use tax and mortgage recording tax. A motion was made by Susan Stanczyk and seconded by Fanny Villarreal. Motion passed unanimously.

Motion to adjourn made by Susan Stanczyk and seconded by Fanny Villarreal at 8:48am.



Alexis Rodriguez, Secretary