

**United Auto Supply Syracuse West, Inc. &
1200 State Fair Blvd., LLC
Public Hearing
April 28, 2025**

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Monday, April 28, 2025, at Geddes Town Hall, 1000 Woods Road, Solvay, New York 13209 was called to order at 3:00 PM by Public Hearing Officer Alexis Rodriguez.

ATTENDEES:

Alexis Rodriguez, Public Hearing Officer
Evan Carter, Onondaga County Office of Economic Development
Susan Laflex, Town of Geddes Supervisor
David Balcer, Town of Geddes Code Enforcement Officer
Chris Russo, Town of Geddes Assessor
Lisa Bagozzi, Town of Geddes Deputy Clerk
PJ Rimualdo, Town of Geddes Assessment Clerk

The Public Hearing was conducted regarding the application and project described as follows:

Project: United Auto Supply Syracuse West, Inc.

Location: Geddes, NY

Tax Map # 019.-02-07.0, 019.-02-02.2, 019.-02-08.1, 019.-02-11.1

1200 State Fair Blvd., LLC, a New York limited liability company (the "Real Estate Holding Company") and United Auto Supply of Syracuse, West, Inc., a New York limited liability company (the "Operating Company") on behalf of themselves and/or entities formed or to be formed on behalf of the foregoing, have submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, which Application requests that the Agency consider undertaking a project (the "Project") for the benefit of the Operating Company, the Real Estate Holding Company, and/or entities formed or to be formed on their behalf, said Project consisting of the following: (A)(1) the acquisition of a leasehold interest in all or a portion of approximately 22 acres of land located at 1200 State Fair Boulevard (now or formally tax map nos.: 019.-02-07.0, 019.-02-02.2, 019.-02-08.1, and 019.-02-11.1) in the Town of Geddes, Onondaga County, New York (collectively, the "Land") and the existing 259,000 square foot building (the "Existing Building" thereon; (2) the expansion and reconstruction of the Existing Building, together with related site improvements (as reconstructed, the "Facility"); and (3) the acquisition and installation in and around the Facility and/or for use in connection with the Project of various fixtures, machinery, equipment and other tangible personal property (collectively, the "Facility Equipment") (the Land, the Facility and the Facility Equipment being collectively referred to as the "Company Project Facility"), such Company Project Facility to be leased and subleased by the Agency to the Real Estate Holding Company and further subleased by the Real Estate Holding Company to the Operating Company; and (4) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively the "Equipment," and together with the Company Project Facility, the "Project Facility"), which Project Facility will be

used by the Operating Company as a warehouse and distribution center; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the General Municipal Law) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Company Project Facility to the Real Estate Holding Company or such other person as may be designated by the Real Estate Holding Company and agreed upon by the Agency and the lease (with an obligation to purchase) 31099101 or sale of the Equipment to the Operating Company or such other person as may be designated by the Operating Company and agreed upon by the Agency. The Real Estate holding Company and the Operating Company will be the initial owner and/or operator of the Project Facility.

The Agency has not made a decision with respect to the undertaking of the Project or the granting of the financial assistance.

A copy of the Application including a cost/benefit analysis is available at the Agency's office and on the Agency's website for review.

Alexis Rodriguez asked if there was anyone present who would like to speak in favor of the proposed project. No comments were made.

Alexis Rodriguez asked if there was anyone who would like to speak in opposition of the proposed project. The following comments were made.

Chris Russo, Town of Geddes Assessor

"I'm Chris Russo with the Town Assessor's office and one of the statements you made, "for the benefit of the owner", I just don't understand why there has to be a benefit to the owner when we should be thinking about the benefit to the Town. What is the Town's benefit, because as far as I'm concerned, I don't see one."

Alexis Rodriguez noted to Chris Russo that this public hearing is for public comment and would be happy to discuss the details of the project after the hearing is completed.

Susan Laflex, Town of Geddes Supervisor

"I will defer to most of the comments that my assessor, who is studying this, will be sharing with you later, but I would allow the County to consider that we are already a stressed community as far as taxes go. We had just downsized Crucible, which was a major revenue source for us as far as taxes go. So, I'm asking you to carefully think about this. We certainly welcome new business, we want business, however we can't continue to take business if we can't gain some revenue from it or get some fair revenue from it. We're asking you to really carefully consider this. Thank you."

David Balcer, Town of Geddes Code Enforcement Officer

"I'm aware that United Auto Parts currently rents a large portion of a building on the corner of Farrell Road and John Glenn Boulevard from Widewaters where they're storing a lot of parts, and a lot of people are working. So my question is, I believed that this expansion was getting

W.B. Mason out of their current building to move that stuff to this building and bring those employees to this building so they don't have to rent the building from Widewaters. I don't know if this is known, but the increase of jobs at this site might just be a transfer from one location to another."

Alexis Rodriguez asked if there was anyone who would like to make general comments about the proposed project. No comments were made.

Alexis Rodriguez noted for the record that the Agency has not received public written comments on the project.

Alexis Rodriguez closed the public hearing at 3:07 PM.

Dated: April 30, 2025

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: Alexis Rodriguez
Alexis Rodriguez, Public Hearing Officer