



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

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

Regular Meeting Agenda
May 8, 2025

Call to Order the Regular Meeting of the Agency

- A. Approval of Minutes: April 10, 2025
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

Action Items:

1. United Auto Supply of Syracuse West, Inc. (Project #3101-25-03A) Second Meeting

United Auto Supply of Syracuse West, Inc. is proposing to renovate approximately 259,000 square feet located at 1165 Van Vleck Rd (also known as 1200 State Fair Blvd) in the town of Geddes to allow for expansion of operations, distribution, and warehousing at one centralized location.

Agency Action Requested:

- a. A resolution of the Board to authorize adoption of SEQRA determination.
- b. A resolution of the Board authorizing the financial assistance the Agency will provide.
Agency benefits requested include exemptions from certain sales and use taxes, real estate transfer taxes, and mortgage recording taxes.

Representative: James Ranalli III and James Trasher

2. Engineering Services Contract Authorization

Agency Action Requested:

- a. A resolution of the Board authorizing an amendment to the contract with Barton & Loguidice, D.P.C. consisting of an increase to the amount authorized in the amount of \$86,000 for engineering services.

3. Committee Appointments

Agency Action Requested:

- a. A resolution of the Board appointing Gar Grannell as a member of the Governance Committee.

- b. A resolution of the Board appointing Fanny Villarreal as Chair of the Governance Committee.

4. Officer Appointments

Agency Action Requested:

- a. A resolution of the Board appointing Evan Carter as Assistant Secretary.

Adjourn



**Regular Meeting Minutes
April 10, 2025**

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, April 10, 2025, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

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

PRESENT:

Patrick Hogan
Janice Herzog
Susan Stanczyk
Elizabeth Dreyfuss
Cydney Johnson
Fanny Villarreal
Garard Grannell (via Zoom)

ALSO PRESENT:

Robert Petrovich, Executive Director
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
Robert Schoeneck, Assistant Treasurer
Amanda Fitzgerald, Esq., Agency Counsel
Jeffrey Davis, Esq., Agency Counsel
Christopher Andreucci, Agency Counsel (via Zoom)
Kevin McAuliffe, Upstate Pathology Lab Ownership, LLC, Counsel
Subhash Pidaparathi, Semiconductor Components Industries, LLC
Ben Harold, CHA Consulting, Inc. United Auto Supply of Syracuse West, Inc.
Robert Smith, United Auto Supply of Syracuse West, Inc., Counsel

Approval of Meeting Minutes: March 6, 2025

Upon motion by Janice Herzog, seconded by Susan Stanczyk, the Board approved the regular meeting minutes of March 6, 2025. Motion was carried.

Treasurer's Report:

Nate Stevens gave a brief overview of the Treasurer's Report for the month of March 2025.

Upon motion by Susan Stanczyk, seconded by Janice Herzog, the Board approved the Treasurer's Report for the month of March 2025. Motion was carried.

Payment of Bills:

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

Upon motion by Janice Herzog, seconded by Susan Stanczyk, the Board approved the Payment of Bills. Motion was carried.

Action Items:

1. **Upstate Pathology Lab Ownership, LLC (Project #3101-24-07A) Second Meeting**
Upstate Pathology Lab Ownership, LLC is proposing construction of an approximately 109,000 square foot three story pathology lab building in the town of DeWitt.

Robert Petrovich noted to the Board that Barclay Damon is representing the Applicant, and Chris Andreucci from Harris Beach is representing the IDA as conflict counsel for this project.

Kevin McAuliffe noted that the Town of DeWitt has completed SEQR. There is a delineation that the Town of DeWitt can work off of. There was a preliminary determination that there were no DEC wetlands, but regulations have recently changed. He also stated that this property is in the Syracuse Urban Area. McAuliffe advised that the DEC will be on the property on May 1 to hopefully concur with the applicant's engineers' determination that there are no wetlands. Kevin stated that if there are changes that need to be made, the applicant will go back to the planning stages as this parcel of land is large and the plans may have to be altered. He noted that this is a necessary project for the applicant.

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

2. **Semiconductor Components Industries, LLC dba onsemi (Project #3101-24-09A) Second Meeting**
Semiconductor Components Industries, LLC dba onsemi is proposing to develop and manufacture semiconductor technology at an existing approximately 66,550 sq. ft. fabrication facility located at 50 Collamer Crossings Parkway in the town of DeWitt.

Subhash Pidaparthi reviewed the proposal that the applicant submitted at last month's meeting, and that at this meeting the applicant is asking for final approval.

Alexis Rodriguez noted that a public hearing was held, and no comments were made.

Jeff Davis noted that this is a Type II SEQR action, meaning that there is no further environmental review required as this project is all happening within the existing building.

Patrick Hogan read the Agency Action Requested of “A resolution of the Board to authorize adoption of SEQRA determination.” Motion was made by Janice Herzog and seconded by Fanny Villarreal. Motion was carried.

Patrick Hogan read the Agency Action Requested 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.” Motion was made by Susan Stanczyk and seconded by Janice Herzog. Motion was carried.

3. United Auto Supply of Syracuse West, Inc. (Project #3101-25-03A) Initial Meeting

United Auto Supply of Syracuse West, Inc. is proposing to renovate approximately 259,000 square feet located at 1200 State Fair Boulevard in the town of Geddes to allow for expansion of operations, distribution, and warehousing at one centralized location.

Ben Harold gave background on how the current tenant who United Auto Supply shares the facility with, W.B. Mason, is planning to relocate to a new facility, allowing the Applicant to expand into the newly open space. Harold advised that the facility that W.B. Mason will be moving into is in Onondaga County on Buckley Road.

Harold stated that the Applicant is proposing to renovate the 259,000 sq. ft. area. The renovation would consist of \$4 million of MEP upgrades, and \$15 million for high-tech upgrades to assist in the Applicant’s northeast distribution. The Applicant intends to create 70 jobs over the next five years. The Applicant is seeking sales and use tax exemptions and mortgage recording tax abatement. Because there are no external renovations being made, the Applicant is requesting that OCIDA be lead agency for the project.

Susan Stanczyk asked if the current project is related to the Applicant’s previous project in Lysander that came before the Board. Ben Harold stated that this project has no relation to the previous project. Robert Smith, the Applicant’s counsel, also added that this project is not in replacement of the Lysander location.

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

4. Executive Session

Jeff Davis noted that the Board was going into Executive Session for the purpose of discussing a proposed acquisition of real property. Motion to enter Executive Session was made by Janice Herzog, seconded by Susan Stanczyk. Motion was carried.

5. Purchase Contract Execution

Jeff Davis noted that the Board is authorizing the adoption of SEQRA determination for six properties. This was a long form EAF where it looked at the acquisition of six properties from four different purchasers as one, following the intent and purpose of SEQR, everything in the area was looked at collectively.

Patrick Hogan read the Agency Action Requested of “A resolution of the Board authorizing the adoption of a SEQRA determination for the acquisition of properties.” A motion was made by Janice Herzog and seconded by Susan Stanczyk. Motion was carried.

Patrick Hogan read the Agency Action Requested of “Resolutions of the Board authorizing the Executive Director to enter into purchase contracts and related documents with respect to the acquisition of properties.” A motion was made by Susan Stanczyk and seconded by Janice Herzog. Motion was carried.

Motion to adjourn was made by Janice Herzog and seconded by Susan Stanczyk at 9:10 AM.

Alexis Rodriguez, Secretary

ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

April 30, 2025

Revenue / Expense / Income	Current Period	Current YTD
Operating/Non-Op Revenue	145,657	821,983
Administrative Expense	49,067	206,172
Operating/Program Expense	21,139	192,411
Net Ordinary Income	75,451	423,400

Current Assets	Current YTD
Total Cash	9,405,704
Less Pass Through Received	306,566
Net Cash	9,099,139

Onondaga County Industrial Development Agency

Profit and Loss

April 2025

	Total
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	1,000.00
2116.3 WPCP Agency Fee	111,111.11
Total 2116 Fees	\$ 112,111.11
2410 Lease Income	1,224.30
Total 500 Operating Revenue	\$ 113,335.41
501 Non-Operating Revenue	
2401 Interest Income	32,321.66
Total 501 Non-Operating Revenue	\$ 32,321.66
550 WPCP Pass Thru Revenue	306,565.66
Total Income	\$ 452,222.73
Gross Profit	\$ 452,222.73
Expenses	
6400 Operating Expense	
6406 Other Professional Services	
6406.50 Consulting Services	3,000.00
Total 6406 Other Professional Services	\$ 3,000.00
6407 Administrative Expense	49,066.88
6409 Conference Attendance	3,676.45
6410 Office Expense	1,717.59
6411 Memberships / Sponsorships	5,800.00
Total 6400 Operating Expense	\$ 63,260.92
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	825.00
6480 Roth Legal	240.00
Total 6450 Barclay Damon	\$ 1,065.00
Total 6440 Legal Fees	\$ 1,065.00
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.7 WPCP Marketing	2,028.29
Total 6510 White Pine Commerce Park	\$ 2,028.29
Total 6500 Agency Program Expenses	\$ 2,028.29
6514 White Pine Science & Technology Park	
6514.1 Legal	3,851.75
Total 6514 White Pine Science & Technology Park	\$ 3,851.75
6600 Non-Operating Expenses	

6605 Pilot & Pass Thru Expenses		
6606 OHB Redev LLC Funds Pass Thru		987.50
Total 6605 Pilot & Pass Thru Expenses	\$	987.50
Total 6600 Non-Operating Expenses	\$	987.50
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	\$	377,759.12
Net Operating Income	\$	74,463.61
Net Income	\$	74,463.61

Monday, May 05, 2025 10:55:27 AM GMT-7 - Accrual Basis

Onondaga County Industrial Development Agency

Balance Sheet As of April 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	101,765.36
200.5 NBT Checking	1,529,905.78
Total 200 Cash	1,631,671.14
200.6 NBT Savings	8,307,349.46
Total Bank Accounts	\$9,939,020.60
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	835,354.09
Total 380 Accounts Rec.	835,354.09
Total Accounts Receivable	\$835,354.09
Other Current Assets	
480 Prepaid Expenses	
480.4 Credit Balance on Card	-1,473.67
Total 480 Prepaid Expenses	-1,473.67
Total Other Current Assets	\$ -1,473.67
Total Current Assets	\$10,772,901.02
Fixed Assets	
100 Land	
101 White Pines Commerce Park	114,999.73
101.3 Engineering Services	0.00
101.4 Environmental/Demo Services	110.00
Total 101.3 Engineering Services	110.00
Total 101 White Pines Commerce Park	115,109.73
107 800 Hiawatha	604,840.42
108 White Pine Science & Technology Park	2,140,557.00
Total 100 Land	2,860,507.15
104 Machinery & Equipment	
104.1 Office Furniture	2,259.00
104.2 Equipment	4,589.00
Total 104 Machinery & Equipment	6,848.00
211 A/D Office Furniture	-6,018.00
250 Investment in Real Property	30,756,703.00
Total Fixed Assets	\$33,618,040.15

Onondaga County Industrial Development Agency

Balance Sheet As of April 30, 2025

	TOTAL
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$44,392,582.93
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	919,696.18
Total Accounts Payable	\$919,696.18
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	206,172.04
600.204 OHB Redev LLC Funds	533,316.26
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	28,079,656.77
600.31 Accrued Interest - OC Note Payable	3,095,059.00
Total 600.3 Onondaga County Loan	31,174,715.77
Total 600 Accounts Payable	31,914,704.07
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	0.10
Total 601 PILOT and Pass Thru Payable	0.10
631 Due to Other Governments	
631.1 Towns	
631.155 Skaneateles	0.10
Total 631.1 Towns	0.10
631.3 Schools	
631.356 Syracuse	-10,697.91
Total 631.3 Schools	-10,697.91
631.4 Onondaga County	-9,520.41
631.5 City of Syracuse	-9,997.83
Total 631 Due to Other Governments	-30,216.05
Total Other Current Liabilities	\$31,884,488.12
Total Current Liabilities	\$32,804,184.30
Total Liabilities	\$32,804,184.30
Equity	
3900 Equity Unreserved	8,432,294.51
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	368,811.84
465 Equity - Unreserved	4,017.16

Onondaga County Industrial Development Agency

Balance Sheet

As of April 30, 2025

	TOTAL
Net Income	437,436.49
Total Equity	\$11,588,398.63
TOTAL LIABILITIES AND EQUITY	\$44,392,582.93

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #505
May 8, 2025

GENERAL EXPENSES

1.	<u>BARCLAY DAMON*</u>	\$	5,000.00
	Deposit - Tax Parcel #064.-01-07.2		
2.	<u>BARCLAY DAMON*</u>	\$	10,000.00
	Deposit - Tax Parcel #064.-01-06.2		
3.	<u>BOND SCHOENECK & KING*</u>	\$	100,000.00
	Deposit - Tax Parcels #064.-01-12.1, 064.-01-12.4 & 077.-01-14.1		
4.	<u>NYS ECONOMIC DEVELOPMENT COUNCIL**</u>	\$	2,300.00
	2024 Membership Renewal, Inv#15714		
5.	<u>BARCLAY DAMON</u>	\$	177,777.78
	March 2025 Legal Costs		
6.	<u>JMT OF NEW YORK, LLP</u>	\$	128,787.88
	March 2025 Engineering Costs		
7.	<u>JMT OF NEW YORK, LLP</u>	\$	392.50
	Roth Steel - Invoice #39-105904		
8.	<u>JMT OF NEW YORK, LLP</u>	\$	3,302.68
	Roth Steel - Invoice #39-105471		
9.	<u>BARCLAY DAMON</u>	\$	1,968.75
	Retained Corporate & Public Finance Matters, Inv#5334640		
10.	<u>BARCLAY DAMON</u>	\$	7,205.70
	WPSTP Inv#5334645		
11.	<u>BARCLAY DAMON</u>	\$	8,542.78
	OHB Redev, Inv#5334433		

12.	<u>BARCLAY DAMON</u>	\$	75.00
	Roth Steel Inv#5334637		
13.	<u>BARCLAY DAMON</u>	\$	907.00
	Sevigne v. OCIDA, Inv#5334412		
14.	<u>ABC CREATIVE</u>	\$	4,550.00
	Inv #8622		
15.	<u>LOVELL AND ASSOCIATES</u>	\$	3,000.00
	April 2025 Consulting		

Total:	\$	453,810.07
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*Ratification of checks dated 4/10/2025

**Ratification of check dated 4/16/2025

OCIDA
ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

4/8/2025

Project:	United Auto Supply of Syracuse West, Inc.	Project Number:	3101-25-03A
Location:	Geddes	School District:	Solvay
		Project Type:	Distribution/Wholesale
Tax Parcel(s):	019.-02-07.0, 019.-02-02.2, 019.-02-08.1, 019.-02-11.1	Village:	N/A

Total Project Cost:	\$	19,250,000		8. Total Jobs	498
Land Acquisition	\$	-		8A. Job Retention	433
Site Work/Demo	\$	-		8B: Job Creation	65
Building Construction & Renovation	\$	4,000,000		(Next 5 Years)	
Furniture & Fixtures	\$	-			
Equipment	\$	15,000,000			
Project Soft Cost	\$	250,000			

Community Investment /Abatement

	Fiscal Impact (\$)	
Abatement Summary	\$1,512,500	
Sales Tax Abatement	\$1,400,000	
Mortgage Tax Abatement	\$112,500	
Property Tax Relief (PILOT)	\$0	
Community Investment	\$48,804,807	
PILOT Payments	\$0	
Project Salaries and Benefits Estimated (10 yrs)	\$27,378,307	
Construction Benefit Estimate	\$2,176,500	
Total Project Cost	\$19,250,000	

Investment:Abatement Ratio 32.27 :1

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Project Description

The applicant is proposing to renovate approximately 259,000 square feet located at 1200 State Fair Blvd in the Town of Geddes to allow for expansion of operations, distribution, and warehousing at one centralized location.



March 26, 2025

**RE: United Auto Supply of Syracuse West Inc.
1200 State Fair Boulevard**

Dear OCIDA Board Members:

CHA, on behalf of the applicant, United Auto Supply of Syracuse West, Inc. (UAS), is pleased to submit the enclosed Application for Financial Assistance and supporting documentation for the proposed Project at 1200 State Fair Boulevard, Town of Geddes, New York. UAS is a distributor/retailer of auto parts which was founded in 1946. Over the last seventy-nine years they have expanded from a 2,500 square foot store on West Genesee Street to a 70,000 square foot facility on Tracy Street in the City of Syracuse to the Ranalli Industrial Park (formerly the P&C Warehouse) where United Auto Supply currently occupies approximately 308,000sf of warehouse and office space. The additionally have facilities located across New York, and portions of Pennsylvania and Ohio.

The Project the UAS is seeking financial assistance from OCIDA will consist of renovations to approximately 259,000 sf of the warehouse space being vacated at Ranalli Industrial Park to allow for expansion of United Auto Supplies Warehouse, Distribution and E-Commerce operations.

The site is currently owned by the 1200 State Fair Boulevard LLC. The site currently is approximately 28 acres and is occupies by a 567,000+/- SF building with associated parking lots and loading docks. As previously stated the building currently has United Auto Supply and WB Mason as tenants. WB Mason will be relocating to another warehouse/distribution facility in Onondaga County in early 2025 and the 259,000 sf of vacated space will require mechanical, electrical, structural and fire protection upgrades for the proposed Project.

The Applicant is seeking sales tax abatements for the proposed renovations to the vacated space and equipment purchases for the proposed expansion. The request is being made at this time due to construction cost increases inflation, increase in interest rates for commercial construction loans, permanent financing and due to improvements needed to the modification of the existing facility. The project would not be able to be completed at this time without the benefits from the Onondaga County Industrial Development Agency.

The Project will allow UAS to continue expansion of their auto parts distribution throughout the Northeast and their grow their market share in the E-Commerce auto part distribution space. Most importantly the Project will keep a family-owned business in CNY for years to come and allow them to create sixty-five (65) new jobs over the next five years.

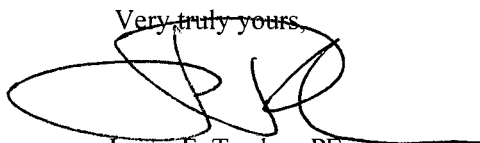
The following is included in our submission for your review and consideration:

- Application for Financial Assistance
- Property Survey of Ranalli Industrial Park (1200 State Fair Boulevard)
- Photos of Existing UAS Operations
- Photos of the Project Area
- Schematic Plans of Building Area being Renovated

One Park Place, 300 South State Street, Suite 600, Syracuse, NY 13202-2024
T 315.471.3920 • F 315.471.3569 • www.chacompanies.com

Should you have any questions related to this submission, please do not hesitate to contact our office.

Very truly yours,

A handwritten signature in black ink, appearing to be 'JF Trasher', written over the words 'Very truly yours,'.

James F. Trasher, PE
Sr. Vice President

Enclosures

The logo for CHA, consisting of the letters 'CHA' in a bold, sans-serif font, followed by a stylized, curved line that sweeps upwards and to the right.



**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. A final Application (OCIDA staff reviewed/approved) and associated fees MUST be received at least 10 business days prior to the upcoming Board meeting to be placed on the agenda. A signed application may be submitted by mail and/or electronically in PDF format to Alexis Rodriguez at alexisrodriguez@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.

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

Section I: Applicant Information

Submittal Date: March 26, 2025

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

1. Applicant/Project Operator: United Auto Supply of Syracuse West, Inc.
Applicant/Project Operator Address: 1200 State Fair Boulevard, Syracuse, NY 13209
Phone: 315-478-4242 Fax: _____
Website: unitedautosupply.com Email: jamesranalli3@unitedautosupply.com
Federal ID#: 16-1265206 NAICS: _____
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): 1200 State Fair Boulevard LLC
Owner Address: 1200 State Fair Boulevard, Syracuse, NY 13209
Federal ID#: 81-3867590
State of Incorporation: New York
List of stockholders, members, or partners of Owner: James P. Ranalli 2016 Irrevocable Trust

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>Ranalli Family 2012 Irrevocable Trust</u>	<u>95</u>
<u>James P. Ranalli</u>	<u>5</u>
_____	_____
_____	_____

C) Applicant Business Description:

Estimated % of sales within Onondaga County: 10

Estimated % of sales outside Onondaga County but within New York State: 45

Estimated % of sales outside New York State but within the U.S.: 43

Estimated % of sales outside the U.S.: (*Percentage to equal 100%) 2

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 or 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: CHA Consulting Inc. (James Trasher) Title: Sr. Vice President

Address: 300 S. State St. Suite 600 Syracuse, NY 13210 Phone: 315-471-3920

Cell Phone: 315-382-1508 E-mail: jtrasher@chacompanies.com

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

Name: _____ Title: _____

Address: _____ Phone: _____

Cell Phone: _____ Email: _____

G) Company Counsel:

Name of Attorney: Robert Smith

Firm Name: Costello, Cooney & Fearon PLLC

Address: 211 West Jefferson Street, Syracuse, NY

Phone: 315-422-1152

Cell Phone: 315-952-1960

Email: rsmith@ccf-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: 1200 State Fair Boulevard

Legal Address (if different): _____

City: Syracuse Town: Geddes Village: _____

Zip Code: 13209 School District: Solvay

Tax Map Parcel ID(s): 019-02-07.0; 019-02-02.2; 019-02-08.1; 019-02-11.1

Full Market Value: \$7,349,311 Square Footage of Existing Building(s): 567,000

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? 5/2025 ☐ Yes, what is the status? _____

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

☒ No, anticipated approval date. Not Required ☐ 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.)**

I. 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	0.00
Site Work/Demo	0.00
Building Construction & Renovation	4,000,000
Furniture & Fixtures	0.00
Equipment	15,000,000
Project Soft Cost	250,000
Total Project Cost	19,250,000

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 | \$ 15,000,000 |
| 2. Equity | \$ 4,250,000 |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ 0.00 |
| 4. Taxable Bond Issuance (if applicable) | \$ 0.00 |
| 5. Total Sources of Funds for Project Costs | \$ 19,250,000 |
| 6. Public Sources (Include sum total of all state and federal grants and tax credits) | \$ 0.00 |

-Identify each state and federal grant/credit:

	\$
	\$
	\$

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 433

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:	433
Estimate the number of construction jobs to be created by this Project:	50
Estimate the average length of construction jobs to be created (months):	12 months
Current annual payroll including the benefit cost:	17.9M
Average annual growth salary/wage rate (%)	3.5%

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)
Floor Manager	80,000 - 100,000	6
Asst Floor Manager	50,000 - 60,000	50
Supervisor	45,000 - 55,000	28
Equipment Operators	40,000 - 60,000	86
Warehouse Associates	43,000 - 47,500	222
Delivery Specialists	43,000 - 47,500	41

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
Floor Manager	82,500 - 105,000	0	1	0	1	0
Asst Floor Manager	52,500 - 65,000	1	0	1	0	1
Supervisor	47,500 - 58,500	2	2	2	2	2
Equipment Operators	42,500 - 65,000	3	3	3	3	3
Warehouse Associates	45,000 - 50,000	5	5	5	5	5
Delivery Specialists	45,000 - 50,000	2	2	2	2	2

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): 112,500.00

☒ Sales and Use Tax Exemption (4% Local, 4% State): 1,400,000.00

☐ 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): \$ 15,000,000

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 112,500

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: \$ 17,500,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure,
above): \$ 1,400,000

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 in Housing Exhibit A on the Agency’s website. 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.

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 United Auto Supply of Syracuse West, Inc. (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 4-3-25 (date).

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

Applicant(s) Company: United Auto Supply of Syracuse West, Inc.
Representative for Contract: James P. Ranalli III
Address: 1200 State Fair Boulevard City: Syracuse State: NY Zip: 13209
Phone: 315-478-4242 Email: jamesranalli3@unitedautosupply.com
Project Address: 1200 State Fair Boulevard City: Syracuse State: NY Zip: 13209
Signature: [Signature]
General Contractor: TBD
Contact Person: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Email: _____
Authorized Representative: _____ Title: _____
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).

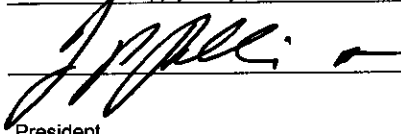
I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

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

Name of Applicant(s) Company

United Auto Supply of Syracuse West, Inc.

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

President

Date: 4/2/2025

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Susan 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. McKenna Moonan, Assistant Secretary
5. Robert Schoneck, Assistant Treasurer

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

United Auto Supply of Syracuse West, Inc.

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

President

Date: 4/2/2025

Section XII: Representations, Certifications, and Indemnification

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

James P. Ranalli III (Name of CEO or other authorized representative of Applicant)(s) confirms and says that he/she is the President (title) of United Auto Supply of Syracuse West Inc. (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:

United Auto Supply of Syracuse West, Inc

Signature of Officer or Authorized Representative:

J. P. Ranalli

Name & Title of Officer or Authorized Representative:

President

Date: 4/3/2025

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

James P. Ranalli III, being first duly sworn, deposes and says:

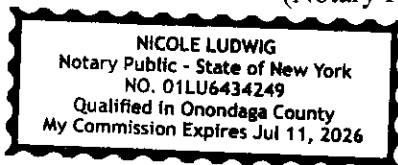
1. That I am the President (Corporate Officer) of United Auto Supply of Syracuse West, Inc. (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I know the contents thereof, and that to the best of my knowledge and belief, 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 3rd day of April, 2025.

Nicole Ludwig

(Notary Public)



End of Application

Rev 2.15.23

OCIDA Application Appendix

Section 2 – Project Information

D. Project Narrative, Description of Project

Without the requested benefits from the Onondaga County Industrial Development Agency, the project would not be undertaken at this time. The proposed project value of approximately \$19 million would be shelved or looked to be completed at locations outside of Onondaga County if financial assistance is not approved by the Agency.

E. Description of Project

United Auto Supply (UAS) is a distributor/retailer of auto parts which was founded in 1946. Over the last seventy-nine years they have expanded from a 2,500 square foot store on West Genesee Street to a 70,000 square foot facility on Tracy Street in the City of Syracuse. Based on the continued growth in our business, in 2016 they purchased and renovated the former P&C Warehouse at 1200 State Fair Blvd, which is now Ranalli Industrial Park which is 567,000 square feet and corporate headquarters for United Auto Supply. UAS has a lease agreement with 1200 State Fair Boulevard LLC for the project site and associated facilities, a copy of the agreement has been provided as part of the application.

UAS currently occupies approximately 308,000 square feet of the Ranalli Industrial Park which is located on 22+/- acres in the Town of Geddes. The property is currently zoned and utilized for warehouse distribution services. Previously the Industrial Park had multiple tenants within the facility, but due to the growth within UAS's business over the last several years and the desire to expand their operation at 1200 State Fair Boulevard, additional warehouse/distribution facilities have been constructed or acquired to relocate tenants within the complex to other locations throughout Onondaga County. Previously, Lowe's Home Improvements distribution facility was relocated from the Industrial Park to a 100,000 sf facility off Erie Boulevard in the City of Syracuse. Additionally, WB Mason, is currently being relocated to a facility located off Buckley Road in the Town of Clay.

Based on our continued growth of UAS in the northeast and commitment to Onondaga County there is a need for an additional warehouse and distribution space for their operations. The proposed project is the renovation of approximately 259,000 square feet (previously occupied by WB Mason) at 1200 State Fair Boulevard to allow for expansion of operations, distribution and warehousing at one centralized location. The portion of the existing building that were the proposed expansion is contemplated was constructed in the late 1960s. In order to allow for expansion, the facility requires structural, mechanical, electrical and life safety upgrades for the installation of a state-of-the art automated distribution system.

United Auto Supply has experienced great revenue growth year over year which has allowed for the company to continuously expand. The expansion of warehouse/distribution services at 1200 State Fair Boulevard will allow greater flexibility in future expansions and bringing on new product lines to serve the automotive and retail industry in the northeast and US. The anticipated expansion would allow for job creation and revenue increases over the upcoming three to five years.

F. As previously stated in the Description of the Project, the project will not result in the removal or abandonment of existing facilities elsewhere in NYS to the proposed project location. Additionally, the project relocates existing tenants of Industrial Park to other sites within Onondaga County to continue their warehouse and distribution operations.