

**City of Syracuse Syracuse Industrial Development Agency
Application**

I. APPLICANT DATA

A. Contact Information

Company Name:	JMA Tech Properties, LLC and Ranall/Taylor St., LLC			("Applicant")
Mailing Address:	P.O. Box 678			
City:	Liverpool	State:	NY	Zip: 13088
Phone:	3154325087	Fax:		
Contact Person:	Dino Peios, VP Finance			
Email Address:	dpeios@jmawireless.com			
Industry Sector:	Manufacturing			
NAICS Code:	34220	Federal Employer Identification Number:	84-3332852 / 81-2422866	

B. Will the Applicant be the Project Beneficiary (i.e. Project tenant or owner/operator)

Yes No If No, Who will:

C. Principal Stakeholders

List principal owners/officers/directors owning 5% or more in equity holdings with percentage ownership. Public companies should list corporate officers.

Name	% Ownership	Business Address	Phone	Email
See Attachment #1				

D. Corporate Structure: Attach a schematic if Applicant is a subsidiary or otherwise affiliated with another entity.

Corporation
 Private Public

Partnership
 General Limited

Other Sole Proprietorship

Limited Liability Company/Partnership

Date and Location of Incorporation/Organization:

If a foreign corporation, is the Applicant authorized to do business in the State of New York?

E. Applicant's Counsel:

Name:	Robert J. Smith, Esq.		
Firm:	Costello, Cooney & Fearon, PLLC		
Mailing Address:	500 Plum Street, Suite 300		
City:	Syracuse	State:	NY Zip: 13204
Phone:	3154221152	Fax:	3154221139
Email Address:	rjs@ccf-law.com		

F. Applicant's Accountant:

Name:	Paul Henry, CPA		
Firm:	The Bonadio Group		
Mailing Address:	171 Sully's Trail		
City:	Pittsford	State:	NY Zip: 14534
Phone:	5852492792	Fax:	5853100316
Email Address:	phenry@bonadio.com		

G. Applicant History: If the answer to any of the following is "Yes", please explain below. If necessary, attach additional information.

1. Is the Applicant, its management, or its principal owners now a plaintiff or defendant in any civil or criminal litigation? Yes No
2. Has any person listed in Section 1(c) ever been convicted of a criminal offense (other than a minor traffic violation)? Yes No
3. Has any person listed in Section 1 (C) or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt? Yes No

H. Has the Applicant, or any entity in which the Applicant or any of its members or officers are members or officers, received assistance from SIDA in the past? If yes, please give year, Project name, description of benefits, and address of Project.

Yes No

II. PROJECT INFORMATION

A. Project Location

Address:	See Attachment #2	Legal Address (if different)	
City:	Syracuse		
Zip Code:	13202		
Tax Map Parcel ID(s):	See Attachment #2		
Current Assessment:	See Attachment #2	Square Footage /Acerage of Existing Site:	See Attachment #2
Square Footage of Existing Building, if any:	See Attachment #2	Census Tract: (Please See Appendix E for Census Tracts)	See Attachment #2

B. Type (Check all that apply):

- New Construction
- Expansion/Addition to Current Facility
- Manufacturing
- Warehouse/Distribution
- Commercial
- Brownfield/Remediated Brownfield
- Residential/Mixed Use
- Other

C. Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but not be limited to: (i) the size of the Project in square feet and a breakdown of square footage per each intended use; (ii) the size of the lot upon which the Project sits or is to be constructed; (iii) the current use of the site and the intended use of the site upon completion of the Project; (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits (Attach additional sheets if necessary). Attach copies of any site plans, sketches or maps.

See Attachment #3

D. Is the Applicant the owner of the property?

- Yes
- No

If not, who is the owner and by what means will the site be acquired? If leasing, when does the lease end?

E. Infrastructure: Please indicate whether the following are onsite, need to be constructed, or need to be renovated/expanded:

Water	<input type="text" value="Onsite"/>	Electric	<input type="text" value="Onsite"/>
Sanitary/Storm Sewer	<input type="text" value="Onsite"/>	Private Roads	<input type="text" value="Onsite"/>
Gas	<input type="text" value="Onsite"/>	Telecommunication	<input type="text" value="Onsite"/>

F. Zoning Classification: Please list the current zoning:

Current Zoning

Industrial Business District Class A
Local Business District Class A

G. Are variances needed to complete the Project?

Yes No

If yes, please describe nature of variances and if municipal approvals have been granted:

H. Will the Project generate sales tax for the community?

Yes No

If yes, what is the company's average annual sales or estimated annual sales?

50,000,000

I. In accordance with N.Y. GML Sec. 862(1):

1. Will any other companies or related facilities within the state close or be subjected to reduced activity as a result of this Project? If so please list the town and county of the location(s):

Yes No

2. Will the completion of the Project result in the removal of a plant or facility of the Applicant from one area of the State New York to another area of the State of New York?

Yes No

3. Will the completion of the Project result in the abandonment of one or more plants or facilities of the Applicant located in the State of New York?

Yes No

i. If any answer to questions 1, 2 or 3 above is yes, is the Project reasonably necessary to discourage the Applicant from removing such other plant or facility to a location outside the State of New York?

Yes No

ii. If any answer to questions 1, 2 or 3 above is yes, is the Project reasonably necessary to preserve the competitive position of the Applicant in its respective industry?

Yes No

4. Will the Project primarily consist of retail facilities?

Yes No

i. If yes, will the cost of these facilities exceed one-third of the total Project cost?

Yes No

J. Is the Project located in a distressed Census Tract?

Yes No

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Please see Appendix E for the map of distressed census tracts in the city of Syracuse.

K. Is the Project site designated as an Empire Zone?

Yes No

L. Construction

1. Project Timeline (approximate):

Construction Commencement 04/03/2020 Construction Completion 04/19/2021 Date of Occupancy 04/20/2021

2. Please list any other key Project milestones:

NA

3. Has work begun? Yes No

If so, indicate the amount of funds expended in the past 3 years?

Pre-construction work regarding asbestos removal

III. PROJECT COSTS & FINANCING

A. Estimated Project Costs

i. State the costs reasonably necessary for the acquisition, construction, and/or renovation of the Project:

Description of Cost Type	Total Budget Amount
Land Acquisition	2,365,000*
Site Work/Demo	3,225,000*
Building Construction & Renovation	10,900,000
Furniture & Fixtures	1,500,000
Equipment	4,250,000
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	
Engineering/Architects Fees	2,086,000
Financial Charges	-
Legal Fees	200,000
Other	751,000
Management /Developer Fee	750,000
Total Project Cost	26,027,000



ii. State the sources reasonably anticipated for the acquisition, construction, and/or renovation of the Project:

Amount of capital the Applicant has invested to date:	2,365,000
Amount of capital Applicant intends to invest in the Project through completion:	18,662,000
Total amount of public sector source funds allocated to the Project:	5,000,000
Identify each public sector source of funding:	NYS URI
Percentage of the Project to be financed from private sector sources:	80%
Total Project Cost	26,027,000

B. Financial Assistance sought (estimated values):

Applicants requesting exemptions and/or abatements from SIDA must provide the estimated value of the savings they anticipate receiving. **New York State regulations require SIDA to recapture any benefit that exceeds the amount listed in this application.**

i. Is the Applicant expecting that the financing of the Project will be secured by one or mortgages? Yes No

If yes, amount requested and name of lender: 20,000,000 (est.) Lender not yet identified.

ii. Is the Applicant expecting to be appointed agent of the Agency for purposes of abating payments of NYS Sales and Use Tax? Yes No

If yes, what is the TOTAL amount of purchases subject to exemption based on taxable Project costs? 19,875,000

iii. Is the Applicant requesting a payment in lieu of tax agreement (PILOT) for the purpose of a real property tax abatement? Yes No

If yes, Category of PILOT requested: Priority Industry

Summary of Comments on JMA SIDA Application revised.pdf

Page: 6

Number: 1 Author: wsr Subject: Sticky Note Date: 5/11/2020 4:06:14 PM

JMA Tech Properties, LLC*It is estimated that approximately \$500,000,00 of the total Project Cost for Land Acquisition and Site Work/
Demo is allocable to the parking lot parcels which should not be included in the PILOT Benefit Analysis.

iv. Is the Applicant requesting any real property tax abatement that is **Inconsistent** with the Agency's UTEP?

Yes No

If yes, please contact the Executive Director prior to submission of this Application.

v. Upon acceptance of this Application, the Agency staff will create a PILOT schedule and indicate the estimated amount of PILOT Benefit based on anticipated tax rates and assessed valuation and attach such information as Exhibit A hereto. At such time, the Applicant will certify that it accepts the proposed PILOT schedule and requests such benefit be granted by the Agency.

**** This Application will not be deemed complete and final until Exhibit A hereto has been completed and executed****

C. Type of Exemption/Abatement Requested:

Amount of Exemption/Abatement Requested:

<input checked="" type="checkbox"/>	Real Property Tax Abatement (PILOT)	TBD
<input checked="" type="checkbox"/>	Mortgage Recording Tax Exemption (.75% of amount mortgaged)	150,000
<input checked="" type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State)	1,590,000
<input type="checkbox"/>	Tax Exempt Bond Financing (Amount Requested)	
<input type="checkbox"/>	Taxable Bond Financing (Amount Requested)	

D. Company's average yearly purchases or anticipated yearly purchases from vendors within Onondaga County, subject to sales tax:

Unknown at this time

E. Estimated capital investment over the next 5 years, beyond this Project, if available:

Unknown at this time

IV. EMPLOYMENT AND PAYROLL INFORMATION

*** Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.**

A. Are there people currently employed at the Project site?

Yes No If yes, provide number of full time equivalent (FTE) jobs at the facility:

B. Complete the following:

Estimate the number of full time equivalent (FTE) jobs to be retained as a result of this Project:	0
- Estimate the number of construction jobs to be created by this Project:	25-50
Estimate the average length of construction jobs to be created (months):	24 months
Current annual payroll at facility:	0
Average annual growth rate of wages:	3%
Please list, if any, benefits that will be available to either full and/or part time employees:	Medical, Dental, Vision, PTO, 401K
Average annual benefit paid by the company (\$ or % salary) per FTE job:	20-25%
Average growth rate of benefit cost:	5%
Amount or percent of wage employees pay for benefits:	10-20%
- 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:	50-75

C. Complete the following chart indicating the number of FTE jobs presently 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, third, fourth, and fifth years after the Project is completed. Jobs should be listed by title or category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. **Do not include construction workers.**

Current & Planned Full Time Occupations (Job Titles)	Current Number of FTEs	Annual Salary	Estimated Number of FTE Jobs After Project Completion					
			End of Year 1	End of Year 2	End of Year 3	End of Year 4	Total New Jobs After 5 Years	Total Retained Jobs After 5 Years
Unskilled or Semi	0	35,000	20	30	40	50	50	50
Professional	0	103,000	5	10	15	20	20	20
Skilled	0	64,000	10	15	20	30	30	30

For purposes of completing the chart, refer to the following definitions, in lieu of current titles:

- **Professional/Managerial/Technical** - includes jobs which involve skill or competence of extraordinary degree and may include supervisory responsibilities (examples: architect, engineer, accountant, scientist, medical doctor, financial manager, programmer).
- **Skilled** - includes jobs that require specific skill sets, education, training, and experience and are generally characterized by high education or expertise levels (examples: electrician, computer operator, administrative assistant, carpenter, sales representative).
- **Unskilled or Semi-Skilled** - includes jobs that require little or no prior acquired skills and involve the performance of simple duties that require the exercise of little or no independent judgment (examples: general cleaner, truck driver, typist, gardener, parking lot attendant, line operator, messenger, information desk clerk, crop harvester, retail salesperson, security guard, telephone solicitor, file clerk).

D. Are the employees of your company currently covered by a collective bargaining agreement?

Yes No If yes, provide the Name and Local: _____

V. Environmental Information

*An Environmental Assessment Form (EAF) MUST be completed and submitted along with this application. Please visit <https://www.dec.ny.gov/permits/6191.html> for the online EAF Mapper Application and EAF Forms.

A. Have any environmental issues been identified on the property?

Yes No

If yes, please explain:

See attachment #4

B. Has any public body issued a State Environmental Quality Review Act determination for this Project?

Yes No

If yes, please attach to this application.

VI. REPRESENTATIONS & AFFIRMATIONS BY THE APPLICANT

I hereby represent and warrant that I am [the CEO of the company/applicant] or [a person authorized to bind the company/applicant] and make the following representations and/or warranties and understand and agrees with the Agency as follows:

- A. Jobs Listings:** Except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity of the service delivery area created by the Workforce Investment Act ("WIA") in which the Project is located. Initial 
- B. 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 WIA for new employment opportunities created as a result of the Project. Initial 
- C. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will 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 within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the Project in its respective industry. Initial 
- D. City Human Right Law:** The Applicant agrees to endeavor to comply with the provisions of Article XI, Division 2 of the City Code, entitled "The Omnibus Human Rights Law," which prohibits discrimination in employment based upon age, race, sex, creed, color, religion, national origin, sexual orientation, disability or marital status. The Applicant hereby agrees to adhere to this policy or equal opportunity employment in the requirement, hiring, training, promotion, and termination of employees. Initial 
- E. City of Syracuse and MWBE Preference:** The applicant understands and agrees that it is the preference of the Agency that the applicant provide, and use its best efforts to provide, opportunities for the purchase of equipment, goods and services from: (i) business enterprises located in the city of Syracuse; (ii) certified minority and/or women-owned business enterprises; and (iii) business enterprises that employ residents in the city of Syracuse. Consideration will be given by the Agency to the Project Applicant's efforts to comply, and compliance, with this objective at any time an extension of benefits awarded, or involvement by the Agency with the Project, is requested by the Project Applicant. Initial 
- F. Local Labor Policy:** The applicant understands and agrees that local labor and contractors will be used for the construction, renovation, reconstruction, equipping of the Project unless a written waiver is received from the Agency. Failure to comply may result in the revocation or recapture of benefits awarded to the Project by the Agency. For the purposes of the policy, "Local" is defined as Onondaga, Cayuga, Cortland, Madison, Oneida, and Oswego Counties. Initial 
- G. Annual Sales Tax Filings:** In accordance with §874(6) 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. Initial 
- H. Annual Employment Reports and Outstanding Bonds:** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency on an annual basis, reports regarding the number of FTE at this Project site. The Applicant also 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. Initial 
- I. Absence of Conflicts of Interest:** The Applicant has received from the Agency a list of the members, officers and employees of the Agency. 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 in Appendix B. Initial 
- J. 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. Initial 
- K. False or Misleading Information:** The Applicant understands and agrees that the submission of knowingly false or knowingly misleading information in this Application may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project. Initial 
- L. GML Compliance:** The Applicant certifies that, as of the date of the Application, the proposed project is in substantial compliance with all provisions of NYS General Municipal Law Article 18-A, including but not limited to Sections 859-a and 862(1). Initial 

M. SIDA's Policies: The Applicant is familiar with all of SIDA's policies posted on its website (http://www.syr.gov.net/Syracuse_Industrial_Development_Agency.aspx) and agrees to comply with all applicable policies.

Initial 

N. Disclosure: The Applicant has read paragraph 6 of the instructions contained on the cover of this Application and understands that the Applicant must identify in writing to SIDA any information it deems proprietary and seeks to have redacted.

Initial 

O. Reliance: THE APPLICANT ACKNOWLEDGES THAT ALL ESTIMATES OF PROJECTED FINANCIAL IMPACTS, VALUE OF FINANCIAL ASSISTANCE REQUESTED, AND OTHER INFORMATION CONTAINED IN THIS APPLICATION WILL BE RELIED UPON BY SIDA AND ANY CHANGES IN SUCH INFORMATION MUST BE MADE IN WRITING AND MAY IMPACT THE GRANT OF FINANCIAL ASSISTANCE TO THE PROJECT.

Initial 

I am the CEO or a person authorized to bind the company/applicant, and have read the foregoing and agree to comply with all the terms and conditions contained therein as well as the policies of the City of Syracuse Industrial Development Agency.

Name of Applicant Company	JMA Tech Properties, LLC and Ranalli/Taylor St., LLC
Signature of Officer or Authorized Representative	
Name & Title of Officer or Authorized Representative	Dino Pelos, VP Finance
Date	May 8, 2020

VI. HOLD HARMLESS AGREEMENT

Applicant hereby releases the City of Syracuse Industrial Development Agency and the members, officers, servants, agents and employees thereof (collectively 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, 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, or the inability of the Applicant, for any reason, to proceed with 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 processing of or in connection with the Application, including attorney's fees, if any.

Name of Applicant Company	JMA Tech Properties, LLC and Ranalli/Taylor St., LLC
Signature of CEO or a person authorized to bind the company/applicant	
Name & Title of Officer or Authorized Representative	Dino Pelos, VP Finance
Date	May 8, 2020

**CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY APPLICATION
APPENDIX A
CONFLICT OF INTEREST STATEMENT**

Agency Board Members

1. Michael Frame
2. Kathleen Murphy
3. Steven P. Thompson
4. Rickey T. Brown
5. Kenneth J. Kinsey

Agency Officers/Staff

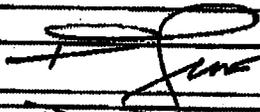
1. Judith DeLaney
2. John Vavonese
3. Debra Ramsey-Burns

Agency Legal Counsel & Auditor

1. Susan Katzoff, Esq., Bousquet Holstein, PLLC
2. Grossman St. Amour, PLLC.

The Applicant has received from the Agency 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:

Signature:



Authorized Representative:

DINO PEIOS

Title:

VP Finance

Date:

May 8, 2020

City of Syracuse Industrial Development Agency

APPENDIX B

Agency Fee Schedule

(Revised 1/15/19)

Bond and Straight Lease Transactions:

Application & Processing Fee	\$1,000.00
Project Commitment/Legal Fee	\$2,500.00
(Due with fully executed Application; Amount applied to SIDA's counsel fee)	

Administrative Fees:

Issuance of Bonds	1% Project Cost
(Without regard to principal amount of bonds issued.)	
Straight Lease/Agency Appointment	1% Project Cost
(Exemption from one or more mortgage recording, real property or sales and use taxes)	
Refunding of Bonds	1% of Project Cost

New Money/Additional Financing on Existing Project:

Refinancing of project where no additional Financial Assistance is sought (other than MRTE) – ¼ of new money financed (exclusive of original mortgage amount).
Refinancing of project where additional Financial Assistance is sought (in addition to MRTE) – 1% of new money financed.

Post-Closing Items for Bond and Straight Lease Transactions:

Annual Administrative Reporting Fee	\$250.00
(Paid at time of closing and annually thereafter for duration of SIDA's interest in Project Facility)	
Extension of sales tax exemption	\$500.00
Modification or Amendment of Closing Documents*	\$1,000.00

***including but not limited to refinancing of original mortgage**

Subsequent lender closing	\$250.00
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In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by SIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to SIDA's attorneys, engineers, and consultants. SIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents. SIDA reserves the right to modify this schedule at any time and to assess fees and charges in connection with other transactions such as grants of easement or lease of SIDA-owned property.

SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

APPENDIX B
Verification

STATE OF New York)
COUNTY OF Onondaga) SS.:

Dino Pelos, deposes and says that s/he is the
(Name of Individual)

VP Finance of JMA Tech Properties, LLC and Ranall/Taylor St., LLC
(Title) (Applicant Name)

that s/he is the CEO or a person authorized to bind the company/applicant, and has personally completed and read the foregoing Application and knows the contents thereof and that the same is true, accurate, and complete to the best of her/his knowledge, as subscribed and affirmed under the penalties of perjury. The grounds of deponent's beliefs relative to all matters in the said Application which are not stated upon her/his own personal knowledge are investigations which the deponent has caused to be made concerning the subject matter of the Application as well as, if applicable, information acquired by deponent in the course of her/his duties/responsibilities for the Applicant and from the books and papers of the Applicant. The deponent also acknowledges the receipt of the schedules attached to the Application, including but not limited to the Agency's fee schedule and assumes responsibility for payment of any and all applicable fees as described therein. Deponent further acknowledges review and understanding of the Agency's published policies, including but not limited to the Agency's Recapture Policy, and agrees on behalf of the Applicant to be bound by and comply with, all such policies.

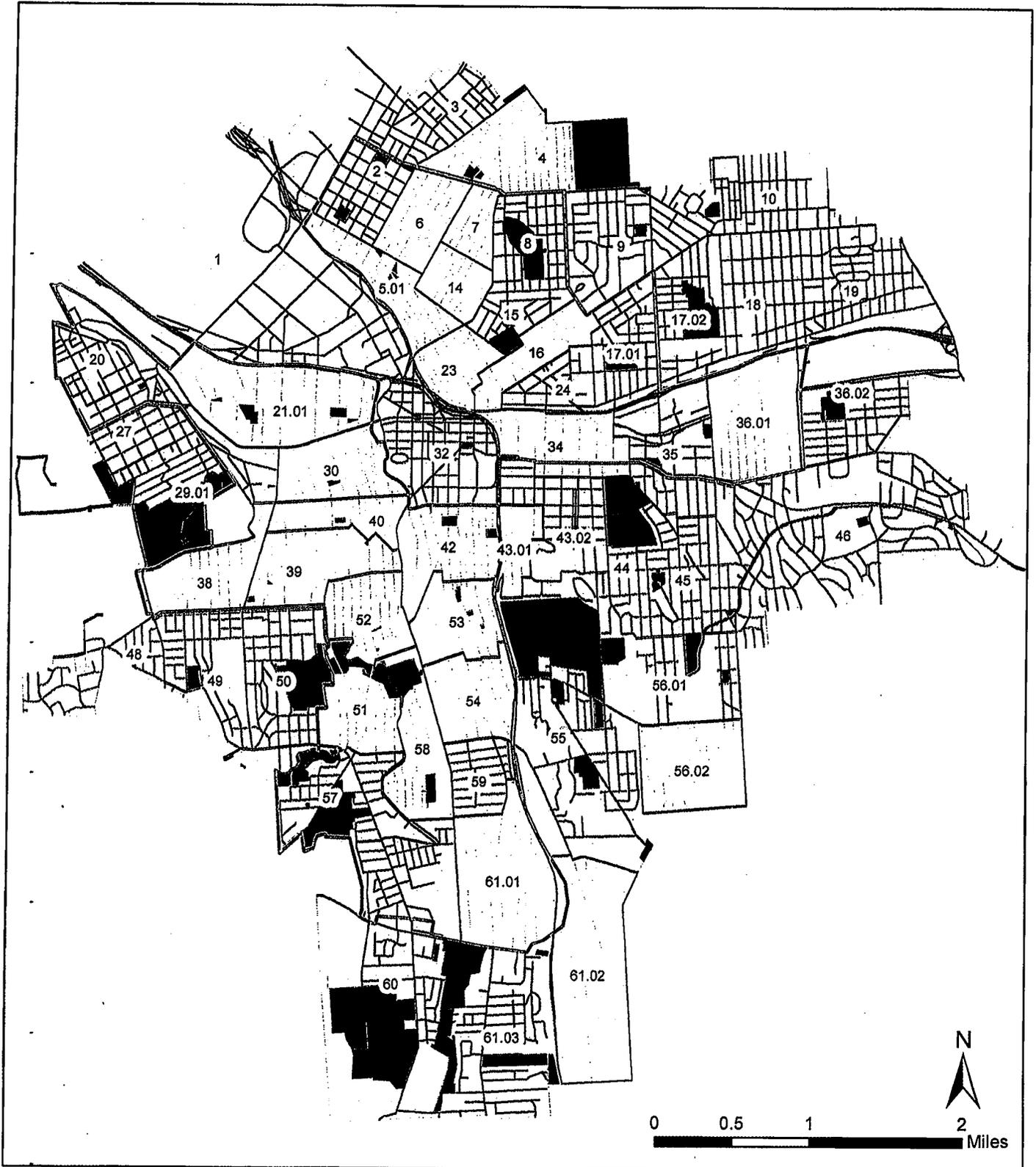
[Signature]
Applicant Representative's Signature
VP Finance
Title

Subscribed and sworn to before me this
8th day of May, 2020

[Signature]
Notary Public

WENDY S. LOUGNOT
Notary Public in the State of New York
Qualified in Oswego County No. 02L06090224
My Commission Expires April 7, 2023

Highly Distressed Census Tracts



Legend

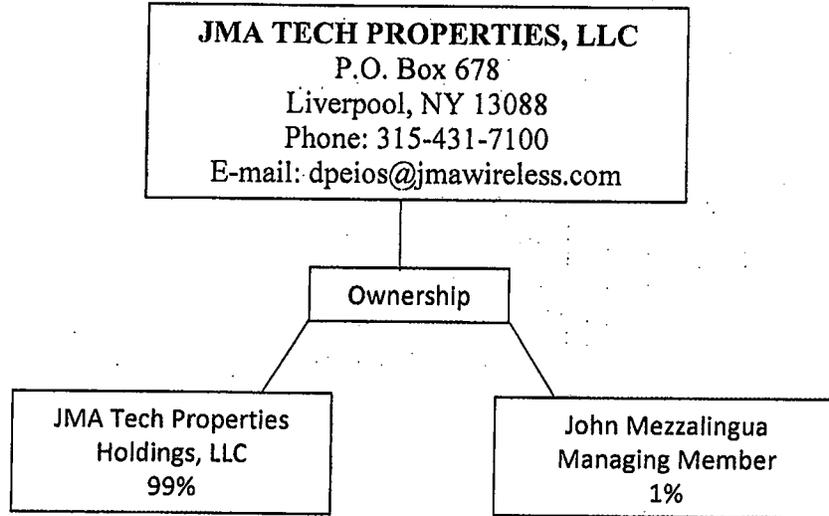
-  Highly Distressed Census Tracts (2016)
-  2010 Census Tracts
-  Parks & Cemeteries
-  NRSA Boundaries

Map created 7/12/2016.
This map is for planning purposes only.
The City of Syracuse cannot guarantee its accuracy.



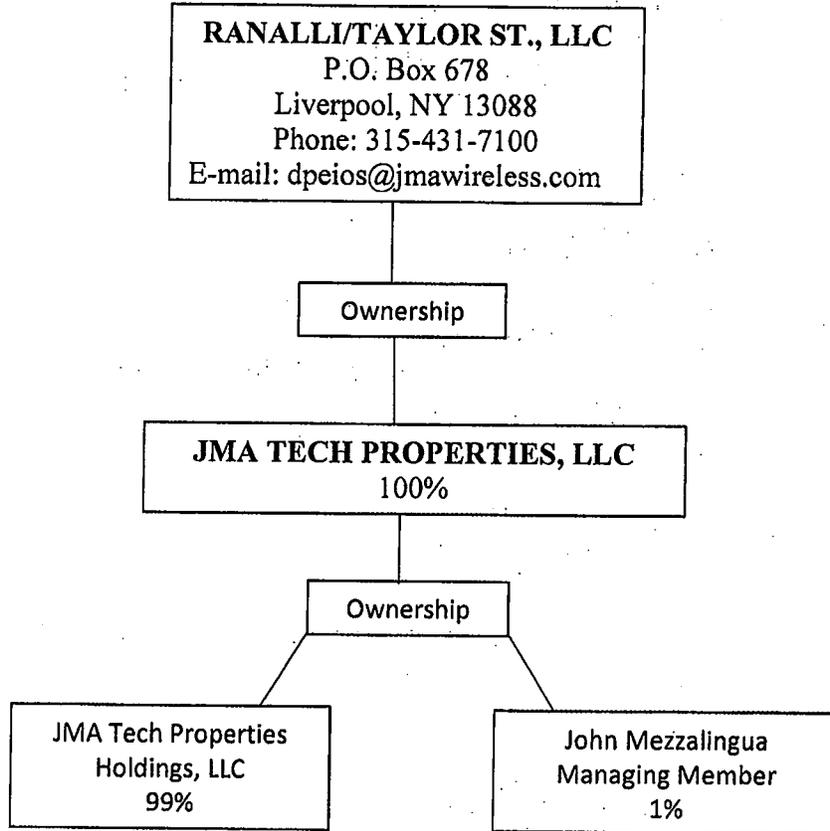
**JMA TECH PROPERTIES, LLC and RANALLI/TAYLOR ST., LLC
SIDA APPLICATION**

Attachment #1 – Principal Stakeholders



**JMA TECH PROPERTIES, LLC and RANALLI/TAYLOR ST., LLC
SIDA APPLICATION**

Attachment #1 – Principal Stakeholders



**JMA TECH PROPERTIES, LLC and RANALLI/TAYLOR ST., LLC
SIDA APPLICATION**

Attachment #2 – Project Location

ADDRESS	TAX ID #	CURRENT ASSESSMENT	SQ. FT./ACRE OF SITE	SQ FT. OF BUILDING	CENSUS TRACT	CURRENT OWNERSHIP
1022 Clinton St S	094.-04-04.0	\$126,800	65 x 132	7,200	42	JMA Tech Properties, LLC
1080-82 Clinton St S	094.-04-06.0	\$9,300	38 x 82	N/A	42	Ranalli/Taylor St., LLC
222-24 Tallman St & Clinton St S	094.-04-07.0	\$9,600	42 x 67.4	N/A	42	Ranalli/Taylor St., LLC
226 Tallman St	094.-04-08.0	\$15,100	40 x 135	N/A	42	Ranalli/Taylor St., LLC
1002-22 Salina St S & Cortland Ave	094.-20-01.0	\$16,000	150 x 166.95	N/A	42	Ranalli/Taylor St., LLC
1024-40 Salina St S & Tallman St	094.-20-02.0	\$90,000	253.84 x 193.25	N/A	42	Ranalli/Taylor St., LLC
980-82 Salina St S	094.-05-05.1	\$6,400	29.25 x 177.54	N/A	42	JMA Tech Properties, LLC
1029 Clinton St S	094.-05-05.2	\$10,500	30.5 x 115	N/A	42	JMA Tech Properties, LLC
120-154 Cortland Ave & Tallman St	094.-05-06.0	\$734,000	543.21 x 140.24	118,502	42	Ranalli/Taylor St., LLC
1051 Clinton St S	094.-05-07.0	\$32,900	27 x 84	2,352	42	JMA Tech Properties, LLC*
1049 Clinton St S	094.-05-08.1	\$13,000	39 x 115	N/A	42	JMA Tech Properties, LLC
1049 Clinton St S Rear	094.-05-08.2	\$1,100	39 x 30.8	N/A	42	JMA Tech Properties, LLC
1033 Clinton St S	094.-05-08.3	\$10,500	30.5 x 115	N/A	42	JMA Tech Properties, LLC

*This property will be transferred to Ranalli/Taylor St., LLC prior to the final SIDA closing

**JMA TECH PROPERTIES, LLC and RANALLI/TAYLOR ST., LLC
SIDA APPLICATION**

Attachment #3 – Description of Project

JMA, a global leader of edge-based communications technology, with corporate headquarters in Liverpool, NY continues to grow and expand product offerings for the connected industries. Since its inception, JMA has leaned in on US based innovation, delivering the world's first software based 4G baseband, Private CBRS network solutions, and onshore manufacturing of 4G/5G antennas and high-grade connectors. Over the last six years, JMA has invested more than \$100M in the Syracuse area and employs over 500 locally, expanding from a 62,000 sq. ft manufacturing facility to a 220,000 sq. ft manufacturing facility located in Liverpool, NY.

As part of the continued growth and commitment to US and NYS manufacturing, JMA plans to transform a section of downtown Syracuse, NY into an advanced 5G manufacturing and innovation center. The facility, previously Coyne Textiles, is estimated to be a \$25M plus investment and a significant part of Syracuse's commitment to revitalizing the downtown area, acting as a gateway to the City's south side. JMA's new 5G campus will not only develop and manufacture 5G solutions locally, but also be a showcase for 5G experiences driving its own operations. The facility aspires to be 100% unwired, utilizing technology like Private 5G Networks and CBRS to power voice and data communications, next generation edge-based use cases, as well as employing high levels of automation. JMA's CUSP Edge Products will be heavily utilized within the building's experience center, focusing on emerging use cases across vertical markets like sports and entertainment, retail, education, and healthcare.

At least 100 new jobs will be opened across manufacturing, testing and production support as JMA intends to make the Southside gateway a beacon of technology, current and future. The project will help transform the neighborhood with building and site improvements that will include job opportunities for the local community. The project will encompass thirteen (13) tax parcels, some of which are owned by JMA Tech Properties, LLC and some of which are owned by Ranalli/Taylor St., LLC (see Attachment #2 for parcel and ownership information).

The facility, located at 120-154 Cortland Ave. and Tallman St., consists of multiple structures, built over the course of 37 years, with each section serving a different purpose. The site was accepted into NYSDEC's Brownfield Cleanup Program (BCP) under prior ownership and a small portion of the remediation work was completed (initial investigation, some soil removal where accessible and select tank removals). As part of its purchase, JMA assumed all benefits of the BCP and has worked diligently with a team of local environmental consulting engineers and the DEC to finalize a remediation plan. The NYSDEC has reviewed the Alternatives Analysis Report (CHA, March 2020), which identifies the chosen remedial action for the cleanup of the soil and groundwater on the site. This document will be available for public comment for 45-days, beginning mid-May 2020. The remedial design for the chosen alternatives is currently underway. As part of developing these documents, a thorough investigation of the existing structures relative to the brownfield remediation was undertaken over the last several months to assess the viability of the proposed clean-up.

The primary structure, a three-story building sitting at the South end of the site adjacent to Tallman Avenue, was built last, in 1985. This is the only well documented building in terms of

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architectural and structural drawings. The remaining structures have virtually no documentation, sit at various elevations, and have incongruous structural systems. Most importantly, they were built on a jumble of foundation and/or pile systems that are not documented. Our team's geotechnical assessment of existing soil conditions coupled with their review of the remediation plan caused serious concern for the existing foundations and/or piles of these structures. It was determined that the most viable course of action is to demolish the various structures sitting to the north of the three-story building. This will allow the source area soil in that area to be excavated and transported off-site without compromising building integrity and ensure that the new manufacturing facility has a sound and dependable foundation system. The proposed brownfield remediation plan also includes NYSDOH mandatory air venting systems beneath all final ground floor slabs to protect workers from potential soil vapors.

In addition, the project is located within Zone AE of the 100-year floodplain of Onondaga Creek with base flood elevations (BFE) of between 392.65' and 393.35' and a BFE of 393' at the upstream edge of the three-story building. Per the City of Syracuse Flood Damage Prevention Law enacted in September of 2016, new and/or substantially improved structures located within the 100-year floodplain need to be elevated or floodproofed to an elevation of 2' above the BFE. JMA's design team's proposed solution is to raise the existing ground floor elevation of the three-story building by 3' to bring it up to the BFE of 393'. That structure will then be dry-proofed an additional 2', up to 395'. The ground floor elevation of the new manufacturing structure will be designed and set at 395', the full 2' above the BFE. To accommodate and resolve the resulting elevation changes from the existing site condition to the proposed raised entry points and between the two connected structures, an atrium will be inserted with various stairs and ramps connecting the different elements.

The existing 54,551 SF three-story portion of the existing building will be completely renovated to house new corporate offices, a client experience center, and manufacturing support spaces such as locker rooms for secure storage of employee's belongings, employee cafeteria designed with microwaves, storage space for meals brought from home and a vend-a-teria for self-service purchases of drinks, snacks and other sundries, human resource offices, a first-aid area, and maintenance areas. The remaining 63,951 square foot portion of the existing building will be demolished. Adjacent to the existing three-story portion, will be built a new 1-floor twenty-eight (28) feet high bay building of approximately 40,000 SF, consisting of manufacturing space with production engineering offices, assembly, testing, restrooms, warehouse and loading dock areas to accommodate incoming and outgoing freight. The existing structure will be connected to the new structure by way of an atrium area. In addition, the former wastewater building (2,352 square feet) will also be demolished. The proposed floor layouts and demolition maps are annexed hereto. The area north of the new manufacturing building will include pavement areas for truck access of loading docks. To the east of the existing and new buildings will be a triangular parking island which will be renovated for parking, along with another parking area just west of the existing building. The entire facility will be secured using door automation and wireless, private network-based security cameras.

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The atrium space and second floor of the three-story building will be the focal point for customer visits, showcasing JMA's emerging 5G based wireless products and the functionality they bring to other edge-based technology. Ceiling heights will be maximized and views into the manufacturing and assembly area will be a highlight. Several offices and workstations will be built for staff working in that area along with conference rooms of varying sizes. Server banks in this area will simulate customers' environments and will be designed as an exhibition space to allow for easy modification to showcase newly developing products, flexing to industry demands and opportunities. Portions of the space will be designated as demo space for such things as private network vertical enterprise solutions, drones and driverless cars (for example an electric Mini-Cooper or Smart Car).

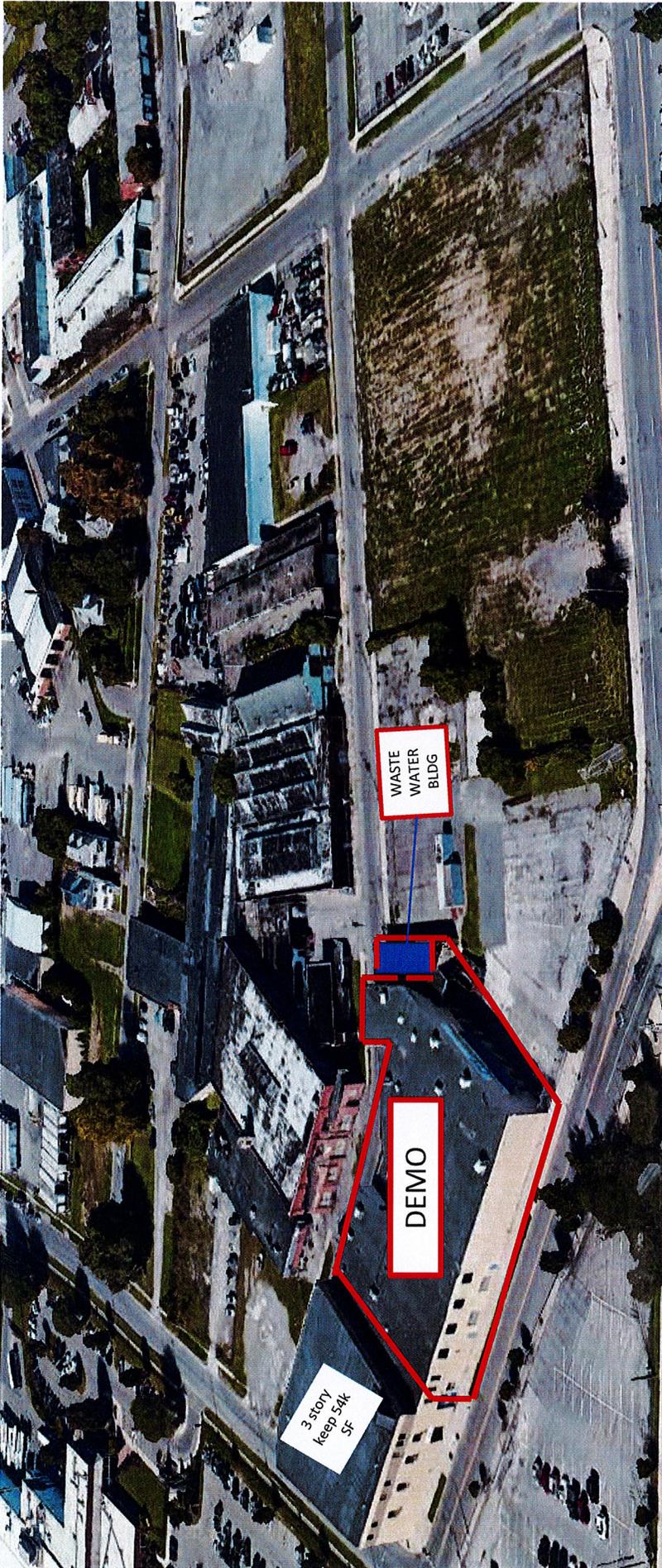
The third floor will be completely renovated to accommodate both executive offices and more casual, collaborative workspaces. A technology hub capable of servicing JMA locations worldwide will also be included. Collectively, the proposed improvements will provide JMA with a facility capable of meeting a host of requirements necessary to manufacture an array of cutting edge, 5G products: flat, level floors, consistent environmental conditions, high rack storage, power redundancy, etc.

[The remaining properties set forth as Attachment #2 will be used for parking and the Gabriel building located at 1022 S. Clinton St. will be removed for installation of additional parking.]

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Attachment #4 – Environmental Information

There is currently a Brownfield Cleanup Program with respect to the Former Coyne Textile property located at 140 Cortland Avenue. The Site Code Information is C734144A. The Contaminants of concern are set forth in the database and include TCE, PCE, Vinyl Chloride, Benzene, etc. The applicant intends to continue and complete the Brownfield Cleanup Program for that site.

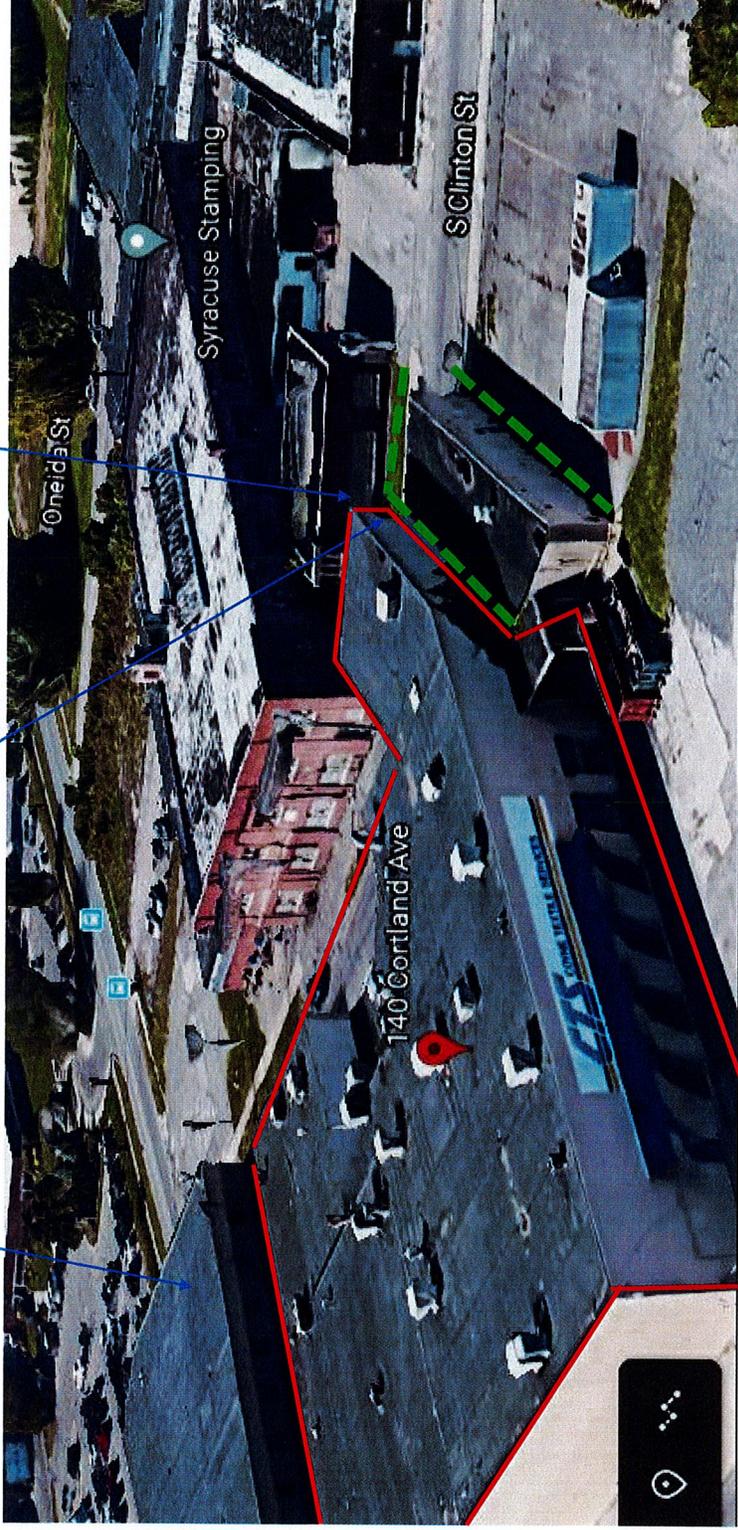


WASTE
WATER
BLDG

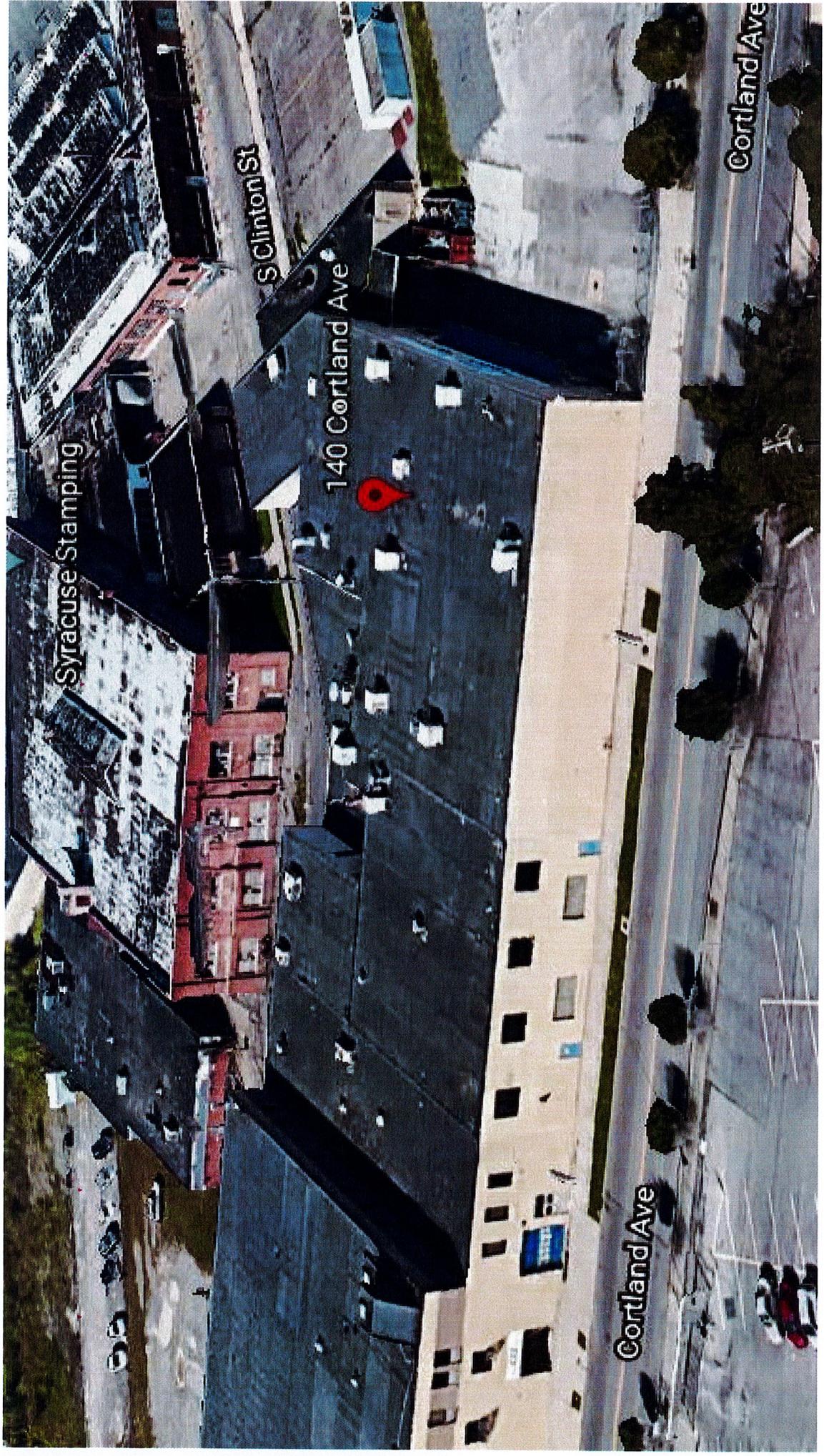
DEMO

3 story
keep 54k
SF

3 Story Coyne 54k + STAYS
Coyne Bldg ends
Waste Water Bldg demo in green



North End of Coyne- Warehouse outline in red



Syracuse Stamping

Clinton St

140 Cortland Ave

Cortland Ave

Cortland Ave

