

City of Syracuse Industrial Development Agency

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Minutes

Board of Directors Meeting
Tuesday, January 21, 2020

Board Members Present: Steven Thompson, Kathleen Murphy, Rickey Brown, Kenneth Kinsey.

Staff Present: Judith DeLaney, Susan Katzoff, Esq., John Vavonese, Debra Ramsey-Burns.

Others Present: Deli Vargus, Gail Cawley, Zachary Benjamin, Joe Marusa, Brian Bouchard, Lauryn LaBourde, Rich Puchalski, Aggie Lane, Gail Montplaisir.

Media: Rick Moriarty.

Public Hearings

JMA Tech Properties LLC

Ms. Murphy opened the Hearing at 8:01 a.m. and asked Ms. DeLaney to read verbatim the Notice of Public Hearing on the Project. A copy of the notice is attached and included in the minutes.

Ms. DeLaney read the notice noting this was a continuation of a Public Hearing opened on December 17th, 2019. After the notice was read, Ms. Murphy asked if anyone in attendance wished to speak in favor of the Project. Gail Cawley, representing the Company spoke in favor. She said the Company was excited to locate the project in Syracuse and the jobs that will be created as a result along with the opportunity to participate in the renewal of the neighborhood.

Aggie Lane representing the Urban Jobs Task Force also spoke in favor noting the former Coyne building will again be occupied with well-paying job positions. She also said she hopes SIDA makes ensures construction jobs associated with the Project are filled by City residents.

Richard Puchalski representing Syracuse United Neighbors also spoke in favor. Mr. Puchalski said he hoped the Company would reach out to the surrounding low income neighborhoods in need of good paying jobs to hire its employees and suggested a job training program would be beneficial. He also asked the Company to improve and maintain the landscaping on the proposed campus.

Gail Montplaisir representing the Salina First project also spoke in favor. Noting Salina First would be built across the street she said both companies can work together to bring prosperity back to the neighborhood.

Ms. Murphy then asked an additional two times if asked if anyone else in attendance wished to speak

in favor of the Project. No one else spoke.

Ms. Murphy then asked if anyone in attendance wished to speak in opposition to the Project. No one spoke. She asked an additional two time is anyone in attendance wished to speak in opposition to the Project. No one spoke.

Ms. Murphy closed the Hearing was closed at 8:14 a.m.

I. Call Meeting to Order

Ms. Murphy called the meeting to order at 8:14 a.m.

II. Roll Call

Ms. Murphy acknowledged all Board members were present.

III. Proof of Notice

Ms. Murphy noted notice of the meeting had been timely and properly provided.

IV. Minutes

Ms. Murphy asked for a motion approving the minutes from the December 17, 2019 Board of Directors meeting. Mr. Brown made the motion. Mr. Thompson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES FROM THE DECEMBER 17, 2019 BOARD OF DIRECTORS MEETING.**

V. Committee Report

Finance Committee: Mr. Brown reported a meeting of the Finance Committee was held on January 20, 2020 to review a request from the City's Central Permit Office to provide funding for technology services (Open Counter Enterprises) in support of the City's comprehensive business portal. He said after discussion the Finance Committee approved a motion recommending the Board of Directors approve the request in an amount not to exceed \$22,500.00.

VII. New Business

JMA Tech Properties LLC

Ms. Katzoff noting a Public Hearing had just concluded asked the Board members to consider resolutions approving the Project.

She advised the first resolution for approval was a SEQRA resolution and said after review it had been determined the project would have no significant effect on the environment.

There being no discussion, Ms. Murphy asked for a motion to approve the resolution. Mr. Thompson made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY**

APPROVED A RESOLUTION DETERMING THAT THE UNDERTAKING OF A CERTAIN PROJECT AT THE REQUEST OF JMA TECH PROPERTIES, LLC WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Ms. Katzoff then asked the members to authorize an Inducement Resolution for the Project. Noting a cost benefit analysis was included in the Agenda packet she said the resolution approved exemptions from sales, mortgage and real estate taxes for the Project.

There being no discussion, Ms. Murphy asked for a motion to approve the resolution. Mr. Thompson made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE UNDERTAKING, ACQUISITION, CONSTRUCTION, RECONSTRUCTION, RENOVATION, EQUIPPING AND COMPLETION OF A PROJECT; APPOINTING THE COMPANY AS AGENT OF THE AGENCY FOR THE PURPOSE OF THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, RENOVATION, EQUIPPING AND COMPLETION OF THE PROJECT; AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT BETWEEN THE AGENCY AND THE COMPANY.**

Ms. Katzoff then asked the members to consider approval of a PILOT resolution for the Project. She advised the Company would be receiving a 15 Year Priority Commercial Residential PILOT under the Agency's Uniform Tax Exemption Policy noting there was no deviation from that policy.

There being no discussion Ms. Murphy asked for a motion approving the resolution. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPROVING AN PAYMENT IN LIEU OF TAX ("PILOT") SCHEDULE AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS BY THE AGENCY IN CONNECTION WITH THE PILOT SCHEDULE.**

Ms. Katzoff finally asked the members to authorize a Final resolution for the Project to execute and deliver all documents.

There being no discussion Ms. Murphy asked for a motion to approve the resolution.

Mr. Thompson made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS BY THE AGENCY IN CONNECTION WITH A COMMERCIAL PROJECT UNDERTAKEN AT THE REQUEST OF THE COMPANY.**

Ranalli ALA, LLC

Ms. DeLaney requested the members approve a resolution authorizing a public hearing for the Project. She noted the Board approved an application for financial assistance from the Company in July 2019 for the construction of an 80,000 sq. ft. warehouse to be located at 738 West Genesee St. to address the expansion needs of United Auto Supply. She said the Agency recently received a revised supplemental application (included in the agenda packet) from the owners as the project has now been expanded to include an additional parcel of land to accommodate the size of the warehouse to a now proposed

100,000 sq. ft. She said the cost of the Project has increased by \$2,300,000 and an increase in the approved benefits has also been requested. She advised as the additional benefit request exceeds \$100,000.00 a new public hearing is required.

There being no discussion, Ms. Murphy asked for a motion to approve the resolution. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING A PUBLIC HEARING WITH RESPECT TO MODIFICATIONS TO A PROJECT BEING UNDERTAKEN BY THE AGENCY.**

Open Counter Enterprise Inc.

Ms. DeLaney requested the members approve a resolution authorizing payment in the amount of \$22,500.00 to Open Counter Enterprise Inc. for consulting and software technology services in support of the City's business portal. She said this funding would provide for the services through June 30,2020 and thereafter would be included in the City's 2020-2021 budget.

She said as Mr. Brown reported earlier, the Finance Committee reviewed the request at its meeting of January 20, 2020 and made a recommendation for approval by the Board of Directors.

There being no discussion Ms. Murphy asked for a motion to approve the resolution. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION APPROVING A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXPEND AN AMOUNT NOT TO EXCEED \$22,500 PURSUANT TO CONTRACT WITH OPENCOUNTER ENTERPRISES, INC. RELATIVE TO THE DEVELOPMENT OF ONLINE TOOLS TO ENCOURAGE AND ENHANCE ECONOMIC DEVELOPMENT ACTIVITIES.**

Willow Street Lofts

Ms. Katzoff requested the members approve a resolution authorizing both participation in mortgage refinancing and an increase in the mortgage tax exemption benefit for the Project.

She said this Project closed in 2005 and recently notified the Agency it was in the process of refinancing and increasing the mortgage on the property by \$862,000. She further noted as contemplated in the project lease documents the Agency is required to participate in any financing /refinancing of the Project. The Company is requesting same along with approval an additional mortgage tax benefit not to exceed \$6465.00 relative to the increase in the mortgage size.

There being no discussion, Ms. Murphy asked for a motion to approve the resolution. Mr. Brown made a motion. Mr. Thompson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUITON APPROVING THE AGENCY'S PARTICIPATION IN THE REFINANCING OF THE PROJECT; AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH AND AUTHORIZING AN INCREASE IN CERTAIN FINANCIAL ASSISTANCE.**

Joint School Construction Board

Ms. Katzoff requested the Board approve a resolution authorizing a public hearing with respect to the use of the Series 2019A Bond proceeds. She said the Agency has been advised by the JSCB (Joint School Construction Board) that after completion of the projects included in the 2019A bond sale there will be funds left over. The JSCB Board is requesting those funds be allowed to be used for construction of additional schools to include Clary Middle School, Danforth Middle School, (Brighton Academy) Expeditionary Learning Middle School and Henninger High School. She said while those schools were included in the Phase II project they were not listed in the January 2019 Public Hearing notice and thus a new public hearing is required.

There being no discussion Ms. Murphy asked for a motion to approve the resolution. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING A PUBLIC HEARING IN CONNECTION WITH A PROJECT UNDERTAKEN BY THE AGENCY AND THE USE OF THE AGENCY'S SCHOOL FACILITY REVENUE BONDS (SYRACUSE CITY SCHOOL DISTRICT PROJECT), SERIES 2019A .**

Salina First LLC

Ms. DeLaney advised the members a concern was raised by the owners of the Company relative to the job numbers outlined on their application for financial assistance and as such wished to clarify the numbers.

She said there was confusion in how the numbers were reported as the retained jobs of 26 were reported as "new". While technically correct as they are new to the site of the project the jobs are not being created and will just relocate to the site at Project completion. She also confirmed there will be 13 new job positions created as a result of the Project. She said the owner had submitted a "corrected page" to be inserted in to the application for financial assistance clarifying the discrepancy and advised no action was required by the Board.

VII. Adjournment

Ms. Murphy asked for a motion to adjourn the meeting. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN THE MEETING AT 8:33A.M.**

