

**City of Syracuse Industrial Development Agency**

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Minutes  
Board of Directors Meeting  
Tuesday, February 18, 2020

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

**Board Members Excused:** Steven Thompson, Dirk Sonneborn.

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

**Others Present:** Aggie Lane, Timothy Lynn, Esq., Joseph Gehm, Theodore Trespaz., Esq, Richard Engel, Esq., Donna Harris, Tom Izzo, Mitch Lattimer.

**Media:** Rick Moriarty.

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**I. Public Hearings**

**Ranalli ALA LLC**

Ms. Murphy opened the Public Hearing at 8:00 a.m. and asked Ms. DeLaney to read verbatim the Notice of the Public Hearing on the Project. A copy of the notice is attached and included in the minutes.

After the notice was read Ms. Murphy asked if anyone in attendance wished to speak in favor of the Project. No one spoke. Ms. Murphy asked an additional two times if anyone else in attendance wished to speak in favor of the Project.

Aggie Lane of the Urban Job Task Force spoke. Ms. Lane commented that since July she believed the Agency had given tax relief to projects totaling \$1.9 million dollars with construction wages estimated at \$6.5 million. She wanted to advocate SIDA create a local labor policy requiring City residency for 20% of the construction workers on City projects.

Ms. Murphy then asked if anyone in attendance wishes to speak in opposition of the Project. No one spoke.

Ms. Murphy asked two more times if any wish to speak in opposition of the project. No one spoke.

Ms. Murphy closed the Public Hearing at 8:09 a.m.

**Joint School Construction Board**

Ms. Murphy opened the Public Hearing at 8:00 a.m. and asked Ms. DeLaney to read verbatim the Notice of the Public Hearing on the Project. A copy of the notice is attached and included in the minutes.

Ms. DeLaney read the notice of the Public Hearing. Ms. Murphy then asked if anyone in attendance wished to speak in favor of the Project. No one spoke. Ms. Murphy asked two more times if anyone wished to speak in favor of the Project. No one spoke.

Ms. Murphy asked if anyone wish to speak in opposition of the project. No one spoke. Ms. Murphy asked two more times if anyone wished to speak in opposition of the Project. No one spoke.

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

## **II. Call Meeting to Order**

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

## **III. Roll Call**

Ms. Murphy acknowledged all Board members were present with the exception of Mr. Thompson and Mr. Sonneborn who were excused.

## **IV. Proof of Notice**

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

## **V. Minutes**

Ms. Murphy asked for a motion approving the minutes from the January 10, January 16, and January 21, 2020 Board meetings. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES FROM THE JANUARY 10, JANUARY 16 AND JANUARY 21, 2020 BOARD MEETINGS.**

## **VI. Committee Report**

### **Finance Committee**

Mr. Brown reported the Finance Committee met on February 5, 2020 and met with a member of the development team for Dupli Associates LLC to review a proposed Phase II and III of an Agency project located in Franklin Square. He said the owners propose the expansion and completion of a mixed use residential commercial project and are requesting sales mortgage and real estate tax exemptions from the Agency. He said after discussion the members of the Finance Committee approved a motion to recommend to the Board of Directors approval of a resolution authorizing a Public Hearing on the Project.

## **VII. New Business**

### **Ranalli ALA, LLC**

Ms. Katzoff noting a Public Hearing had just concluded briefly reviewed the Project advising that after the Board initially approved the undertaking in July of 2019 the Company acquired an additional parcel of land allowing it to expand the proposed warehouse by 20,000 sq. ft. and increasing the cost of the project to \$9,890,000. She said as a result of the further expansion the Company was requesting an increase in the mortgage benefit by

\$21,675, and an increase in the sales tax exemption by \$128,000. She noted the PILOT term remained the same but was recalculated to reflect the higher end value resulting in an additional increase in PILOT payments and further abatement \$428,000.

She said because of the changes in the sq. footage of the Project the Agency was required to review SEQRA again and it has been determined after a review of the revised EAF submitted by the Company there is no environmental impact.

Ms. Katzoff then asked the Board to consider resolutions approving the Project.

There being no discussion, Ms. Murphy asked for a motion to approve a SEQRA Resolution. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION CLASSIFYING A CERTAIN PROJECT AS AN UNLISTED ACTION PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT, DECLARING THE AGENCY LEAD AGENCY FOR PURPOSES OF AN UNCOORDINATED REVIEW THEREUNDER AND DETERMINING THAT THE ACTION WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

Ms. Katzoff then asked for approval of a resolution amending the existing PILOT to reflect the changes in value of the Project.

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 AN AMENDED PAYMENT IN LIEU OF TAX SCHEDULE AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS BY THE AGENCY IN CONNECTION WITH A PILOT AGREEMENT.**

Ms. Katzoff then asked for approval of a Final resolution.

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 MODIFICATIONS TO A PROJECT PREVIOUSLY UNDERTAKEN BY THE AGENCY.**

#### **Joint School Construction Board Series 2019A**

Ms. Katzoff noting a Public Hearing had also just concluded on this Project briefly reviewed the Project for the Board. She said the JSCB was requesting the remaining unexpended proceeds of the 2019A Bond issuance be applied to construction of the following schools Clary Middle School, Danforth Middle School (Brighton Academy) Expeditionary Learning Middle School and Henninger HS. She advised although these schools were included in the Phase 2 of the construction program they were not included in the January 2019 Public Hearing notice and requested the Board consider approval of an amended Bond resolution to address that issue.

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 THE USE OF A PORTION OF THE PROCEEDS OF THE AGENCY'S SCHOOL FACILITY**

**REVENUE BONDS (SYRACUSE CITY SCHOOL DISTRICT PROJECT), SERIES 2019A ON VARIOUS SCHOOLS WITHIN THE DISTRICT.**

**Dupli Associates LLC**

Ms. DeLaney noting this Project had been previously reviewed by the Finance Committee requested the Board approve a resolution authorizing a Public Hearing on it. Noting a supplemental application and memo was included in the agenda packet for review she said the Company was requesting the Agency amend the Project located in Franklin Square and provide additional tax abatement benefits to support a major expansion of the original Project in two additional phases at a proposed cost of \$19,474,000.

Timothy Lynn a representative of the Company was present and further discussed the proposed expansion of both buildings involved in the project the Dupli Graphics Building & the Syracuse Scale Building noting at completion the Project would include additional commercial & retail space of 70,500 sq. ft. and 59 residential units. He noted the Company would incorporate and rent 20% of the Project's residential units at the annual 65% AMI rent limits for the City of Syracuse as designated by HUD.

After Mr. Lynn concluded his remarks, 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 DETERMINING THAT THE ACQUISITION, RECONSTRUCTION, RENOVATION, EQUIPPING AND COMPLETION OF A MIXED-USE FACILITY AT THE REQUEST OF THE COMPANY CONSTITUTES A PROJECT; DESCRIBING THE FINANCIAL ASSISTANCE IN CONNECTION THEREWITH; AND AUTHORIZING A PUBLIC HEARING.**

**Syracuse Community Hotel Restoration Company 1**

Ms. Katzoff requested the Board approve a resolution authorizing an extension of the Agency Agreement through March 15, 2020 noting the Project had yet to close but was anticipated to do so before the end of the month.

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 APPROVING AN EXTENSION OF THE AGENCY AGREEMENT BETWEEN THE AGENCY AND THE COMPANY UNTIL MARCH 15, 2020**

**Downtown Committee of Syracuse (DCS)**

Ms. DeLaney advised the Agency was in receipt of a request from the DCS to modify the starting and end dates of the current two year agreement with the Committee to reflect a January 1, 2020 start date and further apply left over funding from the 2019-2019 contract (\$2989.19) to the 2020-2022 contract. She said none of the money had been expended and the change in dates would coincide with the Committees budget year.

The members in agreement 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 MODIFICATION TO A PREVIOUSLY APPROVED AGREEMENT WITH THE**

## **DOWNTOWN COMMITTEE OF SYRACUSE.**

### **Agency Appointments**

Ms. DeLaney advised that Michael Frame submitted his resignation to the Mayor as a member and Chair of the Board. She said Mayor Walsh asked Kathleen Murphy to take over as Chair of the Board and Ms. Murphy accepted. Ms. DeLaney further advised the Mayor appointed Dirk Sonneborn as a new member of the Board of Directors. She also said the Mayor appointed Kenneth Kinsey to serve as Treasurer and he had accepted.

As a consequence of the changes she requested the Board approve certain changes to the Agency's Finance and Governance Committees including the addition of Kathleen Murphy to the Finance Committee and Dirk Sonneborn and Kenneth Kinsey to the Governance Committee. She noted Ms. Murphy requested all five members of the Board be appointed to the Governance Committee as that Committee will be reviewing Agency policy changes in the months to come.

There being no discussion Ms. Murphy asked for motions to approve resolutions for each committee. Mr. Brown made the motions. Mr. Kinsey seconded the motions. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPOINTING KATHLEEN MURPHY AS MEMBER OF THE FINANCE COMMITTEE AND A RESOLUTION APPOINTING KENNETH KINSEY AND DIRK SONNENBORN AS MEMBERS OF THE GOVERNANCE COMMITTEE.**

### **341 Peat Street (Syracuse Rigging Site)**

Ms. DeLaney reviewed a request by Park Outdoor Advertising to enter into a new lease relative to a billboard structure owned by the Company located on property owned by the Agency. She said the billboard is located at the Syracuse Rigging site and Park Outdoor has informed the Agency it needs to be replaced. Due to the expense of replacing the billboard the Company is requesting the Agency enter into a new ten year lease with a renewal for an additional ten years.

After discussion among the Board members and at their request this item was tabled until the Finance Committee had an opportunity to further review it with the Company during its March meeting.

## **VII. Adjournment**

There being no further business to discuss Ms. Murphy asked for a motion to adjourn the meeting. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN THE MEETING AT 8:45 a.m.**