

City of Syracuse  
Industrial Development Agency  
201 East Washington Street, 7<sup>th</sup> Floor  
Syracuse, NY 13202  
Tel (315) 473-3275

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Minutes  
Board of Directors Meeting  
Tuesday September 18, 2018

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**Board Members Present:** Kenneth Kinsey, Kathleen Murphy, Steven Thompson, Michael Frame

**Excused Board Members:** Rickey T. Brown

**Staff Present:** Honora Spillane, Meghan Ryan, Esq., Judith DeLaney, John Vavonese, Sue Katzoff, Esq., Debra Ramsey-Burns.

**Others Present:** Lauryn LaBorde, Aggie Lane, Jim Mason, Peter King, Mitch Latimer, Mel Menan, Rich Puchalski, Kevin Caraccioli, Linda Malik.

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**I. Public Hearing**

**321-323 South Salina St**

Mr. Frame opened the Public Hearing at 8:30 a.m. and asked Ms. Spillane to read verbatim the Notice of Public Hearing on the Project. A copy of the notice is attached and included in the minutes.

After Ms. Spillane read the notice, Mr. Frame asked if anyone in attendance wished to speak in favor of the Project.

Ryan Benz an owner of the Company addressed the Board. He said it was the initial hope of the owners to maintain the two buildings included in the Project separately but because of code requirements, separate sprinklers, utilities etc. it became very cost prohibitive. He noted because the buildings will now be interconnected on a single parcel a 485a exemption is no longer an option thus necessitating the request for a PILOT due to the significant expenses associated with the Project. After he finished speaking Mr. Frame asked again if anyone in attendance wished to speak in favor of this project.

Kevin Caraccioli also spoke in favor saying he represents the adjacent neighbor to the buildings and they were very much in favor of the ongoing renovations. He said they hoped to keep the momentum going as that block of South Salina continues rehabilitation.

Mr. Frame asked one last time if anyone else in attendance wished to speak in favor of the Project. No one else spoke.

Mr. Frame asked if anyone wished to speak against the Project.

Aggie Lane of the Urban Jobs Task Force spoke. Ms. Lane suggested developers pay into a training fund to offer workforce training and noted other companies were needed to hire minorities similar to what VIP Structures has done.

Mr. Frame then if anyone else wished to speak in opposition of the Project.

Jim Mason of the Carpenters Union spoke and said he hoped SIDA could fund an apprenticeship program.

Linda Malik with ACTs also spoke and emphasized the need to hire City residents and minorities for SIDA approved projects.

Rich Puchalski said he had been with Syracuse United Neighbors (SUN) for forty years. He noted the City's ranking as having one of the highest poverty rates in the country and said he believed SIDA could do more to address this issue. He said there continues to be a large number of vacant houses on the South side and he did not feel the solution was to tear them down but to rehabilitate them.

Mr. Frame asked two additional times if anyone else in attendance wished to speak in opposition to the Project. No one else spoke.

Mr. Frame closed the Public Hearing at 8:45 a.m.

#### **Call Meeting to Order**

Mr. Frame called the meeting to order at 8:45 a.m.

#### **II. Roll Call**

Mr. Frame acknowledged all Board members were present except for Rickey Brown who was excused.

#### **III. Proof of Notice**

Mr. Frame noted notice of the meeting had been timely and properly provided.

#### **IV. MINUTES**

Mr. Frame asked for a motion approving the minutes from the August 21, 2018 Board of Directors Meeting.

Ms. Murphy made the motion. Mr. Thompson seconded the motion for the August 21, 2018 Board of Directors meeting. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES FROM THE AUGUST 21, 2018 BOARD OF DIRECTORS MEETING.**

#### **V. New Business**

##### **321 South Salina**

Ms. Katzoff noting a Public Hearing had just concluded on the Project advised the Board the Company

was requesting the Board approve a PILOT agreement for the Project. She said the PILOT became necessary because of the considerable expense to operate the Project as two separate buildings as initially intended due code requirements. She said as the buildings will now be conjoined the Project lost the availability of a 485a property tax exemption and the PILOT would help to mitigate the loss of the exemption. She noted the Project qualified for a 15 Year "Historic" PILOT schedule.

There being no discussion Mr. Frame asked for a motion approving the resolution authorizing the Agency to enter into a PILOT agreement for the benefit of the Project.

Ms. Murphy made the motion. Mr. Thompson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING A PAYMENT IN LIEU OF TAX SCHEDULE AND AGREEMENT AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS OR AMENDMENTS BY THE AGENCY IN CONNECTION WITH THE PAYMENT IN LIEU OF TAX SCHEDULE AND AGREEMENT.**

#### **Deys Plaza LLC**

Ms. Spillane requested the Board approve a resolution authorizing a Public Hearing on the Project.

She advised the Company was proposing a revised project from one presented to the Board in 2017. She said the new proposal consists of redeveloping a portion of the second floor and entire third floor into 34 residential units (63,000 feet) and the renovation of 7800 sq. ft. of commercial space. She noted cost of the project is estimated to be \$5,400,000.00 and that the owner was requesting benefits from the Agency in the form of mortgage recording tax exemption valued at an estimated \$ 94,198 and a sales tax exemption valued at \$344,000.00.

There being no discussion Mr. Frame asked for a motion approving the resolution.

Mr. Thompson made the motion. Ms. Murphy seconded the motion.

**ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION DETERMINING THAT THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, RENOVATION, EQUIPPING AND COMPLETION OF A COMMERCIAL FACILITY AT THE REQUEST OF THE COMPANY CONSTITUTES A PROJECT; DESCRIBING THE FINANCIAL ASSISTANCE IN CONNECTION THEREWITH; AND AUTHORIZING A PUBLIC HEARING.**

#### **Armory Boys LLC**

Ms. Katzoff advised the Board the Agency received a request from the Company to extend the Agency leases and Sales Tax Appointment through March 31, 2019.

Ms. Katzoff said the project at 229-37 W. Fayette St approved by the Board in 2017 is undergoing a gut renovation to convert the building to a mixed use and while nearing completion has encountered some construction delays. She said there is no request for any further benefits just an extension of time.

There being no discussion Mr. Frame asked for a motion. Mr. Kinsey made the motion. Mr. Thompson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION**

**AUTHORIZING A RETROACTIVE EXTENSION OF THE SALES TAX APPOINTMENT OF ARMORY BOYS LLC AS AGENT OF THE AGENCY FROM SEPTEMBER 1, 2018 THROUGH MARCH 31, 2019 AS WELL AS THE TERM OF THE ASSOCIATED LEASE DOCUMENTS; AND AUTHORIZING THE EXECUTION OF ANY AND ALL NECESSARY DOCUMENTS.**

**VI. Adjournment**

There being no further business to discuss Mr. Frame asked for a motion to adjourn.

Mr. Thompson made the motion. Ms. Murphy seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN THE MEETING AT 8:53 AM.**