
City of Syracuse
Industrial Development Agency
201 East Washington St, 6th Floor
Syracuse, New York 13202
Tel (315) 473-3275

To: Finance Committee Members
Syracuse Industrial Development Agency

From: Judith DeLaney

Date: January 11, 2019

Re: Finance Committee Meeting Agenda – January 14, 2019

The City of Syracuse Industrial Development Agency will hold a Finance Committee meeting on **Monday, January 14th, 2019 at 8:00 a.m.** in the Neighborhood & Business Development Conference Room, Rm. 612 City Hall Commons 301 East Washington St., Syracuse, N.Y. 13202.

The Agenda is as follows:

I. Call Meeting to Order –

II. Roll Call –

III. Proof of Notice – 1

IV. Minutes –2

Approval of the minutes from the August 21, 2018 Finance Committee meeting.

V. New Business –

Joint School Construction Board – Sue Katzoff – 3

Review and recommendation to the Board of Directors relative to a request by the JSCB to issue one or more series of Tax-Exempt and/or Taxable School Facility Revenue Bonds (Series 2019A) in an aggregate principal amount not to exceed \$80,000,000.00 and a waiver of a portion of the Agency fee (50%) relative to the issuance.

Attachments:

- 1. Application for Financial Assistance.*
- 2. Correspondence.*

Deys Plaza LLC – Honora Spillane –4

Review and recommendation to the Board of Directors relative to an application for financial assistance submitted by the Project Owners.

Attachments:

1. *Application for Financial Assistance.*
2. *Cost Benefit Analysis.*
3. *Memo.*

VI. Adjournment –

City of Syracuse
Industrial Development Agency
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Syracuse, NY 13202
Tel (315) 473-3275

PLEASE POST

PLEASE POST

PLEASE POST

PUBLIC MEETING NOTICE

THE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

HAS SCHEDULED

A

FINANCE COMMITTEE MEETING

MONDAY JANUARY 14, 2019

At 8:00 a.m.

IN

THE SIXTH FLOOR CONFERENCE ROOM

AT

CITY HALL COMMONS
201 East Washington Street
Syracuse, NY 13202

City of Syracuse
Industrial Development Agency
201 East Washington Street, 6th Floor
Syracuse, NY 13202
Tel (315) 473-3275

Minutes
SIDA Finance Committee Meeting
Tuesday August 21, 2018

Committee Members Present: Kathleen Murphy, Ricky Brown, Kenneth Kinsey

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

Others Present: Michael Frame

I. Call Meeting to Order

Ms. Murphy called the meeting to order at 8:00 a.m.

II. Roll Call

Ms. Murphy noted that all Committee 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 to approve the minutes of the April 17, 2018 Finance Committee meeting.

Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL COMMITTEE MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES FROM THE APRIL 17, 2018 FINANCE COMMITTEE MEETING.**

V. New Business

Former Syracuse Rigging Site – 341 Peat Street (City Crossroads)

Ms. Spillane reviewed the history of property owned by the Agency at 342 Peat Street. She said the nine acre environmentally contaminated site was acquired by SIDA in 1999 and around that time the Agency using its own resources and federal funding cleaned a portion of the site and eventually sold it to a

commercial entity that continues to operate its business there today (CNY Commissary) . In 2003 the Agency also entered into an agreement with NYS for funding under the Environmental Restoration Program (ERP). In 2012 after substantial investigation the Agency received a “Record of Decision” (ROD) outlining a “selected remedy” to clean the site.

She said that the site has remained undeveloped and has been utilized in the past several years by the City of Syracuse DPW for its mulching operations. Noting the lease between the Agency and the City has expired, she said staff was requesting the Committee make a recommendation to the Board of Directors to renew the lease for another three years until September 2021 for an annual fee of \$1.00.

In conjunction with that it has come to the staff’s attention that the NYSDEC is offering an ERP grant opportunity for remediation, design and construction costs of municipally owned brownfield sites. The State is making \$10,000,000 available across the State and a key requirement is that a “Record of Decision” is in place, facilitating quick implementation of the remedy outlined in the ROD. The grant will pay 90% of the cost of the remediation and the Agency is eligible to apply for a grant in the amount of \$1,500,000.00. The Agency would be responsible for the 10% match. Ms. Spillane said staff was also requesting the Finance Committee make a recommendation to the Board authorizing the submission of a grant application to the NYSDEC and the expenditure of the necessary matching funds.

Mr. Kinsey asked how long it would take to clean up the site. Ms. Spillane responded it would be dependent on when the DEC awarded the grant funding. He also asked about DPW’s insurance coverage. Ms. Katzoff advised the City would carry any risk associated with the property and would be included in the lease documents.

Mr. Frame asked about the possibility of a developer being interested in the site prior to the lease expiring in 2021. Ms. Spillane responded it was possible but the remediation would need to be completed. Ms. Katzoff also advised the lease could be cancelled by either party with a 90 day notice.

There being no further questions, Ms. Murphy asked for a motion to recommend to the Board of Directors approval of both requests. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL COMMITTEE MEMBERS PRESENT APPROVED A MOTION TO RECOMMEND TO THE BOARD OF DIRECTORS APPROVAL OF A LEASE AGREEMENT WITH THE CITY OF SYRACUSE, TERMS AS DISCUSSED AND AN APPLICATION TO THE NYSDEC IN THE AMOUNT OF \$1,500,000.00 FOR GRANT FUNDING FOR REMEDIATION COSTS AND THE AGENCY EXPENDITURE OF 10% IN MATCHING FUNDS.**

327 Montgomery Street

Ms. Spillane reviewed a memo prepared by staff regarding the history of the Agency’s owner ship of the building and current status. She said the 8800 sq. ft. building has been owned by the Agency since 1996 and has been occupied by a single tenant “The Media Unit” during that time frame. She noted the current lease expires 12/31/18. She said the limited resources of the tenant have precluded it from making anything other than minimal repairs of the building during its occupancy. Exterior renovations paid for by the Agency were made in 2013 but the interior of the building requires substantial improvement.

She said staff along with members of the City’s administration has met with the tenant’s Board of Directors to discuss the non- profit’s future plans and the possibility of it relocating to different space.

She said recognizing the Agency's role to use its resources for economic development purposes staff is requesting the Finance Committee make a recommendation to the Board of Directors to continue with a month to month lease with the Media Unit and to hire an outside consultant to undertake a review of the building to assess its repair needs in an amount not to exceed \$10,000.00.

She said this should give the tenant time to find another location suitable to its needs.

Mr. Kinsey commented he thought \$10,000 seemed expensive for a review of the building's infrastructure. Ms. Spillane said staff had yet to get quotes but used that figure so it would not be necessary to come back for a second approval if the quotes came in higher than expected. She said she fully anticipated that quotes would come in lower than \$10,000.00.

Ms. Murphy asked if the Media Unit had been partners in these conversations. Ms. Spillane responded they were.

There being no further discussion, Ms. Murphy asked for a motion to recommend the Board of Directors approve the requests as presented.

Mr. Kinsey made a motion. Mr. Brown seconded the motion. **ALL COMMITTEE MEMBERS PRESENT APPROVED A MOTION TO RECOMMEND TO THE BOARD OF DIRECTORS EXTENSION OF THE LEASE WITH THE MEDIA UNIT ON A MONTH TO MONTH BASIS EFFECTIVE JANUARY 1, 2019 AND APPROVAL TO HIRE AN OUTSIDE CONSULTANT TO UNDERTAKE A COMPREHENSIVE REVIEW OF THE BUILDING TO ASSESS ITS REPAIR AND IMPROVEMENT NEEDS IN AN AMOUNT NOT TO EXCEED \$10,000.00.**

VI. 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 COMMITTEE MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN THE MEETING AT 8:22 a.m.**

Syracuse Local Development Corporation
201 East Washington Street 6th Floor
Syracuse, NY 13202
Tel (315) 473-3275

EXECUTIVE SUMMARY

Agenda Item: 3

Title: Joint School Construction Board (Series 2019 A Bonds)

Requested By: Sue Katzoff

OBJECTIVE: Review and recommendation to the Board of Directors relative to a request by the JSCB to issue School Facility Revenue bonds in an amount not to exceed \$80,000,000.

DESCRIPTION:

Direct expenditure of fund: Yes No

Type of financial assistance requested

PILOT

Sales Tax Exemption

Mortgage Recording Tax Exemption

Tax Exempt Bonds

Other

SUMMARY: Finance Committee Review:

The Agency has received an application for financial assistance from the JSCB to issue school facility revenue bonds (Series 2019 A) in an amount not to exceed \$80,000,000.00 to finance improvements at both Corcoran High School (\$35,600,000.00) and Nottingham High School (\$37,200,000.00). JSCB is also requesting a waiver of 50% of the Agency's bond issuance fee. The Board approved a resolution at its 12/18/18 meeting authorizing the Agency to act as "Lead Agency" for purposes of SEQRA.

ATTACHMENTS:

1. Application for financial assistance.
2. Project Description.
3. Correspondence.

REVIEWED BY:

- Executive Director
- Audit Committee
- Governance Committee
- Finance Committee

Meeting: Finance Committee
January 14, 2019

Prepared By: J.A. DeLaney



SYRACUSE CITY SCHOOL DISTRICT

Jaime Alicea, Superintendent of Schools

Department of Finance

Suzanne Slack, Chief Financial Officer

Description of 2019A Borrowing

The JSCB anticipates borrowing an amount not to exceed \$80,000,000 for Phase II school projects which consist of Corcoran High School, Nottingham High School Bellevue Elementary, Ed Smith PreK-8 and Westside Academy at Blodgett Middle School. The bonds will be used to finance all or a portion of the costs of reconstruction, rehabilitation and improvement to the above stated schools.

Corcoran High School - The proposed project consists of interior and exterior renovations to the building and grounds. The general scope of work includes site improvements, building shell modifications, and interior renovations. Site improvements consist of; asphalt and concrete repairs and replacement, exterior lights, landscaping, masonry repair and roof renovations. Interior renovations consist of updating springler system, lights, electrical system, communications, HVAC and other interior spaces.

Nottingham High School - The project consists of interior renovations to the school, and minor site improvements. Site improvements involve concrete repair and replacement. Exterior building improvements are minor and include select window improvements and masonry repair. Interior renovations included relocation of the main office, classroom modernizations, relocation of art and music program spaces and major library/ lobby improvements, and general improvements throughout building. Building system improvements include major mechanical systems upgrades. Electrical improvements include installation of energy efficient lighting.

Bellevue Elementary, Ed Smith PreK-8 and Westside Academy at Blodgett were part of the 2018A and 2018B Bond Issues. The project bids came in over budget for each school by \$1 million dollars each. In order to keep the budgets in line with project costs, it is necessary to increase each budget by \$1 million for a total of \$3 million.



DEPARTMENT OF FINANCE

CITY OF SYRACUSE, MAYOR BEN WALSH

David DelVecchio CPA
Commissioner of
Finance

To: Honora Spillane
Commissioner - NBD

Martha A. Maywalt
First Deputy
Commissioner

From: David DelVecchio
JSCB Advisory Staff Member

Date: January 9, 2019

Deborah L. Somers
Deputy Commissioner

RE: Agenda item for SIDA meeting
Joint Schools Construction Board

The Joint Schools Construction Board (JSCB) is developing a plan to renovate various Syracuse City Schools. A financial plan was submitted to the Office of the New York State Comptroller detailing various aspects of the project.

After review and approval of the financial plan by the Office of the New York State Comptroller, the JSCB anticipates borrowing funds from SIDA to finance the project. The purpose of this letter is to request that the Syracuse Industrial Development Agency consider an agency fee reduction to support this project. The JSCB requests the Board consider authorizing a 1/2 % agency fee.

cc: Judy Delaney
Joe Barry
Suzanne Slack

Department of Finance
233 E. Washington St
City Hall, Room 128
Syracuse, N.Y. 13202

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www.syr.gov.net

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CITY OF SYRACUSE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY PROJECT APPLICATION INSTRUCTIONS

1. Fill in all blanks, using "none", "not applicable" or "not available" where the question is not appropriate to the Project, which is the subject of this Application (the "Project"). If you have any questions about the way to respond, please call the City of Syracuse Industrial Development Agency ("SIDA" or the "Agency") at (315)473-3275.
2. If an estimate is given as the answer to a question, put "(est.)" after the figure or answer, which is estimated.
3. If more space is needed to answer any specific question, attach a separate sheet.
4. When completed, return this application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Honora Spillane, SIDA Executive Director at hspillane@syrgov.net. **An application will not be considered by the Agency until the application fee has been received.**
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>
6. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the SIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officers Law, the SIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The Applicant will be required to pay the Agency application fee and legal fee deposit upon submission. If accepted as a project of the agency, the Applicant is responsible for all administrative and legal fees as stated in Appendix D.
8. A complete application consists of the following 10 items:
 - This Application
 - Conflict of Interest Statement - Appendix A
 - Environmental Assessment Form - Appendix B (Short Form)
 - Verification - Appendix C
 - A Project description, including a feasibility statement indicating the need for the requested benefits
 - Provide site plans, sketches, and/or maps as necessary
 - 10 year pro forma operating budget, including funding sources
 - 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

It is the policy of the Agency that any Project receiving benefits from the Agency will utilize 100% local contractors and local labor for the construction period of the Project unless a waiver is granted in writing by the Agency.

Return to:

City of Syracuse Industrial Development Agency
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-473-3275
hspillane@syrgov.net

City of Syracuse Syracuse Industrial Development Agency Application

I. APPLICANT DATA

A. Contact Information

Company Name:	("Applicant")				
Mailing Address:					
City:		State:		Zip:	
Phone:		Fax:			
Contact Person:					
Email Address:					
Industry Sector:					
NAICS Code:		Federal Employer Identification Number:			

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

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

Corporation

Private

Public

Date and Location of
Incorporation/Organization

Partnership

General

Limited

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

Other

Sole Proprietorship

Limited Liability Company/Partnership

E. Applicant's Counsel:

Name:					
Firm:					
Mailing Address:					
City:		State:		Zip:	
Phone:		Fax:			
Email Address:					

F. Applicant's Accountant:

Name:					
Firm:					
Mailing Address:					
City:		State:		Zip:	
Phone:		Fax:			
Email Address:					

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

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II. PROJECT INFORMATION Corcoran High School

A. Project Location

Address: <input style="width: 95%;" type="text"/>	Legal Address (if different) <input style="width: 95%;" type="text"/>
City: <input style="width: 98%;" type="text"/>	
Zip Code: <input style="width: 98%;" type="text"/>	
Tax Map Parcel ID(s): <input style="width: 98%;" type="text"/>	
Current Assessment: <input style="width: 40%;" type="text"/>	Square Footage /Acerage of Existing Site: <input style="width: 40%;" type="text"/>
Square Footage of Existing Building, if any: <input style="width: 40%;" type="text"/>	Census Tract: (Please See Appendix E for Census Tracts) <input style="width: 40%;" type="text"/>

B. Type (Check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Expansion/Addition to Current Facility | <input type="checkbox"/> Brownfield/Remediated Brownfield |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Residential/Mixed Use |
| <input type="checkbox"/> Warehouse/Distribution | |
| <input type="checkbox"/> Other <input style="width: 60%;" type="text"/> | |

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.

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 style="width: 95%;" type="text"/>	Electric <input style="width: 95%;" type="text"/>
Sanitary/ Storm <input style="width: 95%;" type="text"/>	Private Roads <input style="width: 95%;" type="text"/>
Sewer Gas <input style="width: 95%;" type="text"/>	Telecommunication <input style="width: 95%;" type="text"/>

F. Zoning Classification: Please list the current zoning:

Current Zoning

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?

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

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

Construction
Completion

Date of
Occupancy

2. Please list any other key Project milestones:

3. Has work begun? Yes No

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

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	
Site Work/Demo	
Building Construction & Renovation	
Furniture & Fixtures	
Equipment	
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	
Engineering/Architects Fees	
Financial Charges	
Legal Fees	
Other	
Management /Developer Fee	
Total Investment	

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

Amount of capital the Applicant has invested to date:	
Amount of capital Applicant intends to invest in the Project through completion:	
Total amount of public sector source funds allocated to the Project:	
Identify each public sector source of funding:	
Percentage of the Project to be financed from private sector sources:	
Percentage of the Project to be financed from public sector sources:	

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:

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?

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:

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 type="checkbox"/>	Real Property Tax Abatement (PILOT)	
<input type="checkbox"/>	Mortgage Recording Tax Exemption (1% of amount mortgaged)	
<input type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State)	
<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:

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

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:	<input type="text"/>
Estimate the number of construction jobs to be created by this Project:	<input type="text"/>
Estimate the average length of construction jobs to be created (months):	<input type="text"/>
Current annual payroll at facility:	<input type="text"/>
Average annual growth rate of wages:	<input type="text"/>
Please list, if any, benefits that will be available to either full and/or part time employees:	<input type="text"/>
Average annual benefit paid by the company (\$ or % salary) per FTE job:	<input type="text"/>
Average growth rate of benefit cost:	<input type="text"/>
Amount or percent of wage employees pay for benefits:	<input type="text"/>
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:	<input type="text"/>

VI. REPRESENTATIONS & AFFIRMATIONS BY THE APPLICANT

The Applicant understands 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(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

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 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	<input type="text"/>
Signature of Officer or Authorized Representative	<input type="text"/>
Name & Title of Officer or Authorized Representative	<input type="text"/>
Date	<input type="text"/>

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	<input type="text"/>
Signature of Officer or Authorized Representative	<input type="text"/>
Name & Title of Officer or Authorized Representative	<input type="text"/>
Date	<input type="text"/>

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. Honora Spillane
2. Judith DeLaney
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:

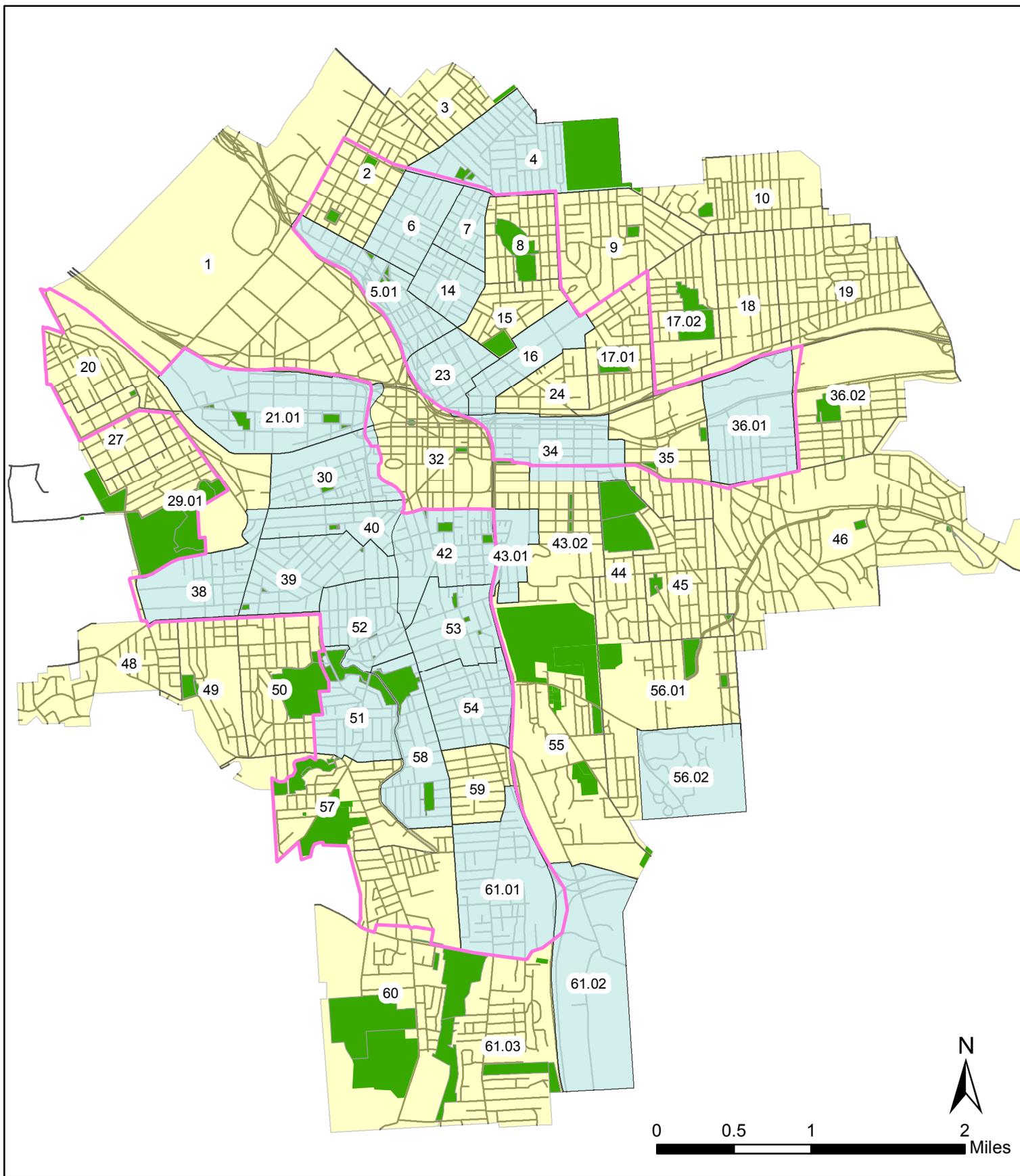
Signature:

Authorized Representative:

Title:

Date:

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.





Property Description Report For: 919 Glenwood Ave, Municipality of City of Syracuse

No Photo Available

Status:	Active
Roll Section:	Wholly Exem
Swis:	311500
Tax Map ID #:	080.-11-07.0
Property #:	1332211600
Property Class:	612 - School
Site:	COM 1
In Ag. District:	No
Site Property Class:	612 - School
Zoning Code:	001
Neighborhood Code:	15780
School District:	Syracuse
Total Assessment:	2018 - Tentative \$10,733,800 2017 - \$10,733,800
Total Acreage/Size:	60 x 126.75
Land Assessment:	2018 - Tentative \$579,800 2017 - \$579,800
Full Market Value:	2018 - Tentative \$13,417,250 2017 - \$13,417,250
Equalization Rate:	----
Property Desc:	Lot P Fl Lot A Tr Coldbrook Farms Se 60x126.75.11427.18x942.25
Deed Book:	
Deed Page:	
Grid East:	609555
Grid North:	1099741

Owners

City Of Syracuse-Corcoran
Accounting Dept
725 Harrison St
Syracuse NY 13210

Sales

No Sales Information Available

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	0	Overall Condition:	Normal
Overall Grade:	Average	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
100	50	0	3	Unfinished	1962	Normal	Average	248704	3

Site Uses

Use	Rentable Area (sqft)	Total Units
School	278,720	0

Improvements

Structure	Size	Grade	Condition	Year
Pavng-asphlt	76800 × 4	Average	Normal	1975
Tennis-clay	57,400.00 sq ft	Average	Normal	1962
Porch-coverd	2,912.00 sq ft	Average	Normal	1962
Patio-flg/cn	5,368.00 sq ft	Average	Normal	1962
Fence-chn lk	700 x 7	Average	Normal	1975

Land Types

Type	Size
Primary	60 × 126

Special Districts for 2018 (Tentative)

Description	Units	Percent	Type	Value
OL001-Oiling Dist(no \$)	60	0%		0
CWR50-County water E	0	0%		0
CSW15-Onon Co San Unit	13.2	0%		0

Special Districts for 2017

Description	Units	Percent	Type	Value
OL001-Oiling Dist(no \$)	60	0%		0
OL005-Oiling for 2017	60	0%		0

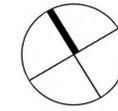
Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2018	CITY OWNED	(Tentative)\$10,733,800	0	1993				0
2017	CITY OWNED	\$10,733,800	0	1993				0

Taxes

Year	Description	Amount
------	-------------	--------

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

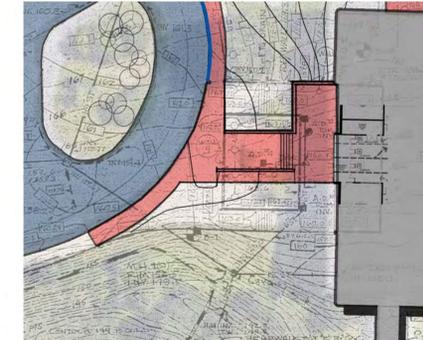


REPLACE DAMAGED SECTIONS OF CONCRETE WALK AND ADA RAMP [4A]

SUPPLEMENT LANDSCAPING AND PLANTING AT MAIN ENTRANCE [6A]

REPLACE ASPHALT PAVING WITH HEAVY DUTY ASPHALT [1B]

RESET SOUND GRANITE CURB AND REPLACE BROKEN SECTIONS OF CURB - CONSOLIDATE RESET CURB IN LESS VISIBLE LOCATIONS [1B]



REPLACE ELEC. VAULT TOP WITH H2O LOAD RATED TOP [1A]

SINGLE / CENTER ENTRANCE [45E]

GENERAL:

- REPAIR, REPLACE, OR CLEAN SEWER PIPES OR STRUCTURES AS NEEDED. ADJUST RIMS AS NEEDED. ASSUMES REPLACEMENT OF 2 CATCH BASINS AND CLEANING OF ALL STORM PIPING [3A & B]

- TOPSOIL AND RESEED BARE SPOTS IN LAWN; PROVIDE NORMAL RESTORATION REQUIRED BY CURB REPLACEMENT. REMOVE VEGETATION IN CRACKS IN PAVEMENTS AND ALONG EDGES OF PAVEMENTS [6A]

REPLACE EXISTING CONCRETE STEPS AND HANDRAILS [12A]

RESET SOUND GRANITE CURB AND REPLACE BROKEN SECTIONS OF CURB - CONSOLIDATE RESET CURB IN LESS VISIBLE LOCATIONS [1C]

REPLACE ASPHALT PAVING WITH HEAVY DUTY ASPHALT [1C]

REPLACE CONCRETE WALK [4A]

WARNING:
 ANY ALTERATIONS TO THIS DOCUMENT NOT CONFORMING TO SECTION 901, NEW YORK STATE EDUCATION LAW ARE STRICTLY PROHIBITED.

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Short Environmental Assessment Form

Part 1 - Project Information

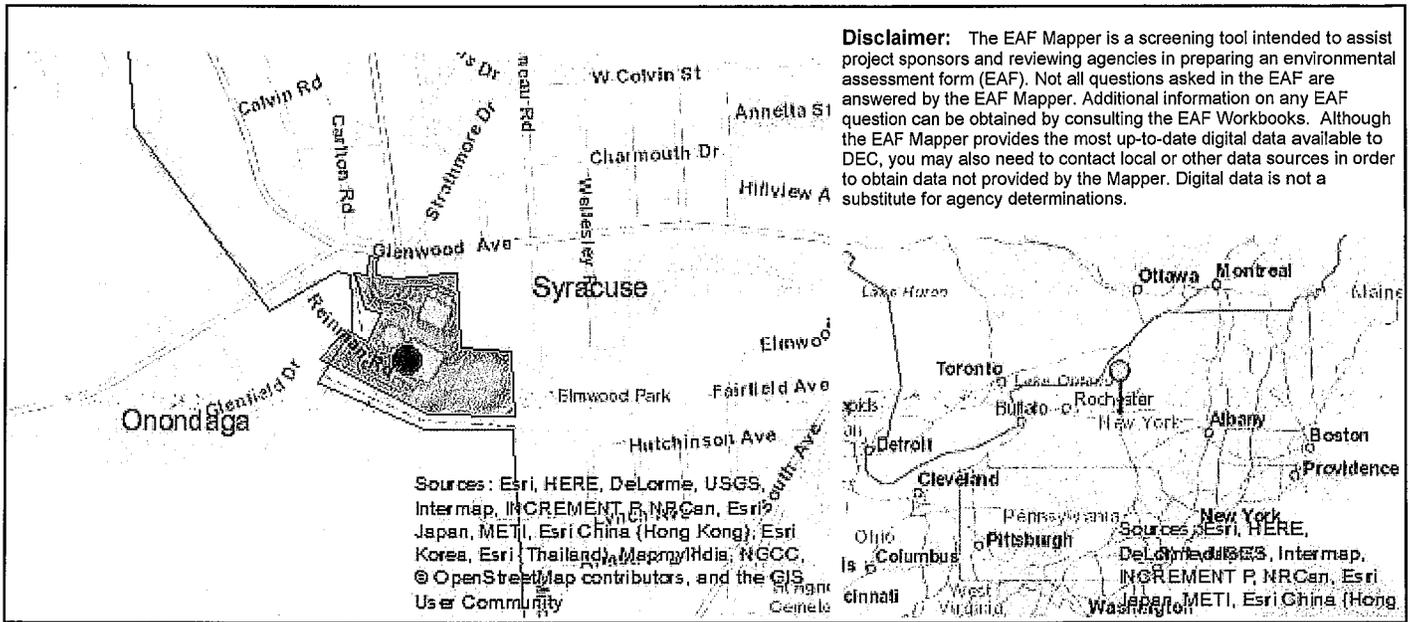
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Corcoran High School			
Project Location (describe, and attach a location map): 919 Glenwood Ave, Syracuse, NY 13207			
Brief Description of Proposed Action: Project consists of interior and exterior renovations to an existing high school building and grounds. Scope of work is as follows: Site improvements including: replacement of asphalt and conc pvmt and granite curbs, repair of elec vault, replacement of ext lights, repair/clean storm sewer, new ext stairs, and new plantings at main entrance. Existing building shell modifications including: foundation repair/parging, clean/coat exposed rebar, repair precast conc panels, recaulk joints, masonry cleaning/repair, repaint steel lintels, new windows and curtain walls, replace soffiting and wall board, install new ext doors, roof renovations, and reflashing of skylights. Interior renovations including: wall repairs, new wall partitions, ceramic tile repair/coating, painting, new gym wall pads/panels, new flooring, refinish gym floor, new ceiling tiles, repair/replace lockers, update toilet rooms, new int signage, refinish/replace int doors, new glazing, renovate stairs, update auditorium, elevator upgrades, update sprinkler system, update lights, utility pipes, elec sys, communications, plumbing fixtures, and HVAC.			
Name of Applicant or Sponsor: Mary Robison, PE - JSCB Designee		Telephone: 315.448.8200	
		E-Mail: mrobison@syrgov.net	
Address: 233 East Washington Street, Room 401			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NY State Education Department (NYSED) NYSDEC Gen Permit for Stormwater Discharges		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		17.90 acres	
b. Total acreage to be physically disturbed?		3.33 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		64.42 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u> Mary E. Robison </u> Date: <u> 6/11/18 </u></p> <p>Signature: <u> Mary E. Robison </u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	Yes It has been confirmed with SHPO that the Corcoran site in not eligible. The adjacent Elmwood Park is on the National Register.
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

 Name of Lead Agency

 Date

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from Responsible Officer)

PRINT FORM



CITY OF SYRACUSE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY PROJECT APPLICATION INSTRUCTIONS

1. Fill in all blanks, using "none", "not applicable" or "not available" where the question is not appropriate to the Project, which is the subject of this Application (the "Project"). If you have any questions about the way to respond, please call the City of Syracuse Industrial Development Agency ("SIDA" or the "Agency") at (315)473-3275.
2. If an estimate is given as the answer to a question, put "(est.)" after the figure or answer, which is estimated.
3. If more space is needed to answer any specific question, attach a separate sheet.
4. When completed, return this application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Honora Spillane, SIDA Executive Director at hspillane@syrgov.net. **An application will not be considered by the Agency until the application fee has been received.**
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>
6. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the SIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officers Law, the SIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The Applicant will be required to pay the Agency application fee and legal fee deposit upon submission. If accepted as a project of the agency, the Applicant is responsible for all administrative and legal fees as stated in Appendix D.
8. A complete application consists of the following 10 items:
 - This Application
 - Conflict of Interest Statement - Appendix A
 - Environmental Assessment Form - Appendix B (Short Form)
 - Verification - Appendix C
 - A Project description, including a feasibility statement indicating the need for the requested benefits
 - Provide site plans, sketches, and/or maps as necessary
 - 10 year pro forma operating budget, including funding sources
 - 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

It is the policy of the Agency that any Project receiving benefits from the Agency will utilize 100% local contractors and local labor for the construction period of the Project unless a waiver is granted in writing by the Agency.

Return to:

City of Syracuse Industrial Development Agency
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-473-3275
hspillane@syrgov.net

City of Syracuse Syracuse Industrial Development Agency Application

I. APPLICANT DATA

A. Contact Information

Company Name:	("Applicant")				
Mailing Address:					
City:		State:		Zip:	
Phone:		Fax:			
Contact Person:					
Email Address:					
Industry Sector:					
NAICS Code:		Federal Employer Identification Number:			

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

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

Corporation

Private

Public

Date and Location of
Incorporation/Organization

Partnership

General

Limited

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

Other

Sole Proprietorship

Limited Liability Company/Partnership

E. Applicant's Counsel:

Name:					
Firm:					
Mailing Address:					
City:		State:		Zip:	
Phone:		Fax:			
Email Address:					

F. Applicant's Accountant:

Name:					
Firm:					
Mailing Address:					
City:		State:		Zip:	
Phone:		Fax:			
Email Address:					

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 Nottingham High School

A. Project Location

Address:	<input type="text"/>	Legal Address (if different)	<input type="text"/>
City:	<input type="text"/>		
Zip Code:	<input type="text"/>		
Tax Map Parcel ID(s):	<input type="text"/>		
Current Assessment:	<input type="text"/>	Square Footage /Acerage of Existing Site:	<input type="text"/>
Square Footage of Existing Building, if any:	<input type="text"/>	Census Tract: (Please See Appendix E for Census Tracts)	<input type="text"/>

B. Type (Check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Expansion/Addition to Current Facility | <input type="checkbox"/> Brownfield/Remediated Brownfield |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Residential/Mixed Use |
| <input type="checkbox"/> Warehouse/Distribution | |
| <input type="checkbox"/> Other | <input type="text"/> |

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.

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

F. Zoning Classification: Please list the current zoning:

Current Zoning

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?

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

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

Construction
Completion

Date of
Occupancy

2. Please list any other key Project milestones:

3. Has work begun? Yes No

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

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	
Site Work/Demo	
Building Construction & Renovation	
Furniture & Fixtures	
Equipment	
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	
Engineering/Architects Fees	
Financial Charges	
Legal Fees	
Other	
Management /Developer Fee	
Total Investment	

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

Amount of capital the Applicant has invested to date:	
Amount of capital Applicant intends to invest in the Project through completion:	
Total amount of public sector source funds allocated to the Project:	
Identify each public sector source of funding:	
Percentage of the Project to be financed from private sector sources:	
Percentage of the Project to be financed from public sector sources:	

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:

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?

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:

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 type="checkbox"/>	Real Property Tax Abatement (PILOT)	
<input type="checkbox"/>	Mortgage Recording Tax Exemption (1% of amount mortgaged)	
<input type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State)	
<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:

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

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:	<input type="text"/>
Estimate the number of construction jobs to be created by this Project:	<input type="text"/>
Estimate the average length of construction jobs to be created (months):	<input type="text"/>
Current annual payroll at facility:	<input type="text"/>
Average annual growth rate of wages:	<input type="text"/>
Please list, if any, benefits that will be available to either full and/or part time employees:	<input type="text"/>
Average annual benefit paid by the company (\$ or % salary) per FTE job:	<input type="text"/>
Average growth rate of benefit cost:	<input type="text"/>
Amount or percent of wage employees pay for benefits:	<input type="text"/>
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:	<input type="text"/>

VI. REPRESENTATIONS & AFFIRMATIONS BY THE APPLICANT

The Applicant understands 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(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

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 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	<input type="text"/>
Signature of Officer or Authorized Representative	<input type="text"/>
Name & Title of Officer or Authorized Representative	<input type="text"/>
Date	<input type="text"/>

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	<input type="text"/>
Signature of Officer or Authorized Representative	<input type="text"/>
Name & Title of Officer or Authorized Representative	<input type="text"/>
Date	<input type="text"/>

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. Honora Spillane
2. Judith DeLaney
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:

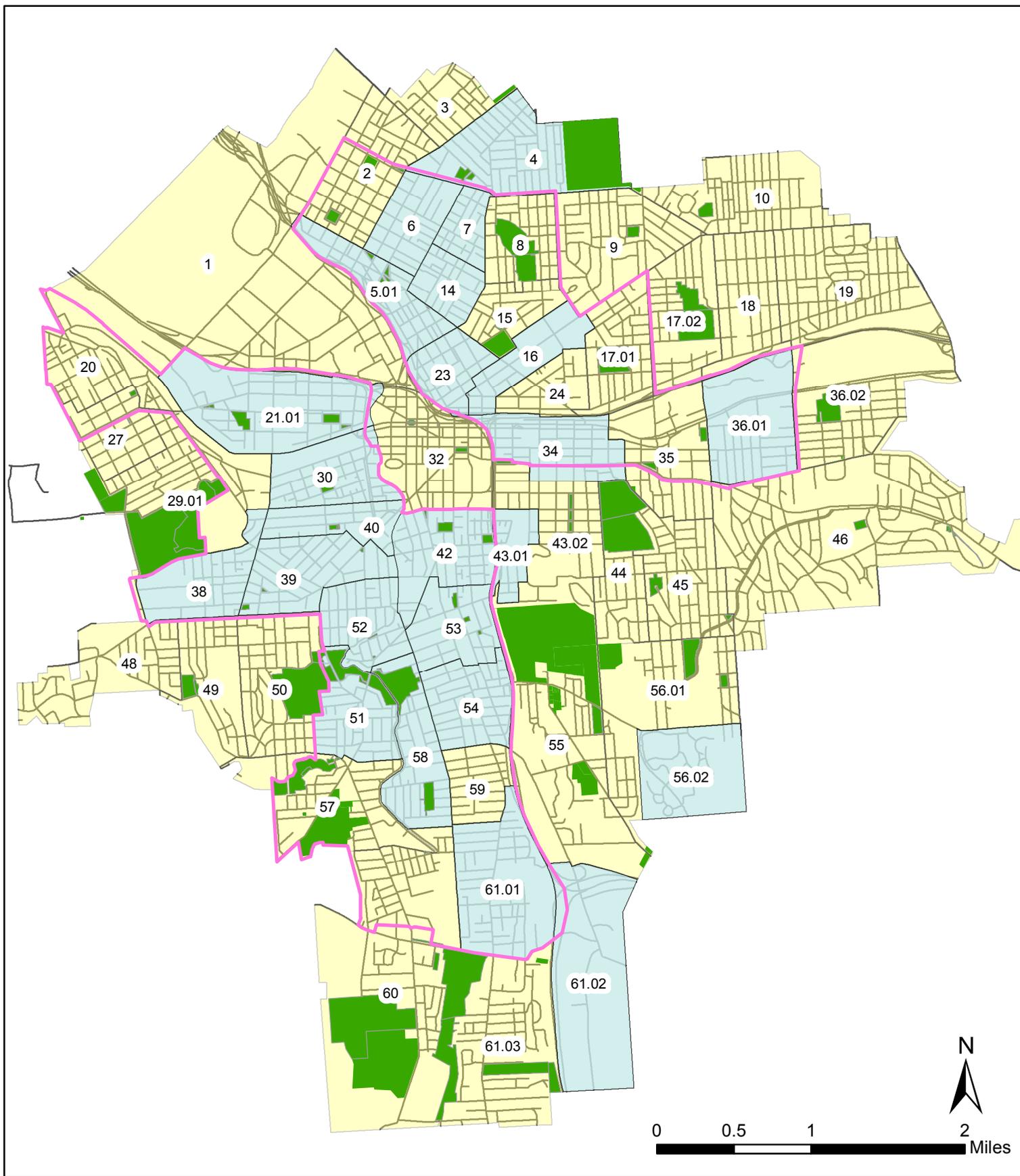
Signature:

Authorized Representative:

Title:

Date:

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.





Property Description Report For: 1850 Meadowbrook Dr & Kimber R, Municipality of City of Syracuse

No Photo Available

Total Acreage/Size:	1618.45 x 929.26	Status:	Active
Land Assessment:	2018 - Tentative \$2,496,900 2017 - \$2,496,900	Roll Section:	Wholly Exem
Full Market Value:	2018 - Tentative \$21,852,125 2017 - \$21,852,125	Swis:	311500
Equalization Rate:	----	Tax Map ID #:	042.-04-01.0
Deed Book:		Property #:	1760010600
Grid East:	629831	Property Class:	612 - School
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	612 - School
		Zoning Code:	001
		Neighborhood Code:	15770
		School District:	Syracuse
		Total Assessment:	2018 - Tentative \$17,481,700 2017 - \$17,481,700
		Property Desc:	Lot P FI BI A B Tr Euclid Hgts MI 49. 1618.45x929.26x1710.69 school
		Deed Page:	
		Grid North:	1108077

Owners

City Of Syracuse-Notting- Accounting Dept 725 Harrison St Syracuse NY 13210	Ham High Accounting Dept 725 Harrison St Syracuse NY 13210
--	---

Sales

No Sales Information Available

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec		

Inventory

Overall Eff Year Built:	0	Overall Condition:	Normal
Overall Grade:	Average	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	10	0	2	Unfinished	1960	Normal	Average	217709	2

Site Uses

Use	Rentable Area (sqft)	Total Units
School	337,030	0

Improvements

Structure	Size	Grade	Condition	Year
Strlt-mercry	30.00 sq ft	Average	Normal	1960
Shed-machine	300.00 sq ft	Average	Normal	1980
Shed-machine	364.00 sq ft	Average	Normal	1960
Strlt-flourc	20.00 sq ft	Average	Normal	1960
Tennis-asph	0 x 0	Average	Normal	1977
Strlt-mercry	0 x 0	Average	Normal	1960
Pavng-asphlt	160000 x 4	Average	Normal	1980
Pool-motel	0 x 0	Good	Normal	1977
Porch-coverd	0 x 0	Average	Normal	1960

Land Types

Type	Size
Primary	2,092,963.00 sq ft

Special Districts for 2018 (Tentative)

Description	Units	Percent	Type	Value
OL001-Oiling Dist(no \$)	3315.6	0%		0
CWR50-County water E	0	0%		0
CSW15-Onon Co San Unit	5.68	0%		0

Special Districts for 2017

Description	Units	Percent	Type	Value
OL001-Oiling Dist(no \$)	3315.6	0%		0

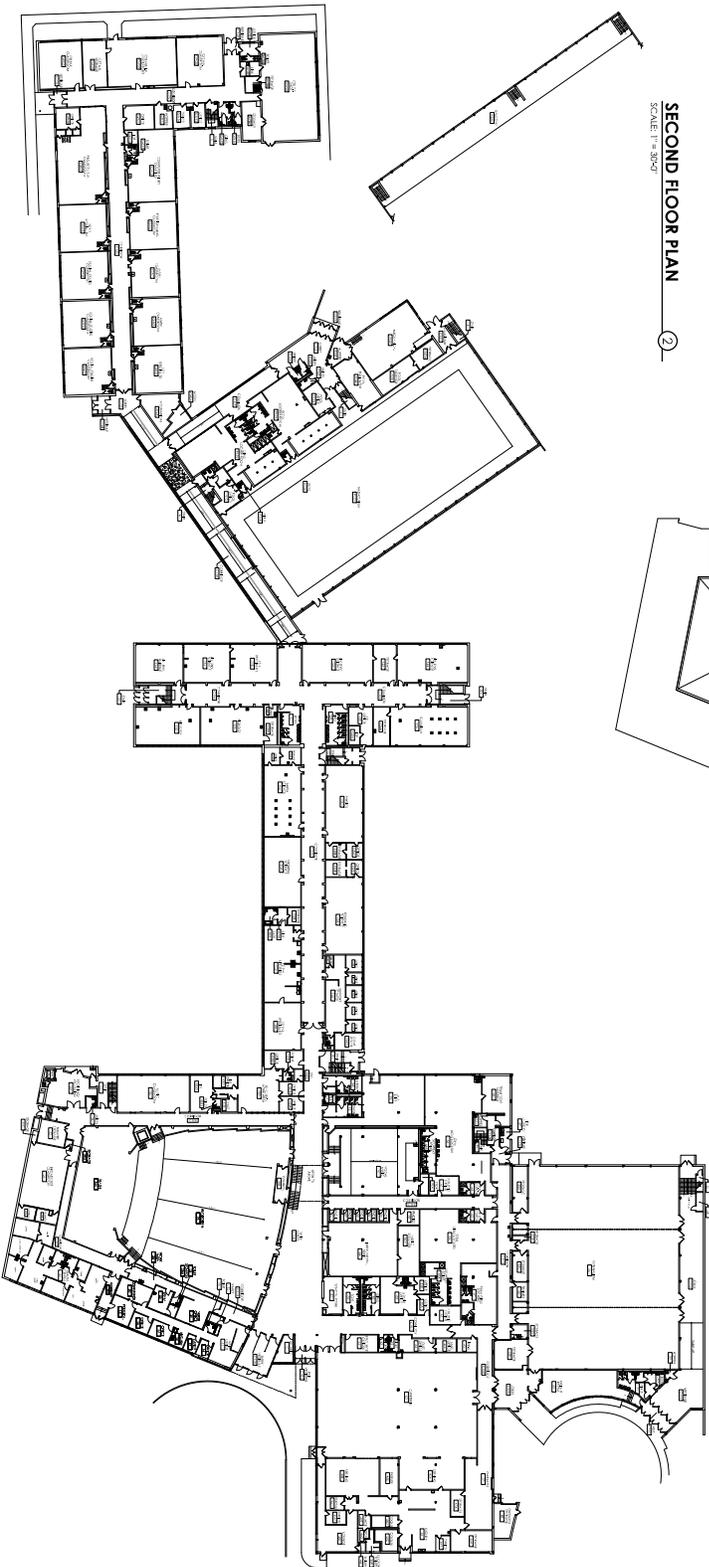
Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2018	CITY OWNED	(Tentative)\$17,481,700	0	1993				0
2017	CITY OWNED	\$17,481,700	0	1993				0

Taxes

Year	Description	Amount
------	-------------	--------

*** Taxes reflect exemptions, but may not include recent changes in assessment.**



FIRST FLOOR PLAN

SCALE: 1/32" = 1'-0"

SECOND FLOOR PLAN

SCALE: 1" = 30'-0"



PROJECT NUMBER

A101

Nottingham High School Alterations
 3100 E Genesee St, Syracuse, NY 13224
 S.E.D. Numbers: 42-18-00-01-0-123-033;
 42-18-00-01-0-123-034; 42-18-00-01-0-123-035

FIRST AND SECOND FLOOR OVERALL PLANS

Scale:	AS NOTED
Date:	Jan. 26, 2018
Drawn by:	D.V.
Revisions:	
SD	Jan. 26, 2018
DD	April 27, 2018

Project Manager: Turner Construction Company
 Architect: Stieglitz Snyder Architecture
 MEP Engineers: Ram-Tech Engineers
 Civil Engineers: Environmental Design & Research
 Hazardous Materials: Atlantic Testing Laboratories
 Energy Consultant: Building Energy Solutions



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

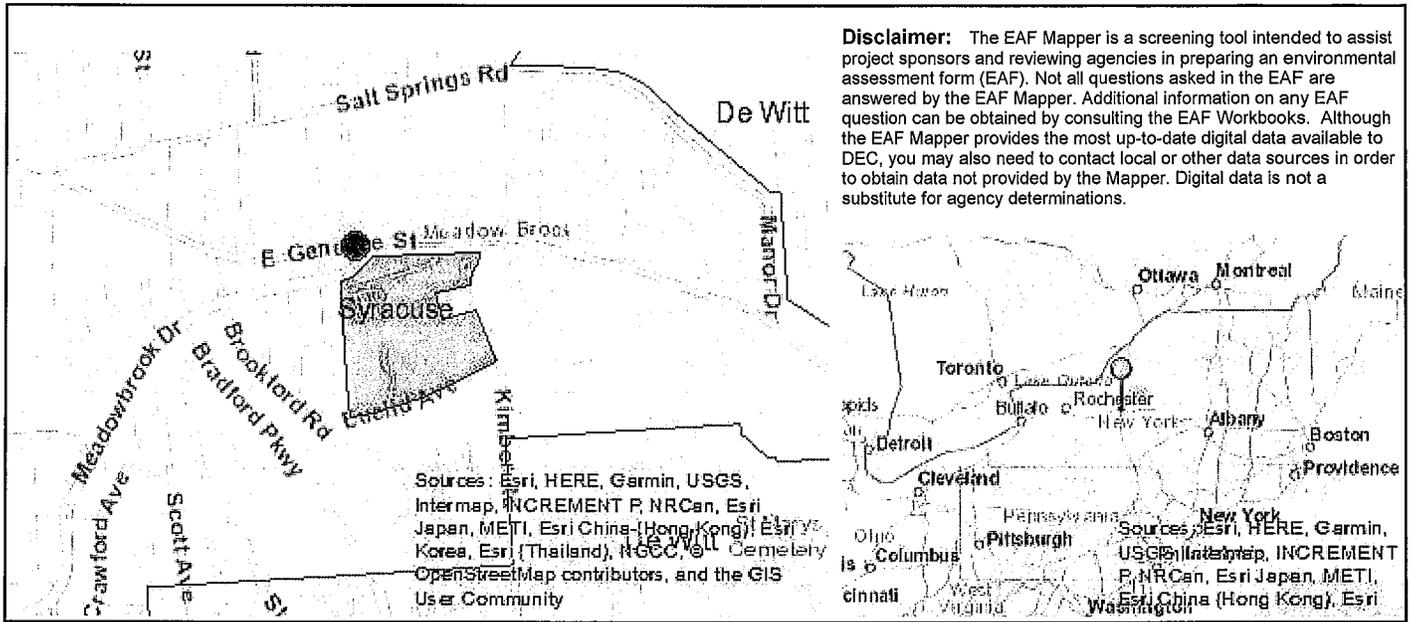
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Nottingham High School			
Project Location (describe, and attach a location map): 3100 E Genesee, 13224			
Brief Description of Proposed Action: The project consists of primarily major and minor interior renovations to an existing high school. Site improvements are very minor and include concrete sidewalk repair and replacement adjacent to the main building entrance. There are no new planned paved areas, all existing paved areas to remain. There is no disturbance of existing site lawn, trees or green space. Exterior building improvements are minor and include select window improvements and masonry re-pointing and repair. Interior renovations included relocation of the main office, classroom modernizations, relocation of art and music program spaces and major library / lobby improvements. and general improvements throughout building. Building system improvements include major Mechanical systems upgrades. Electrical highlights include energy efficient lighting improvements.			
Name of Applicant or Sponsor: Mary Robison, PE - JSCB Designee		Telephone: 315.448.8200	
		E-Mail: mrobison@syrgov.net	
Address: 233 East Washington Street, Room 401			
City/PO: Syracuse		State: NY	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NY State Education Department (NYSED)		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		34.53 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		37.1 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input checked="" type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ No new water connections are proposed as part of project.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ No new sanitary connections are proposed as part of project.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Runoff will be collected in the existing closed storm sewer system and discharged as it is currently in place.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: Mary Robison, PE - JSCB Designee _____ Date: 6/25/18 _____</p> <p>Signature: <u>Mary E. Robison</u> _____</p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project: Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

**Short Environmental Assessment Form
Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Syracuse
Industrial Development Agency
201 East Washington Street 6th Floor
Syracuse, NY 13202
Tel (315) 473-3275

EXECUTIVE SUMMARY

Agenda Item: 4

Title: Deys Plaza LLC

Requested By: Nora Soillane

ATTACHMENTS:

1. Application (Revised)
2. Cost Benefit Analysis.
3. Memo

OBJECTIVE: Review and recommendation to the Board of Directors relative to an application for financial assistance submitted by the Project Owners.

DESCRIPTION:

Direct expenditure of fund: Yes No

Type of financial assistance requested

PILOT

Sales Tax Exemption

Mortgage Recording Tax Exemption

Tax Exempt Bonds

Other

SUMMARY: The Agency has received a revised application from the Company requesting financial assistance with an additional buildout of the Deys Plaza building. Acquired by the owners in late 2009, the Building currently has 61 fully rented residential units (floors 4-8) and an estimated 65,000 sq. ft. of commercial space. Due to the loss of a commercial tenant, 77,000 sq. ft. of additional commercial is now vacant. The owners propose converting a portion of the vacant commercial space (40,000 sq. ft.) to 23 residential units on the third floor. Cost of the Project is estimated to be \$3,704,000.00. Benefits requested include a mortgage tax exemption valued at \$26,205.00 and a sales tax exemption valued at \$240,000.00. There is no PILOT. A Public Hearing on the Project was conducted December 18, 2018. The Project is estimated to generate another \$5,123,340 in investment over a ten year period. Cost Benefit ratio 19:24:1

REVIEWED BY:

- Executive Director
- Audit Committee
- Governance Committee
- Finance Committee

Meeting: Finance Committee
January 14, 2019

Prepared By: J. DeLaney

Project Summary

1. Project: Deys Plaza LLC **2. Project Number:** 0

3. Location: Syracuse **4. School District:** SCSD

5. Tax Parcel(s): 101.8-7.0 **6. Type of Project:** Retail Auto Sales

7. Total Project Cost:	\$ 3,704,000
Land	\$ -
Site Work	\$ 112,000
Building	\$ 3,388,000
Furniture & Fixtures	\$ 67,000
Equipment	\$ -
Equipment Subject to NYS Production Exemption	\$ -
Engineering/Architecture Fees	\$ 75,000
Financial Charges	\$ 27,000
Legal Fees	\$ 30,000
Other	\$ 5,000

8. Total Jobs	100
8A. Job Retention	100
8B: Job Creation (Next 5 Years)	0

Cost Benefit Analysis:	Deys Plaza LLC
	Fiscal Impact (\$)
Abatement Cost:	\$266,250
Sales Tax	\$240,000
Mortgage Tax	\$26,250
Property Tax Relief (PILOT) 10yr	\$0
New Investment:	\$5,123,340
PILOT Payments 10yrs	\$0
Project Wages (10 yrs)	\$412,700
Construction Wages	\$870,600
Employee Benefits (10 years)	\$160,000
Project Capital Investment	\$3,642,000
New Sales Tax Generated	\$0
Agency Fees	\$38,040
Benefit:Cost Ratio	19.24 :1

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

I. APPLICANT DATA

A. Contact Information

Company Name:	Dey's Plaza, LLC			("Applicant")
Mailing Address:	108 West Jefferson Street, Suite 504			
City:	Syracuse	State:	NY	Zip: 13202
Phone:	315-422-53	Fax:	315-475565	
Contact Person:	Richard deVito			
Email Address:	rdevito@rdrealty.com			
Industry Sector:	Real Estate			
NAICS Code:		Federal Employer Identification Number:	28-3117395	

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
Richard deVito	50	108 West Jefferson Street Syracuse, NY 13202	3154225381	rdevito@rdrealty.com
Robert Doucette	50	108 West Jefferson Street Syracuse, NY 13202	3154225381	rdcuse@gmail.com

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

11-09-2009

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

--

E. Applicant's Counsel:

Name:	James Messenger				
Firm:	Messenger Law				
Mailing Address:	440 South Salina Street, Suite 703				
City:	Syracuse	State:	NY	Zip:	13202
Phone:	3154713030	Fax:	3154710899		
Email Address:	jim@messengerlaw.net				

F. Applicant's Accountant:

Name:	Steve St. Amour				
Firm:	Grossman - St. Amour				
Mailing Address:	One Lincoln Center, 9th floor				
City:	Syracuse	State:	NY	Zip:	13202
Phone:	3157016308	Fax:	3154223549		
Email Address:	sstamour@gsacpas.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

1) We are in litigation with Paul Ruggeri II regarding work that he performed while working for Dey's Construction.

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

Two mortgages in the 2nd position totalling \$5.5 million for the redevelopment of Day's Plaza, 401 South Salina Street.

II. PROJECT INFORMATION

A. Project Location

Address:	401 South Salina Street	Legal Address (if different)	108 West Jefferson Street
City:	Syracuse, NY		
Zip Code:	13202		
Tax Map Parcel ID(s):	101-8-7.0		
Current Assessment:	\$10,861,000	Square Footage /Acerage of Existing Site:	51,401/1.18 acres
Square Footage of Existing Building, if any:	235,150	Census Tract: (Please See Appendix E for Census Tracts)	32

B. Type (Check all that apply):

- | | |
|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Expansion/Addition to Current Facility | <input type="checkbox"/> Brownfield/Remediated Brownfield |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Residential/Mixed Use |
| <input type="checkbox"/> Warehouse/Distribution | |
| <input checked="" type="checkbox"/> Other | Redevelopment of the 3rd floor from office to residential use. |

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.

The project, Phase III consists of renovating the entire 3rd floor of approximately 40,000 SF of office space into 23 apartments. Dey's Plaza currently has 61 apartments on floors 4-8. With the addition of the 3rd floor the building will house 84 residential units. The project will also include the re-leasing of approximately 30,000 SF of office space on the 2nd floor.

The schedule for completion is 8 months from beginning of construction (January 2019)

The stabilization and viability of Dey's Plaza is critical to the continued revitalization of Salina Street, Syracuse's "main street." These additional units will support the existing retail businesses.

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	Onsite	Electric	Onsite
Sanitary/Storm Sewer Gas	Onsite	Private Roads	Onsite
	Onsite	Telecommunication	Onsite

F. Zoning Classification: Please list the current zoning:

Current Zoning

CBD-R, CBD Retail District

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?

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 of 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

32

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

01/02/2019

Construction Completion

12/31/2019

Date of Occupancy

01/01/2020

2. Please list any other key Project milestones:

3. Has work begun? Yes No

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

\$250,000

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	none
Site Work/Demo	\$112,000
Building Construction & Renovation	\$3,388,000
Furniture & Fixtures	\$67,000
Equipment	none
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	
Engineering/Architects Fees	\$75,000
Financial Charges	\$27,000
Legal Fees	\$30,000
Other	\$5,000
Management /Developer Fee	none
Total Investment	\$3,704,000

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

Amount of capital the Applicant has invested to date:	\$204,000
Amount of capital Applicant intends to invest in the Project through completion:	
Total amount of public sector source funds allocated to the Project:	0
Identify each public sector source of funding	
Percentage of the Project to be financed from private sector sources:	\$3,500,000
Percentage of the Project to be financed from public sector sources:	

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: Pathfinder Bank

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? \$3,500,000

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

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 here. 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 type="checkbox"/>	Real Property Tax Abatement (PILOT)	
<input checked="" type="checkbox"/>	Mortgage Recording Tax Exemption (.75% of amount mortgaged)	\$26,250
<input checked="" type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State)	\$240,000
<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:

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

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:	100
Estimate the number of construction jobs to be created by this Project:	30
Estimate the average length of construction jobs to be created (months):	8
Current annual payroll at facility:	\$130,000
Average annual growth rate of wages:	2%
Please list, if any, benefits that will be available to either full and/or part time employees:	Medical Insurance
Average annual benefit paid by the company (\$ or % salary) per FTE job:	\$16,000
Average growth rate of benefit cost:	12%
Amount or percent of wage employees pay for benefits:	0%
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:	0

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	Salary (Annual or Hourly)	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
Skilled	1	\$18.00 per hour	1	1	1	1	1

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

***Please note an Environmental Assessment Form (EAF) MUST be completed and submitted along with this application. The Short Form EAF is included as Appendix B.**

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

Yes No

If yes, please explain:

Asbestos tiles between concrete floors

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

The Applicant understands 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.

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.

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.

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.

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.

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.

G. 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

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.

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.

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.

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.

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).

Appendix B

Short Form Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or Project sponsor is responsible for the completion of Part 1 Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information. The NYS DEC provides an interactive EAF form at its website <http://www.dec.ny.gov/eafmapper/>, which may substitute for this form.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:

Dey's Plaza - Phase III

Project Location (describe, and attach a location map):

401 South Salina Street, Syracuse, NY 13020

Brief Description of Proposed Action:

Redevelopment of the entire 3rd floor consisting of approximately 40,000 sf from office to residential use.

Name of Applicant or Sponsor:

Dey's Plaza, LLC

Telephone: **315-422-6381**

E-Mail: **rdevito@rdrealty.com**

Address:

108 West Jefferson Street

City/PO:

Syracuse

NY

13202

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO YES

If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

NO YES

2. Does the proposed action require a permit, approval or funding from any other governmental Agency?

NO YES

If Yes, list agency(s) name and permit or approval:

NO YES

3.a. Total acreage of the site of the proposed action?	1.81	acres	
b. Total acreage to be physically disturbed?	0	acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	100%	acres	

4. Check all land uses that occur on, adjoining and near the proposed action.

- | | | | | |
|-----------------------------------|--|-------------------------------------|--|---|
| <input type="checkbox"/> Urban | <input type="checkbox"/> Rural (non-agriculture) | <input type="checkbox"/> Industrial | <input type="checkbox"/> Commercial | <input type="checkbox"/> Residential (suburban) |
| <input type="checkbox"/> Forest | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Aquatic | <input checked="" type="checkbox"/> Other (specify): | <u>Residential Urban</u> |
| <input type="checkbox"/> Parkland | | | | |

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>Asbestos abatement</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Richard DeVito, member</u>		Date: <u>12/4/18</u>
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2 Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

APPENDIX C
Verification

STATE OF New York)
) SS.:

COUNTY OF Onondaga)

Richard DeVito, deposes and says that s/he is the
(Name of Individual)

member of DeVito & Sons LLC
(Title) (Applicant Name)

that s/he has 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

member
Title

Subscribed and sworn to before me this

3rd day of December, 20 18

[Signature]
Notary Public

APRIL VAN AUKEN
Notary Public in the State of New York
Qualified in Onondaga County
No. 01VA6264834

Deys Centennial Plaza

Redevelopment Plan



Prepared by:

Paramount Realty Group Group, LLC

The Project

The Dey's Building, a 235,150 square foot historic structure in Downtown Syracuse is the object of a vital transformation from use strictly as an office building, to a residential retail and office development in this expanding sector of the downtown market. The property which comprises four connected buildings has approximately 100,000 square feet of office space and ground floor retail space and 61 luxury apartment units. The property is now poised to create 23 new residential units on the entire 3rd floor which had previously been office space. Once the new units are completed the building will have 84 residential units on floors 3 through 8 and the building will have approximately 50,000 square feet of commercial space on the 2nd floor and ground floor.

History

The Dey Brother's Building was built in 1893 and occupied by the Dey Brothers Department Store. The building was renovated in 1995 by the City of Syracuse as a historic preservation project with Niagara Mohawk Power Corporation as the anchor tenant occupying 120,000 square feet, or approximately half of the building. The property was renamed The Dey's Centennial Plaza and leased out most of the building to other office tenants. The property was subsequently sold to Bob Doucette and Rich deVito who converted much of the upper stories to 45 apartments in phase I, and subsequently Phase II in 2016 added an additional 16 residential units. The developers released the ground floor to mostly retail tenants. office tenants include The Department of Immigration (Federal); SEFCU (retail bank operations); BTI Travel Consultants; and HOLT Architects. Retail tenants include Café Kubal; and Metro PCS.

Redevelopment Plan

The redevelopment project consists of redeveloping the entire 3rd floor into 23 apartment units which will average approximately 1,700 square feet. The cost of the construction project is approximately \$3.5 million. Construction is slated to begin in January of 2019.

*The current debt of \$7,433,464 will be added to the \$3,500,000 cost of new construction for a total first mortgage of \$10,937,205.

Parking

The lower level of the building has approximately 100 indoor parking spaces for use by office tenants and residents of the buildings, with up to 100 additional spaces available at the Sibley's Garage.

DEV'S CENTENNIAL PLAZA
Dev's Plaza - Pro Forma 2018 - Apartments and 3rd floors

INCOME	EXPIRATION DATE	RENTAL RATE	USABLE AREA	TOTAL RENT	OPERATING EXPENSES	AMOUNT
Office Income						
<u>Ground Floor</u>						
Vacant		12.00	1,050	12,600	Building Expenses	39,784
Dept. of Immigration *	March 31 2024	17.73	1,705	30,230	Garage Expenses	45,296
Vacant (Former Excelius Space)	Vacant	12.00	1,005	12,060	Insurance	90,000
Hot Architecture	Dec 31 2018	15.38	1,560	24,000	Security	13,493
Essence of N'Awilms	Dec 31 2020	12.12	1,510	18,298	Water & Sewer	28,054
Vacant (Former SU Space)	Vacant	12.00	2,425	29,100	Utilities - Gas	148,000
BTI	Dec 31 2021	15.37	2,685	41,267	Utilities - Electric	366,300
Twisted Images	Dec 31 2018	14.53	990	14,400	Taxes	729,927
Metro PCS	March 31 2020	14.61	1,720	25,125	Subtotal	
Gannon's	March 31 2018	17.78	810	14,400	Building Maintenance	23,763
Cafe Kubal	Sept 30 2017	16.30	1,995	32,520	Elevator Maintenance	10,338
SEFCU	Dec 31 2021	11.91	3,450	41,078	Fire Protection	26,000
Floral Escents	Month to Month	9.23	780	7,200	General Maintenance	24,000
Vacant	Vacant	12.00	5,285	63,420	HVAC Maintenance	22,500
Storage Areas (non income producing)			2,270		Janitorial	4,480
	Total Retail Vacancy		10,575		Janitorial Supplies	4,070
<u>Second Floor</u>					Externitinding Contract	4,070
BTI	Dec 31 2021	15.37	2,390	36,733	Snow/Window Maintenance	7,500
Vacant		15.50	7,930	122,915	Telephone	3,900
Immigration	March 31 2024	17.73	5,181	91,859	Trash	12,156
Gross Commercial Income			\$5,316	617,205	Wages	40,000
Vacancy			10%	61,720	Insurance - Comp & Disability	8,170
Net Office Income				\$55,484	Subtotal	186,877
Operating Expense Reimbursement					Management Expenses	
CAM Charges				15,000	Accounting & Bookkeeping	14,367
Electric Reimbursement				28,648	NYS Filing	3,000
Parking Income - Building				112,800	Advertising & Marketing	4,800
Subtotal				156,448	Legal	1,093
					Management Fee	69,904
					Subtotal	93,164
TOTAL COMMERCIAL INCOME				711,932	TOTAL EXPENSES	1,009,968
Apartment Income					TOTAL COMMERCIAL INCOME	711,932
					TOTAL APARTMENT INCOME	1,569,654
<u>Third Floor</u>					LESS RESERVE	(45,632)
					LESS TOTAL OPERATING EXP	(1,009,968)
<u>Fourth Floor</u>					EQUALS NET OPERATING INCOME	1,225,987
					Current Mortgage Balances	7,433,464
<u>Fifth Floor</u>					New Commercial Construction	3,503,741
					New Construction Apartments	(0)
<u>Sixth Floor</u>					Additional Equity	
					Amount to Finance	10,937,205
<u>Seventh Floor</u>					First Mortgage Financing	
					Principal	\$ 10,937,205
<u>Eighth Floor</u>					Term	25 Yrs.
					Interest Rate	5.50%
Gross Apartment Income					Payment	(815,362)
Vacancy					Second Mortgage Financing	
					Principal	\$ 4,834,756
					Term	30 Yrs.
					Interest Rate	3.00%
					Payment	(246,666)
					Income After Debt	163,959
					Debt Coverage Ratio	1.15
TOTAL APARTMENT INCOME				1,569,654		