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

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To: Board of Directors  
City of Syracuse Industrial Development Agency

From: Judith DeLaney

Date: November 15, 2019

Re: Board of Directors Meeting Agenda – November 19, 2019

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The City of Syracuse Industrial Development Agency will hold a Board of Directors Meeting on **Tuesday, November 19, 2019 at 8:00 a.m.** in the Common Council Chambers, 304 City Hall, 233 East Washington St., Syracuse, N.Y. 13202.

**I. Public Hearing –**

**300 Spencer Street, LLC – 1**

*Attachments:*

1. *Public Hearing Notice.*
2. *Cost Benefit Analysis.*

**II. Call Meeting to Order – 2**

**III. Roll Call – 3**

**IV. Proof of Notice – 4**

**V. Minutes – 5**

Approval of Minutes from the October 15, 2019 Board of Directors meeting.

**V. Committee Report – 6**

Finance Committee – Michael Frame

**VI. New Business –**

**Joint School Construction Board - Judith DeLaney –7**

Approval of a resolution authorizing a Public Hearing on the Project.

*Attachments:*

1. *Application for Financial Assistance.*
2. *Public Hearing Authorization Resolution.*

**JMA Tech Properties LLC – Judith DeLaney – 8**

Approval of resolutions authorizing the Agency to act as Lead Agency for purposes of SEQRA and further authorizing a Public Hearing on the Project.

*Attachments:*

1. *Application for Financial Assistance.*
2. *Lead Agency Resolution.*
3. *Public Hearing Authorization Resolution.*

**Jasso Properties LLC - Judith DeLaney – 9**

Approval of a resolution authorizing a Public hearing on the Project.

*Attachments:*

1. *Application for Financial Assistance.*
2. *Resolution.*

**Smith Building, LLC – Judith DeLaney – 10**

Approval of a resolution authorizing a Public hearing on the Project.

*Attachments:*

1. *Application for Financial Assistance.*
2. *Resolution.*

**State Tower Building, LLC – Susan Katzoff – 11**

Approval of a resolution authorizing both an increase in the amount of the mortgage tax exemption previously approved by \$49,800.00 and Agency participation in mortgage refinancing relative to the Project.

*Attachments:*

1. *Correspondence.*
2. *Resolution.*

**Syracuse Community Hotel Restoration Company 1 - Susan Katzoff – 12**

Approval of a resolution authorizing both a retroactive extension of the Agency agreement through February 1, 2020 and an increase in the amount of the sales tax exemption by \$48,000.00.

*Attachments:*

1. *Correspondence.*
2. *Supplemental Application*
3. *Resolution.*

**Seneca Armory Associates LLC – Susan Katzoff – 13**

Approval of a resolution authorizing a temporary sales tax appointment for the Project through January 30, 2020.

*Attachments:*

1. *Correspondence.*

*2. Resolution.*

**Grossman St. Amour CPA's PLLC - John Vavonese – 14**

Approval of proposed engagement letters for certified public accounting services from the Company for fiscal year 2020.

*Attachment:*

- 1. Engagement Letters.*

**Annual Board of Directors Evaluation – Judith DeLaney – 15**

Annual evaluation of Board performance questionnaire to be completed.

*Attachment:*

- 1. Board Evaluation.*

**VII. Executive Session –**

**VIII. Adjournment –**

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the New York General Municipal Law, will be held by the City of Syracuse Industrial Development Agency (the "Agency") on the 19<sup>th</sup> day of November, 2019, at 8:00 a.m., local time, at 233 East Washington Street, Common Council Chambers, City Hall, Syracuse, New York, in connection with the following matter:

300 Spencer Street LLC, or an entity to be formed (the "Company"), requested the Agency undertake a project (the "Project") consisting of: (A)(i) the acquisition of an interest in approximately 117,432 sq. ft. of improved real property located at 300 Spencer Street, in the City of Syracuse, New York (the "Land"); (ii) the demolition of two (2) existing buildings and the construction of a five-story, approximately 106,000 sq.ft. building consisting of commercial space to house the corporate headquarters for Bankers Healthcare Group with an attached covered parking structure and an adjacent surface parking lot for an aggregate, approximately 500 vehicle parking spaces; and related site improvements, all located on the Land (the "Facility"); (iii) the acquisition and installation in and at the Land and Facility of furniture, fixtures and equipment (the "Equipment" and together with the Land and the Facility, the "Project Facility"); (B) the granting of certain financial assistance in the form of exemptions from real estate taxes, State and local sales and use tax and mortgage recording tax (in accordance with Section 874 of the General Municipal Law) (collectively the "Financial Assistance"); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, equipping and completion of the Project Facility; and (D) the lease of the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement.

The Company shall be the initial owner or operator of the Project Facility.

The Agency will at the above-stated time and place hear all persons with views with respect to the proposed Financial Assistance to the Company, the proposed owner/operator, the location of the Project Facility and the nature of the Project.

A copy of the application filed by the Company with the Agency with respect to the Project, including an analysis of the costs and benefits of the Project, are available for public inspection during the business hours at the office of the Agency located at 201 East Washington Street, 6<sup>th</sup> Floor, Syracuse, New York.

Dated: November 4, 2019

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

**Project Summary**

**1. Project:** 300 Spencer Street, LLC      **2. Project Number:** 0

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

**5. Tax Parcel(s):** 117.-08-03.1      **6. Type of Project:** Priority Industry

<b>7. Total Project Cost:</b>	<b>\$ 39,664,000</b>
Land	\$ 3,000,000
Site Work	\$ 1,000,000
Building	\$ 28,000,000
Furniture & Fixtures	\$ 3,000,000
Equipment	\$ 500,000
Equipment Subject to NYS Production Exemption	\$ -
Engineering/Architecture Fees	\$ 1,229,000
Financial Charges	\$ -
Legal Fees	\$ 10,000
Other	\$ 1,500,000

<b>8. Total Jobs</b>	506
8A. Job Retention	256
8B: Job Creation (Next 5 Years)	250

<b>Cost Benefit Analysis:</b>	300 Spencer Street, LLC
	<b>Fiscal Impact (\$)</b>
<b>Abatement Cost:</b>	<b>\$10,117,625</b>
Sales Tax	\$800,000
Mortgage Tax	\$210,000
Property Tax Relief (PILOT) 15yr	\$9,107,625
<b>New Investment:</b>	<b>\$93,514,284</b>
PILOT Payments 15yrs	\$4,838,770
Project Wages (10 yrs)	\$42,842,873.63
Construction Wages	\$8,706,000
Employee Benefits (10 years)	\$0
Project Capital Investment	\$36,729,000
New Sales Tax Generated	\$0
Agency Fees	\$397,640
<b>Benefit:Cost Ratio</b>	<b>9.24 :1</b>

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**PLEASE POST**

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**PUBLIC MEETING NOTICE**

**THE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY**

**HAS SCHEDULED**

**A**

**BOARD OF DIRECTORS MEETING**

**ON**

**TUESDAY NOVEMBER 19, 2019**

**AT**

**8:00 A.M**

**IN THE**

**COMMON COUNCIL CHAMBERS**

**304 City Hall  
233 E. Washington St  
Syracuse, NY 13202**

**For More Information, Please Contact the Office of the Agency at (315) 473-3275**

**City of Syracuse Industrial Development Agency**

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

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Minutes

Board of Directors Meeting  
Tuesday, October 15, 2019

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

**Staff Present:** Judith DeLaney, Susan Katzoff, Esq., John Vavonese, Lori McRobbie.

**Others Present:** Joseph M. Marusa, Stephanie Pasquale, Jacob Waldron, Eric Ennis, Aggie Lane, Merike Treier, Timothy Lynn, Esq., Jake Dishaw, Jeremy Cali, Tom Douglas; Rick Moriarty

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**I. Call Meeting to Order**

Mr. Frame called the meeting to order at 8:30 a.m.

**II. Roll Call**

Mr. Frame acknowledged all Board members were present.

**III. Proof of Notice**

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

**IV. Minutes**

Mr. Frame asked for a motion approving the minutes from the September 17, 2019 Board of Directors meeting. Mr. Brown made the motion. Mr. Thompson seconded the motion. **THE MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 17, 2019 BOARD OF DIRECTORS MEETING WAS UNANIMOUSLY APPROVED.**

**V. Committee Report**

Mr. Frame reported the Finance Committee met on October 7, 2019 and October 15, 2019 regarding (i) the status of Steri-Pharma Project; (ii) the Downtown Committee's request for a two year extension or renewal of the Cooperation Agreement with Downtown Committee and a reallocation of certain funding; (iii) the City's permitting office's request to enter a cooperation agreement and provide financial support to upgrade permitting software to streamline the permitting process; (iv) Syracuse

Build's request to enter into a cooperation agreement to provide a portion of the funding to support workforce training; and (v) the 2020 budget. The Finance Committee has reviewed all of the foregoing and recommends approval/adoption of all matters either in whole or part as will be presented during this board meeting.

## **VI. New Business**

### **300 Spencer Street, LLC**

Ms. DeLaney advised the members that the Agency was in receipt of an application for financial assistance (included in the Board's packet) from the Company. She said the owners propose a project at 300 Spencer Street, the former "Student One" bus garage in the Franklin Square area. The Company proposes the demolition of two existing buildings and the construction of a five story 100,000 sq. ft. building with an associated covered parking structure and additional parking to accommodate a total of 500 cars. The Project will act as the local corporate headquarters of Bankers Healthcare Group. The cost of the Project is estimated to be \$39,664,000. The Company is requesting benefits from the Agency in the form of a mortgage recording tax exemption valued at \$210,000, a sales and use tax exemption valued at \$800,000 and a PILOT Agreement utilizing the Agency's "Priority Industry" schedule, value to be determined upon further discussion with the assessor. The Company currently employs 256 people in its Franklin Square facility and proposes an additional 250 jobs will be created as a result of this expansion.

Jeremy Cali and Tom Douglas spoke in favor of the project on behalf of the Company.

In addition to Syracuse, the Company also has offices in Fort Lauderdale, Florida and NYC. They own 201 Spencer Street which is full. They will continue to use this property. They are growing at a rapid pace and have expanded into 115 Solar, the firehouse and above the Syracuse Suds Factory. Employees at these locations will be relocated to 300 Spencer Street facility. They are in need of a new headquarters. King & King are the architects and Parsons McKenna is the builder.

They spoke about the parking garage and a possible future addition (expand up for more office space).

Mr. Frame inquired about salaries of new employees. Mr. Cali advised that sales people's salaries can range from \$60,000 to \$100,000. The new employees will mostly be front end sales people who will need sales skills. Marketing, accounting and analysts will need more education/skills. Current payroll is approximately \$13,000,000. Future payroll is estimated to be \$30,000,000. Mr. Frame asked them to bring a specific breakdown to the public hearing. Mr. Cali advised that Al Crawford hires from local colleges and that his employees did not want to move their headquarters to Dewitt, they wanted to stay downtown.

Ms. Katzoff introduced the first resolution in the agenda relative to the Project seeking to appoint the Agency as lead agent for purposes of conducting a coordinated SEQRA review. Mr. Frame asked for a motion to approve the SEQRA Lead Agency resolution. Mr. Brown made the motion. Ms. Murphy seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION CLASSIFYING A CERTAIN PROJECT AS A TYPE I ACTION AND DECLARING THE INTENT OF THE CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY TO BE LEAD AGENCY FOR PURPOSES OF A COORDINATED REVIEW PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT.**

Ms. Katzoff introduced the second resolution in the agenda relative to the Project seeking to authorize a public hearing pursuant to the General Municipal Law. Mr. Frame asked for a motion to authorize a Public Hearing. Mr. Brown made the motion. Ms. Murphy seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION DETERMINING THAT THE ACQUISITION, CONSTRUCTION, EQUIPPING AND COMPLETION OF A COMMERCIAL FACILITY AT THE REQUEST OF THE COMPANY CONSTITUTES A PROJECT; DESCRIBING THE FINANCIAL ASSISTANCE IN CONNECTION THEREWITH; AND AUTHORIZING A PUBLIC HEARING.**

#### **Steri-Pharma LLC**

Ms. Katzoff requested the Board approve a motion authorizing the Agency to enter into a Memorandum of Understanding with the Company in connection with a commercial project previously undertaken at the request of the Company.

The Company has kept in communication with the Board and staff about delays associated with the Project. The retaining wall repairs have been completed and they have done all the upgrades they can do without actually putting in the new manufacturing line.

The Company advised that they should know by March 30, 2020 if their customer will proceed with a demand level that will allow the project to go forward. The Board's participation is important to the European client. The Company will report back on its progress in December and again in February 2020.

The PILOT has commenced, but since no construction has started, they are paying full property taxes on the existing building. The Company has not used any of its sales tax benefit or mortgage recording tax benefit.

If the Project closes prior to March 30, 2020, the Company will request to push the PILOT out two years. No additional financial benefit will be awarded, so no harm to City or taxpayers, however, the benefit period under the PILOT will be delayed. If the Project does not close by March 30, 2020, the Agency may terminate its relationship with the Company.

There being no discussion Mr. Frame asked for a motion to approve the resolution. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE AGENCY TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE COMPANY IN CONNECTION WITH A COMMERCIAL PROJECT PREVIOUSLY UNDERTAKEN AT THE REQUEST OF THE COMPANY.**

#### **Addis Building LLC**

Ms. Katzoff requested the Board approve a motion authorizing an extension of both the Agency leases and sales tax appointment until December 31, 2020. According to the Company, the extension is request in large part due to permitting delays. The Company anticipates the Project will be complete sometime in 2020. Ms. Katzoff advised that according to the Company, it has \$183,000 in unused sales tax exemption benefits. The Company is not requesting additional financial assistance.

After a brief discussion Mr. Frame asked for a motion to approve the resolution. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPROVING AN EXTENSION OF THE TERM OF THE LEASES BETWEEN THE AGENCY AND THE COMPANY AND THE SALES TAX APPOINTMENT OF ADDIS BUILDING LLC AS AGENT OF THE**

**AGENCY UNTIL DECEMBER 31, 2020; AND AUTHORIZING THE EXECUTION OF ANY AND ALL NECESSARY DOCUMENTS.**

**300 Washington Street LLC**

Ms. Katzoff requested the Board approve a motion authorizing an extension of sales tax appointment until April 30, 2020. The Company's current appointment expired October 1, 2019. The Agency received correspondence from the Company requesting a retroactive extension of the sales tax appointment for the Project due to construction delays. The Company reports that as of September 30, 2019 it has used \$568,037.84 of the approved exemption leaving an available exemption amount of \$761,082.16. The Company is not requesting additional financial assistance.

Mr. Frame asked for a motion to approve the resolution. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPROVING AN EXTENSION OF THE SALES TAX APPOINTMENT OF 300 WASHINGTON STREET, LLC AS AGENT OF THE AGENCY UNTIL APRIL 30, 2020; AND AUTHORIZING THE EXECUTION OF ANY AND ALL NECESSARY DOCUMENTS.**

**Downtown Committee of Syracuse (DTCS) Cooperation Agreement**

Ms. DeLaney advised the Board members that the Agency received a request from the Downtown Committee of Syracuse ("DTCS") to (a) reallocate a portion of funding from an existing agreement in the amount of \$8,891.00 as a partial funding for additional security cameras; and (b) enter into a new agreement to provide funding in an amount not to exceed \$146,460.00 annually for a period of two years (10/19 to 10/21) for weekend and evening security and maintenance personal. Ms. DeLaney advised the Board that there is a balance left over from the previous contract in the amount of \$136,000.

Ms. Treier spoke in favor of these requests and agreed to take any questions from the Board members.

Mr. Brown asked about diversity. Ms. Treier discussed the service agreement.

Mr. Frame asked for a motion to approve the resolution regarding reallocating a portion of the funding for three new cameras. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE DOWNTOWN COMMITTEE OF SYRACUSE TO REPURPOSE EXISTING FUNDS APPROVED WITH RESPECT TO A PROJECT AND ACQUIRE AND INSTALL THREE NEW SECURITY CAMERAS WITHIN THE DOWNTOWN AREA OF THE CITY OF SYRACUSE.**

Mr. Frame asked for a motion to approve the resolution regarding approval to enter into a new agreement to provide funding in an amount not to exceed \$146,460.00 annually for a period of two years (10/19 to 10/21) for weekend and evening security and maintenance personal. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE AGENCY TO NEGOTIATE, EXECUTE AND DELIVER A CONTRACT WITH THE DOWNTOWN COMMITTEE OF SYRACUSE IN FURTHERANCE THEREOF.**

## Permitting Process Software Implementation

Ms. DeLaney advised the Board members that the Agency received a request from the City of Syracuse (the "City") to enter into a cooperation agreement with the City to partner with Camino Technologies Inc. to provide consulting and software for the City's updated permitting process

Jake Dishaw from the City spoke in favor of the Project and the goal to make the permitting process digital. He said that hardware upgrades have been implemented and now they need the software. The new software will bring the permit process into the 20<sup>th</sup> century.

Mr. Thompson inquired as to the manner in which SIDA could participate. Ms. Katzoff advised that the upgrades to the permitting process would align with SIDA's goal of promoting economic development within the City of Syracuse. Currently it takes months to obtain necessary permits and is inefficient and costly to project developers. The system is broken. The new upgrades would significantly reduce the timeframe for approvals; would allow all parties (internally and externally) to review plans and specs in real time, would ensure all parties were reviewing the most current versions of documents and would reduce costs to both the City and the project developers. The improvements would have a direct impact on economic development in the City. Mr. Dishaw confirmed and agreed.

Mr. Frame asked about training in regards to use of the new software. Mr. Dishaw advised that it is included in the package received from the software company.

There being no discussion, Mr. Frame asked for a motion to authorize participation in a cooperation agreement with the City in an amount not to exceed \$100,000 to pay for a portion of technology improvements associated with the City's permitting process improvements implementation. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION AUTHORIZING A PROJECT AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH AND THE EXPENDITURE OF FUNDS IN SUPPORT THEREOF.**

## Syracuse Build

Ms. DeLaney advised the members of a request received from Center State CEO Foundation (the "Foundation") to allocation funding in the amount of \$100,000 to fund specific training costs associated with the Syracuse Build Initiative for residents of the City of Syracuse. Ms. Delaney advised that any allocation of funds would require quarterly reporting from the Foundation on the status of the use of funds and ongoing programming (including classes and students).

Stephanie Pasquale, Director of Neighborhood and Business Development, spoke in favor of this matter. Ms. Pasquale advised that the program is trying to take a comprehensive view with respect to training a workforce of City residents for construction and other positions and the funding will help facilitate classes and other ancillary support for the program participants.

Mr. Brown asked about the outcomes of other work training programs and what the quarterly reports will contain. He expressed concern about the historical outcomes of these types of programs noting that there is only one person of color with a master license. Ms. Pasquale indicated that unlike some other programs Syracuse Build is working within the community to identify needs and trying to tailor the training to meet those needs while at the same time addressing ongoing needs of the students dedicated to being trained to eliminate some of the barriers to success. There has been significant

research and community involvement in developing the program. She further indicated that the program incorporates certain benchmarks for success. Mr. Frame requested Ms. Pasquale attend an upcoming finance committee meeting, to be scheduled in the 1<sup>st</sup> quarter of 2020, to report on outreach efforts and the programs impact to address Mr. Brown's concerns.

Mr. Frame asked for a motion to approve a resolution authorizing an agreement to allocate funding in the amount not to exceed \$100,000.00 for a period of one year to support specific activities of the Syracuse Build program. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION AUTHORIZING A PROJECT AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH AND THE EXPENDITURE OF FUNDS IN SUPPORT THEREOF.**

### **Brownfields Assessment Coalition**

Ms. DeLaney advised the members that the Greater Syracuse Land Bank (GSLB), the Onondaga County Industrial Development Agency (OCIDA) and the Agency have been awarded cooperative grant agreement from the United States Environmental Protection Agency ("EPA") to complete brownfield assessments on brownfield sites in the City and the County. The staff is seeking approval of an agreement between the GSLB, OCIDA and the Agency relative to the grant funding awarded by the EPA for brownfield site investigation and a memorandum of understanding between the Agency and the Land bank regarding same.

There is no cost to the Agency associated with this.

Ms. DeLaney further requested authority to enter into a separate MOU between the Agency and the GSLB regarding the obligations of GSLB under the grant agreement and impose an obligation on the GSLB to report on no less than a quarterly basis to the Agency regarding compliance with the grant agreement.

Ms. DeLaney advised that the parties have already identified approximately 7 sites for investigation – 5 of which are within the City of Syracuse. The grant will allow for Phase 1 and some Phase II reports to be prepared. The EPA appointed the GSLB as the lead party under the grant responsible for all reporting and direct contact with the EPA. Each of the other participants will support the GSLB in the collection of information relative to the impacted sites.

Mr. Thompson asked if it includes clean-up costs. Ms. DeLaney advised that it does not; but covers investigation and testing.

There being no further discussion, Mr. Frame asked for a motion to approve a resolution authorizing an agreement between the GSLB, OCIDA and the Agency relative to grant funding awarded by the EPA for brownfield site investigation at sites and a memorandum of understanding between the Agency and the Land Bank relative to same. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION AUTHORIZING THE EXECUTIVE DIRECTOR TO: (1) EXECUTE AND DELIVER THE BROWNFIELDS ASSESSMENT COALITION MEMORANDUM OF AGREEMENT FOR THE GRANT PERIOD OF OCTOBER 1, 2019 THROUGH SEPTEMBER 30, 2022; AND (2) NEGOTIATE, EXECUTE AND DELIVER AN AGREEMENT WITH THE GREATER SYRACUSE LAND BANK.**

**VII. Agency Budget**

J. Vavonese advised that the proposed revisions to the 2020 budget were made and approved by the Finance Committee at its October 15, 2019 meeting. Mr. Frame asked for a motion to approve, as amended, the 2020 budget.

Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE 2020 BUDGET.**

**VIII. Executive Session**

At 9:17 a.m. Mr. Brown made a motion to enter executive session to discuss the acquisition of real property. Ms. Pasquale was asked to stay for executive session. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ENTER EXECUTIVE SESSION.**

At 9:38 a.m. Mr. Brown made a motion to exit executive session. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO EXIT EXECUTIVE SESSION.**

**IX. Adjournment**

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

At 9:39 a.m. Mr. Brown made a motion to adjourn. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN THE MEETING AT 9:39 AM.**

## EXECUTIVE SUMMARY

**Agenda Item: 7**

**Title: Joint School Construction Board**

**Requested By: Sue Katzoff**

**OBJECTIVE:** Approval of a resolution authorizing a Public hearing on the Project.

**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 an application for financial assistance from the JSCB to issue school facility revenue bonds in an amount not to exceed \$108,000,000.00 to finance improvements at Clary Middle School (\$13,200,000.00), Danforth Middle School (\$19,500,000.00) Expeditionary Learning Middle School (\$3,300,000.00) Henninger High School (\$40,000,000.00) and Fowler High School (\$26,500,000.00). A summary description of each individual school project is attached along with a fuller description of the individual projects in the supplementary applications. Representatives of the School District will be on hand to answer any questions. A meeting of the Finance Committee was held on November 5, 2019 at which time the members reviewed the application. The members of the Committee approved a motion to recommend to the Board of Directors approval of the request for funding.

**ATTACHMENTS:**

1. Project Description.
2. Correspondence.
3. Application.
4. Clary Supplement.
5. Danforth Supplement.
6. ELMS Supplement.
7. Henninger Supplement.
7. Fowler Supplement.

**REVIEWED BY:**

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

**Meeting:** November 19, 2019

**Prepared By: J.A. DeLaney**

# JSCB PHASE II TRANCHE IIB BORROWING

October 24, 2019

The City of Syracuse Joint Schools Construction Board (JCSB) proposes improvements to five City schools to be included in the JSCB Phase II Tranche IIB Borrowing. The specific schools slated for improvements include; Clary Middle School, Danforth Middle School (Brighton Academy), Expeditionary Learning Middle School (ELMS), Henninger High School, and PSLA @ Fowler. Project descriptions are as follows:

## **Clary Middle School**

The general scope of this project includes; vinyl asbestos tile removal in the classrooms, window replacement, toilet renovations, locker rooms renovations, technology classroom renovations, nurse toilet room renovations, library upgrades, exterior door replacement, creation of a secure entrance vestibule, gymnasium upgrades, lighting upgrades in all renovated areas, fire alarm system replacement, air conditioner chillers, and toilet room exhaust systems replacement. The project also includes site improvements such as sidewalk replacement and elimination of steps at exterior doors. Comprehensive Plan Budget \$13.2 million.

## **Danforth Middle School (Brighton Academy)**

The general scope of work consists of site improvements, building shell modifications, and interior renovations. Site improvements involve the renovation of two existing parking lots, new concrete steps, sidewalks, and landscaping. The building shell modifications include; foundation parging and repair, masonry repointing/replacement, new control joints, painting, new exterior doors, new locksets, new aluminum windows, restoration of window trim, roof restoration, skylight replacement and repairs.

Interior renovations consist of; repair and paint walls and ceilings, restore/replace flooring, repair and paint lockers, new bathroom accessories, restore/replace doors, update stairways, updates to plumbing, HVAC, electrical distribution, lighting, communication systems, security and access control systems, fire alarm system and renovations to fitness room, gym locker rooms, and science lab. Comprehensive Plan Budget \$19.5 million.

### **Expeditionary Learning Middle School**

The scope of this project includes site improvements, building exterior improvements, and interior renovations. Site improvements include sidewalk and asphalt replacement. Building exterior improvements will consist of structural repairs to the building foundation and masonry walls.

Interior renovations include HVAC upgrades, structural repairs, gang toilet room renovations, expansion of the cafeteria and art room renovations, locker relocation, new door hardware, and gymnasium finish upgrades. The HVAC upgrades include: a new cooling tower, heat pumps, air handling units and controls, as well as removal of outdated systems from use, sprinkler head replacements, and fire alarm replacement. Lighting upgrades, security cameras and select door access controls will also be completed. Comprehensive Plan Budget \$3.3 million.

### **PSLA @ Fowler**

The majority of work will be primarily exterior site work on approximately 3.3 acres for new athletic fields, track and stadium. Interior renovations will include the existing auditorium, pool and locker rooms. Comprehensive Plan Budget \$26.5 million.

The roof replacement was completed as the first phase of work at Fowler. It was funded in the Tranche IB Series 2018B Bonds.

### **Henninger High School**

The proposed project includes site improvements, building addition, exterior building improvements, and interior renovation.

The building addition includes an approximate 19,000 square foot classroom addition with site improvements. Two new exits will also be constructed. Interior renovations consist of; a new two-story cafeteria, new library, new locker rooms, toilet room renovations, and other general improvements within the building. New mechanical systems will be installed throughout the school, as well as new LED fixtures, upgrades to electrical transformer, and new plumbing for toilet rooms.

Exterior building improvements include window replacement and new openings for windows. Site improvements include improvements to the main entrance including new vehicular drop-off, new concrete sidewalks, and new ramps and stairs to access the building. Additional site improvements include repair/clean/enhance the storm sewer system and site lighting upgrades. Comprehensive Plan Budget \$40.0 million.



# DEPARTMENT OF FINANCE

OFFICE OF THE COMMISSIONER  
CITY OF SYRACUSE, MAYOR BEN WALSH

**David DelVecchio CPA**  
Commissioner of  
Finance

To: Judith Delaney  
Executive Director  
Syracuse Industrial Development Agency

**Martha A. Maywalt**  
First Deputy  
Commissioner

From: David DelVecchio  
JSCB Advisory Staff Member

Date: November 1, 2019

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: Joe Barry  
Suzanne Slack

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

Office 315 448 8279  
Fax 315 448 8424

[www.syr.gov.net](http://www.syr.gov.net)



## CITY OF SYRACUSE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY PROJECT APPLICATION INSTRUCTIONS

1. The person completing this application on behalf of the company/applicant shall be a person who is either the CEO of the company/applicant or a person authorized to bind the company/applicant and each statement contained in this application shall be made by such a person. 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 Judith DeLaney, Economic Development Specialist at [jdelaney@syrgov.net](mailto:jdelaney@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 8 items:

- This Application
- Conflict of Interest Statement - Appendix A
- Environmental Assessment Form
- Verification - Appendix B
- 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 Bousquet Holstein PLLC 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  
201 East Washington Street, 6th Floor  
Syracuse, NY 13202  
Phone: 315-473-3275  
[jdelaney@syrgov.net](mailto:jdelaney@syrgov.net)

## City of Syracuse Syracuse Industrial Development Agency Application

### I. APPLICANT DATA

#### A. Contact Information

Company Name:	Joint Schools Construction Board of the City and City School District ("Applicant")			
Mailing Address:	233 E. Washington St., 300 City Hall			
City:	Syracuse	State:	NY	Zip: 13202
Phone:	3154488406	Fax:	3154488381	
Contact Person:	Joseph W. Barry, III, Secretary			
Email Address:	jbarry@syrgov.net			
Industry Sector:				
NAICS Code:		Federal Employer Identification Number:	15-6010157 (City School District)	

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

Yes  No  If No, Who will: The Syracuse City School District

#### 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
N/A	N/A	N/A	N/A	N/A

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

<input type="checkbox"/> Corporation <input type="checkbox"/> Private <input type="checkbox"/> Public	Date and Location of Incorporation/Organization <span style="border: 1px solid black; display: inline-block; width: 150px; height: 20px; vertical-align: middle;"></span>
<input type="checkbox"/> Partnership <input type="checkbox"/> General <input type="checkbox"/> Limited	If a foreign corporation, is the Applicant authorized to do business in the State of New York? <span style="border: 1px solid black; display: inline-block; width: 150px; height: 20px; vertical-align: middle;"></span>
<input type="checkbox"/> Other <input type="checkbox"/> Sole Proprietorship	
<input type="checkbox"/> Limited Liability Company/Partnership	

E. Applicant's Counsel:

Name:	Theodore A. Trespasz, Jr., Esq.			
Firm:	Trespasz & Marquardt, LLP			
Mailing Address:	247 West Fayette Street, 3rd Floor			
City:	Syracuse	State:	NY	Zip: 13202
Phone:	3154664444	Fax:	3154665555	
Email Address:	ttrespasz@lawtm.com			

F. Applicant's Accountant:

Name:	Gregg Evans			
Firm:	The Bonadio Group			
Mailing Address:	432 N. Franklin St., #60			
City:	Syracuse	State:	NY	Zip: 13204
Phone:	3154764004	Fax:	3154751513	
Email Address:	gevans@bonadio.com			

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

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

David J. DelVecchio, CPA, Commissioner of Finance for the City of Syracuse is involved in a civil tax litigation case.

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

Series 2018A Bonds, Series 2018B Bonds, Series 2019A Bonds for JSCB Projects

## II. PROJECT INFORMATION

### A. Project Location

Address:	See Attached pages for each school	Legal Address (if different)	
City:			
Zip Code:			
Tax Map Parcel ID(s):			
Current Assessment:		Square Footage /Acerage of Existing Site:	
Square Footage of Existing Building, if any:		Census Tract: (Please See Appendix E for Census Tracts)	

### B. Type (Check all that apply):

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

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

General Description of Work Scope is as follows: "More detailed descriptions included on attached pages for each project"

Clary Middle School - General renovations of interior and major building systems. Bathroom and gymnasium renovations. Security Improvements. Site improvements.

Danforth Middle School - General interior renovation and major building systems. Renovations to fitness room, gym locker rooms and science labs along with new security systems and fire alarm system. Extensive site improvements of two existing parking lots, steps, sidewalks and landscaping. Exterior renovations include masonry repair, windows and roof restoration.

Expeditionary Learning Middle School - General interior renovation and major building systems. Cafeteria and gymnasium upgrades. New security systems and fire alarm. Exterior improvements to foundation, masonry and structural repairs along with site improvements.

Henninger High School - A 19,000 sq ft classroom building addition with site improvements. Interior renovations include new two story cafeteria, new library and other general improvements. New mechanical, electrical and plumbing systems. Site improvements to main entrance, storm sewer system and lighting upgrades.

PSLA @ Fowler - The majority of work will be primarily exterior site work on approximately 3.3 acres for new athletic fields, track and stadium. Inter renovations to include the existing auditorium, pool and locker rooms.

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?

Syracuse City School District facilities are owned by the City of Syracuse.

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

Commercial/School

G. Are variances needed to complete the Project?

Yes

No

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

[Empty box for variance description]

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?

[Empty box for 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

[Empty box for location(s)]

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

Yes

No

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

See attached for individual projects

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

[Empty box for Construction Commencement date]

Construction Completion

[Empty box for Construction Completion date]

Date of Occupancy

[Empty box for Date of Occupancy date]

2. Please list any other key Project milestones:

SIDA Approval, GC Contract Award, Substantial Completion, FCR issued by SCSO

3. Has work begun?  Yes

No

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

[Empty box for funds expended]

### 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	0
Site Work/Demo	21,000,000
Building Construction & Renovation	61,000,000
Furniture & Fixtures	400,000
Equipment	0
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	0
Engineering/Architects Fees	6,000,000
Financial Charges	8,100,000
Legal Fees	500,000
Other	2,000,000
Management /Developer Fee	9,000,000
Total Project Cost	108,000,000

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

Amount of capital the Applicant has invested to date:	6,263,146
Amount of capital Applicant intends to invest in the Project through completion:	108,000,000
Total amount of public sector source funds allocated to the Project:	8,674,833
Identify each public sector source of funding:	SCSD Operating Budget
Percentage of the Project to be financed from private sector sources:	0
Total Project Cost	108,000,000

#### B. Financial Assistance sought (estimated values):

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

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

If yes, amount requested and name of lender:

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 (.75% of amount mortgaged)	
<input type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State)	
<input checked="" type="checkbox"/>	Tax Exempt Bond Financing (Amount Requested)	108,000,000
<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:

\$0.00 SCSD is exempt from Sales Tax

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

\$0.00 additional investment anticipated

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

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

Current & Planned Full Time Occupations (Job Titles)	Current Number of FTEs	Annual Salary	Estimated Number of FTE Jobs After Project Completion					
			End of Year 1	End of Year 2	End of Year 3	End of Year 4	Total New Jobs After 5 Years	Total Retained Jobs After 5 Years
TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD

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:

11 total, refer to SCSD Employee Relations webpage for details

### V. Environmental Information

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

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

Yes     No

If yes, please explain:

See Attached Individual Project Apps

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

Yes     No

If yes, please attach to this application.

## VI. REPRESENTATIONS & AFFIRMATIONS BY THE APPLICANT

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

**A. Jobs Listings:** Except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity of the service delivery area created by the Workforce Investment Act ("WIA") in which the Project is located.

Initial 

**B. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the WIA for new employment opportunities created as a result of the Project.

Initial 

**C. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the Project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the Project in its respective industry.

Initial 

**D. City Human Right Law:** The Applicant agrees to endeavor to comply with the provisions of Article XI, Division 2 of the City Code, entitled "The Omnibus Human Rights Law," which prohibits discrimination in employment based upon age, race, sex, creed, color, religion, national origin, sexual orientation, disability or marital status. The Applicant hereby agrees to adhere to this policy or equal opportunity employment in the requirement, hiring, training, promotion, and termination of employees.

Initial 

**E. City of Syracuse and MWBE Preference:** The applicant understands and agrees that it is the preference of the Agency that the applicant provide, and use its best efforts to provide, opportunities for the purchase of equipment, goods and services from: (i) business enterprises located in the city of Syracuse; (ii) certified minority and/or women-owned business enterprises; and (iii) business enterprises that employ residents in the city of Syracuse. Consideration will be given by the Agency to the Project Applicant's efforts to comply, and compliance, with this objective at any time an extension of benefits awarded, or involvement by the Agency with the Project, is requested by the Project Applicant.

Initial 

**F. Local Labor Policy:** The applicant understands and agrees that local labor and contractors will be used for the construction, renovation, reconstruction, equipping of the Project unless a written waiver is received from the Agency. Failure to comply may result in the revocation or recapture of benefits awarded to the Project by the Agency. For the purposes of the policy, "Local" is defined as Onondaga, Cayuga, Cortland, Madison, Oneida, and Oswego Counties.

Initial 

**G. Annual Sales Tax Filings:** In accordance with §874(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](http://www.syr.gov.net/Syracuse_Industrial_Development_Agency.aspx)) and agrees to comply with all applicable policies.

Initial 

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

Initial 

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

Initial 

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

Name of Applicant Company	Joint Schools Construction Board of the City and Ci
Signature of Officer or Authorized Representative	
Name & Title of Officer or Authorized Representative	David J. DelVecchio, CPA, Comm'r. of Finance
Date	October 28, 2019

**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	Joint Schools Construction Board of the City and Ci
Signature of CEO or a person authorized to bind the company/applicant	
Name & Title of Officer or Authorized Representative	David J. DelVecchio, CPA, Comm'r. of Finance
Date	October 28, 2019

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

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Signature:



Authorized Representative:



Title:

Commissioner of Finance

Date:

October 28, 2019

City of Syracuse Industrial Development Agency

APPENDIX B

Agency Fee Schedule

(Revised 1/15/19)

Bond and Straight Lease Transactions:

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

Administrative Fee:

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

New Money/Additional Financing on Existing Project:

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

Post-Closing Items for Bond and Straight Lease Transactions:

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

\*including but not limited to refinancing of original mortgage

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

**APPENDIX B**

**Verification**

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

David DeVecchio, deposes and says that s/he is the  
(Name of Individual)

Commissioner of Finance of City of Syracuse  
(Title) (Applicant Name)

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

[Signature]  
Applicant Representative's Signature  
Commissioner of Finance  
Title

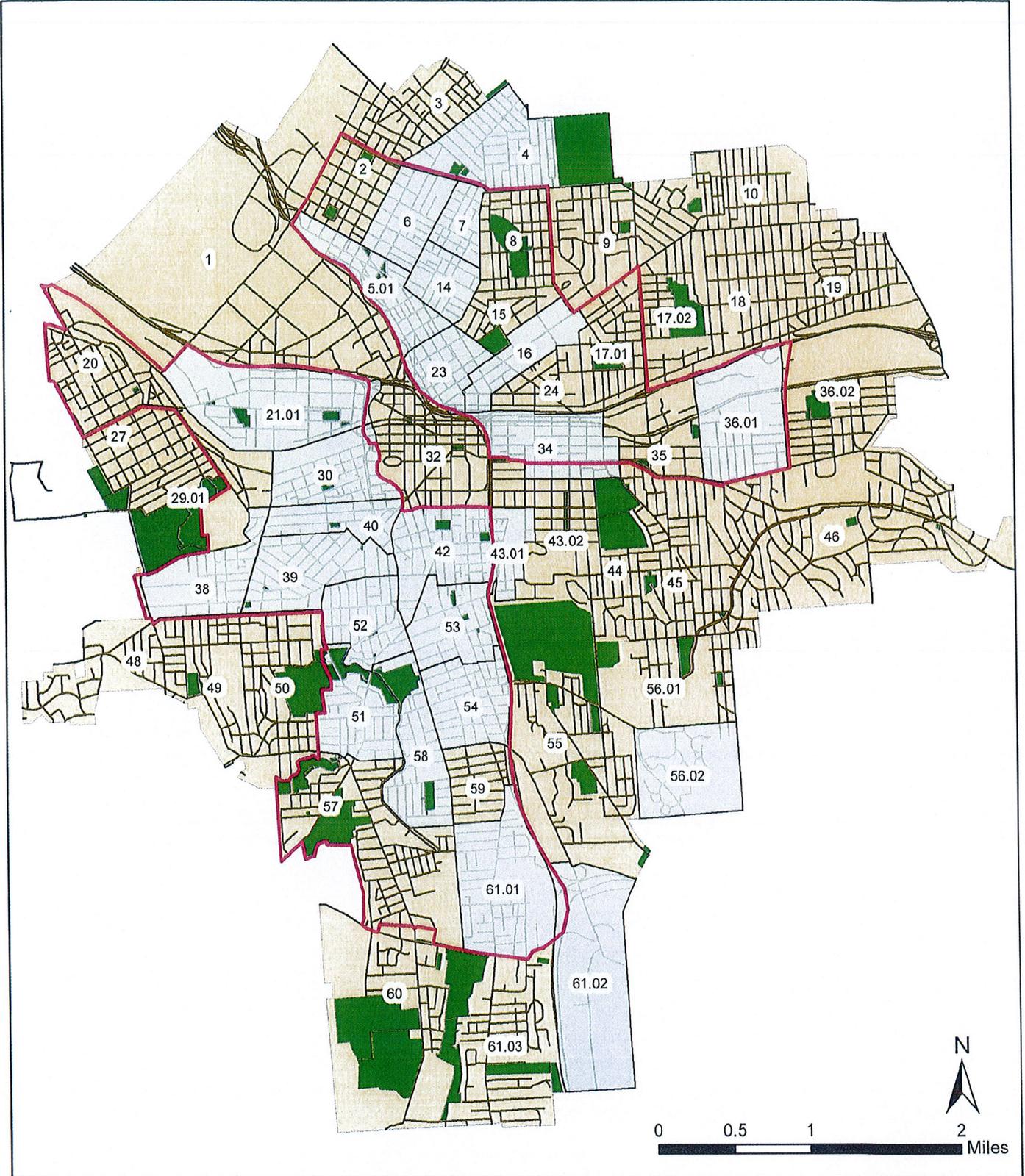
**Subscribed and sworn to before me this**

28th day of October, 2019

[Signature]  
Notary Public

DAVID S. ZEAFLA  
Notary Public, State of New York  
No. 01ZE600140  
Qualified in Onondaga County  
My Commission Expires Jan. 12, 2022

# 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.



## II. PROJECT INFORMATION **Fowler 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"/>





# Property Description Report For: 316-518 Geddes St S & Seymour St, Municipality of City of Syracuse

*No Photo Available*

**Status:** Active  
**Roll Section:** Wholly Exem  
**Swis:** 311500  
**Tax Map ID #:** 099.-03-07.0  
**Property #:** 0831002600  
**Property Class:** 612 - School  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 612 - School  
**Zoning Code:** 008  
**Neighborhood Code:** 15790  
**School District:** Syracuse  
**Total Assessment:** 2017 - \$23,700,000  
 2016 - \$23,700,000

**Total Acreage/Size:** 861.93 x 541.95  
**Land Assessment:** 2017 - \$765,600  
 2016 - \$765,600  
**Full Market Value:** 2017 - \$29,625,000  
 2016 - \$29,440,994  
**Equalization Rate:** ----

**Property Desc:** Lot 1-10&10-33&1-13&1-23& Bnd Sts Bl2&1&2 Tr G&g& 861.93x541.95x952.35x546. sch1  
**Deed Book:**  
**Grid East:** 609655  
**Deed Page:**  
**Grid North:** 1109084

## Owners

City Of Syracuse-Fowler  
 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	100	100	1		1975	Normal	Average	316848	3

---

## Site Uses

Use	Rentable Area (sqft)	Total Units
School	271,848	0

---

## Improvements

Structure	Size	Grade	Condition	Year
Shed-machine	400.00 sq ft	Average	Normal	1988
Pavng-asphlt	43900 × 4	Average	Fair	1975
Pavng-asphlt	57000 × 4	Average	Normal	1989
Fence-chn lk	1150 × 6	Average	Fair	1975
Fence-chn lk	2200 × 8	Average	Normal	1988
Fence-chn lk	1340 × 12	Average	Normal	1988
Fence-chn lk	320 × 4	Average	Fair	1975
Pavng-concr	0 × 0	Average	Normal	1975

---

## Land Types

Type	Size
Primary	861 × 541

---

## Special Districts for 2017

Description	Units	Percent	Type	Value
FL001-Sweeping	952.35	0%		0
OL001-Oiling Dist(no \$)	444	0%		0
OL005-Oiling for 2017	444	0%		0

## Special Districts for 2016

Description	Units	Percent	Type	Value
FL001-Sweeping	952.35	0%		0

---

## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2017	CITY OWNED	\$23,700,000	0	1993				0
2016	CITY OWNED	\$23,700,000	0	1993				0

---

## Taxes

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

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





JOINT SCHOOLS CONSTRUCTION BOARD

RESOLUTION No. 71 of 2017

RESOLUTION OF THE BOARD OF DIRECTORS OF THE JOINT SCHOOLS CONSTRUCTION BOARD (JSCB) DETERMINING THAT THE ACTION TO RECONSTRUCT THE FOWLER HIGH SCHOOL FIELDS AND RELATED FACILITIES WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT AND AUTHORIZING THE ADOPTION OF A NEGATIVE DECLARATION. (TYPE 1 ACTION) IN ACCORDANCE WITH APPLICABLE LAW.

The following resolution was offered by Charles Mesriker, who moved its adoption, seconded by Calvin Corriders, to-wit:

WHEREAS, the Joint Schools Construction Board (hereinafter referred to as the "JSCB") was authorized by New York State through Chapter 58 A-4 of the laws of 2013 and 2014; and

WHEREAS, pursuant to the Act, the JSCB intends to undertake a project consisting of the planning, designing, construction, improvement, remodeling, repairing, furnishing and equipping of the Fowler High School fields and related facilities (the "Project"), and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York (NYS DEC) promulgated thereunder (collectively "SEQRA") the JSCB is required to make a determination with respect to the environmental impact of any "action" (as defined by SEQRA) to be taken by the JSCB;

WHEREAS, a Full Environmental Assessment Form ("FEAF") has been prepared for the JSCB's review and consideration regarding the environmental impact of the Project (attached hereto as Appendix "A"); and

WHEREAS, the JSCB, pursuant to SEQRA has considered the significance of the potential environmental impacts of the of the Project by (a) using the criteria specified in Section 617.7 of the Regulations, and (b) examining the FEAF for the Project, together with other available supporting information, to identify the relevant areas of environmental concerns, and (c) thoroughly analyzing the identified areas of relevant environmental concern;

NOW THEREFORE, BE IT RESOLVED, that;

1. The JSCB hereby determines, based upon an examination of the FEAF and other supporting information, and considering both the magnitude and importance of each relevant area of environmental concern, that the JSCB makes the following findings and determinations:

- (A) The Project is described in Appendix "A"; and
  - (B) The Project constitutes a Type I Action pursuant to SEQRA; and
  - (C) No significant environmental impacts are noted in the FEAF for the Project and none are known to the JSCB. Therefore, the JSCB hereby determines that the Project will not have a significant adverse environmental impact, and the JSCB will not require the preparation of an environmental impact statement with respect to the Project; and
2. The JSCB, as a consequence of the aforementioned determination and in compliance with SEQRA, hereby directs the JSCB Secretary, with assistance as needed from the City Engineer, to prepare, file and if required publish a Negative Declaration for the Project in accordance with SEQRA.
  3. The resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was put to a vote on roll call, which resulted as follows:

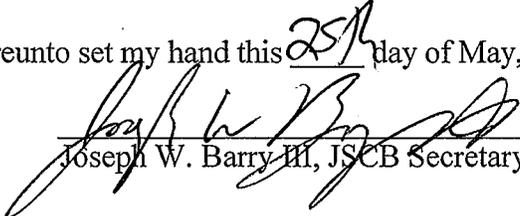
Hon. Stephanie A. Miner, Chair (Bill Ryan)	voting	<u>YES</u>
Jaime Alicea	voting	<u>YES</u>
Charles P. Merrihew	voting	<u>YES</u>
Larry Williams	voting	<u>ABS</u>
Calvin Corriders	voting	<u>YES</u>
Sharon Owens	voting	<u>YES</u>
Edward Cuello	voting	<u>ABS</u>

The resolution was declared adopted.

**CERTIFICATE**

I, Joseph W. Barry III, Secretary of the Board of Directors of the Joint Schools Construction Board (the "JSCB"), HEREBY CERTIFY that the foregoing annexed extract from the minutes of a regular meeting of the Board of Directors of the JSCB duly called and held on May 25, 2017 has been compared by me with the original minutes as officially recorded in my office in the Minute Book of said JSCB and is a true, complete and correct copy thereof and of the whole of said original minutes so far as the same relate to the subject matters referred to in said extract.

IN WITNESS WHEREOF, I have hereunto set my hand this 25<sup>th</sup> day of May, 2017.

  
 \_\_\_\_\_  
 Joseph W. Barry III, JSCB Secretary

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: Fowler High School Improvements		
Project Location (describe, and attach a general location map): 227 Magnolla Street, Syracuse, NY 13204 (see attached USGS Map and Concept Plans)		
Brief Description of Proposed Action (include purpose or need): See Attachment.		
Name of Applicant/Sponsor: City of Syracuse; Contact: Mary E. Robison, PE, City Engineer		Telephone: 315-448-8200
		E-Mail: mrobison@syrgov.net
Address: 233 East Washington Street, 401 City Hall		
City/PO: Syracuse	State: NY	Zip Code: 13202
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)			
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>	
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	City of Syracuse - approvals Local Flood Permit	Pending	
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No			
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No			
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No			
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	WEP - approval for work in and near ROW	Pending	
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No			
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SED permit & approval of funding; DEC SWPPP; SHPO sign off	Pending Received	
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No			
i. Coastal Resources.			
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? The City's plan includes a Guiding Policy to offer an exceptional quality-of-life through, among other things, improving schools. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): <u>Onondaga County Stormwater Management Program (SWMP) Plan, Onondaga Lake Watershed Progress Assessment and Action Strategies</u>	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): <u>While there is no agricultural land located at the project site, the project site is located within the City of Syracuse which is located within Onondaga County and therefore encompassed within the adopted Onondaga County Agricultural and Farmland Protection Plan.</u>	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
IA: Industrial District, Class A

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Syracuse City School District

b. What police or other public protection forces serve the project site?  
Syracuse Police Department

c. Which fire protection and emergency medical services serve the project site?  
Syracuse Fire Department (fire protection and emergency medical service)

d. What parks serve the project site?  
Nearby parks include Burnet Park, Lips Art Park, Skiddy Park, Grace & Messina Park. In addition, the Syracuse Zoo (Rosamond Gifford Zoo) is nearby.

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Improvements to the school building and creation of an upgraded outdoor athletic field complex

b. a. Total acreage of the site of the proposed action? 20.5 acres  
 b. Total acreage to be physically disturbed? +/- 10.9 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 20.5 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ months  
 ii. If Yes:  
 • Total number of phases anticipated 2  
 • Anticipated commencement date of phase 1 (including demolition) June month 2018 year  
 • Anticipated completion date of final phase Aug month 2019 year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:  
Construction will be over two summers starting in 2018 and ending in 2019.

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures 2

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length See attachment.

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  Yes  No  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): NYSDEC Mapping shows the Class B/C Harbor Brook traversing the school campus in the vicinity of the proposed stadium and multi-purpose field. Harbor Brook was channelized underneath the property years ago. The project will be designed to avoid impacts to the underground water infrastructure.

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ +/- 2,130 gallons/day on game days only (10-15x a year)

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
If Yes:

- Name of district or service area: City of Syracuse Water Department
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
Small laterals will likely have to be installed from the street to the site of the proposed new concession stand, bathrooms, and team rooms.
- Source(s) of supply for the district: Skaneateles Lake

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ +/- 2,130 gallons/day on game days only (10-15x a year)

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
Sanitary wastewater generated by the proposed new bathrooms, team rooms, and concession stand.

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
If Yes:

- Name of wastewater treatment plant to be used: Metropolitan Syracuse Wastewater Treatment Plant
- Name of district: The sanitary sewer district in the City of Syracuse designated for wastewater in this area
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

- Do existing sewer lines serve the project site?  Yes  No
- Will line extension within an existing district be necessary to serve the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
Small laterals will likely have to be installed from the street to the site of the proposed new concession stand (kitchen), bathrooms, and team rooms (showers).

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
There are no plans to capture, recycle or reuse liquid waste.

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or +/-5.0 acres (impervious surface) additional  
 \_\_\_\_\_ Square feet or 20.5 acres (parcel size)

ii. Describe types of new point sources. An underground storm storage drainage system will be designed to accommodate flows from the track. As design continues, appropriate stormwater improvements will be planned to handle other new flows.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
Directed to the City of Syracuse storm sewer system.

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_

- Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

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i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes: The athletic field improvements are replacements of former facilities located at the school.

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_

ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

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vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

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k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

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l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>generally 7 am - 6 pm</u></li> <li>• Saturday: <u>Not anticipated</u></li> <li>• Sunday: <u>Not anticipated</u></li> <li>• Holidays: <u>Not anticipated</u></li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7 am to 5 pm plus evening events</u></li> <li>• Saturday: <u>7 am to 5 pm plus evening events</u></li> <li>• Sunday: <u>Typically closed</u></li> <li>• Holidays: <u>Typically closed</u></li> </ul>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:  
Intermittent construction noise could exceed existing ambient noise levels for short periods of time during daytime construction activities. Once operational, noise levels similar to that of the existing school facility will be produced, as the site will continue to function as a school facility.

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
Describe: \_\_\_\_\_

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n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Pole lighting will be added to the track and field area. It is conservatively assumed that pole lighting will also be added to the tennis courts (TBD by final design). Fixtures will be fully shielded and downward directed to minimize light spill outside of the campus area.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
Describe: \_\_\_\_\_

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o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

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p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally describe proposed storage facilities: \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: \_\_\_\_\_
- Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): School, urban residential

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces (including track, turf field, and tennis courts)	6.5	11.5	+5.0
• Forested	0.0	0.0	0.0
• <del>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</del> Lawn	8.5	5.4	-3.1
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.0	0.0	0.0
• Wetlands (freshwater or tidal)	0.0	0.0	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: <u>Grass athletic fields</u>	5.5	3.6	-1.9

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes; explain: The school campus includes athletic fields and facilities open to public use at certain times of the day/year

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
Fowler High School, Delaware Elementary School, Westside Academy at Blodgett (Middle School), Arc of Onondaga

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
It is known that soils contaminated with heavy metals are present at the site. Appropriate measures will be taken to handle these soils before and during construction. More information will be provided in Part 3 of the EAF.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): 0904494 (closed 2014)  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: NA  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): 734022  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
Spill 0904494 involved the discovery of leaking underground fuel storage tanks at the project site. A total of 4 tanks on the project site were removed. The spill record was closed. Remediation site 734022 refers to the former Rockwell Plant which is located approximately 350 feet east of the project site). It entered the State Superfund Program. The site has been remediated and delisted. There is no indication of groundwater contamination.

v. Is the project site subject to an institutional control limiting property uses? None known at this time.  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >6.5 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: Urban Land \_\_\_\_\_ 100 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ > 6.5 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site See Attachment.  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

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h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site? See Attachment.  Yes  No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name See Attachment Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name See Attachment Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 See Attachment

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i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100 year Floodplain? The southern portion of the site (portions of practice field & tennis courts)  Yes  No

k. Is the project site in the 500 year Floodplain? The southern portion of the site (portions of practice field & tennis courts)  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site:  
 Typical urban species such as squirrel, \_\_\_\_\_ mice, rabbit, chipmunk, songbirds, etc. \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes: See attached letter from Natural Heritage.  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>See attached No Effect letter from SHPO.</small>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Mary E. Robison, PE Date 05/01/2017

Signature Mary E. Robison Title City Engineer

**PRINT FORM**

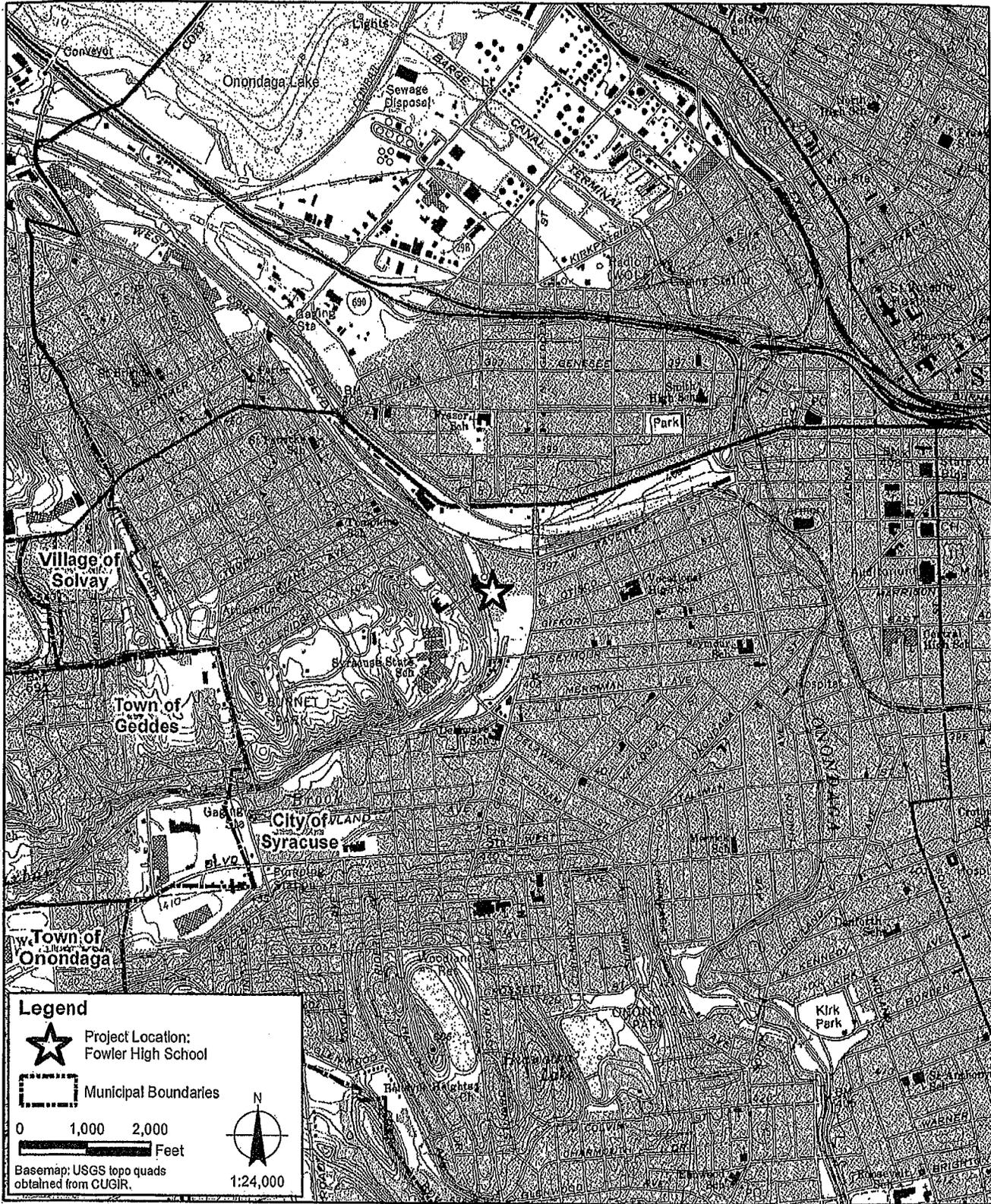
**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, DigitalGlobe, GeoEye, Earthstar, Google, GEBCO, AeroGRID, IGN, and the CIA World Community

B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E. 1. h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E. 1. h. i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E. 1. h. i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E. 1. h. iii [Within 2,000' of DEC Remediation Site]	Yes
E. 1. h. iii [Within 2,000' of DEC Remediation Site - DEC ID]	734022
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	895-71, 895-70
E.2.h.iv [Surface Water Features - Stream Classification]	B, C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	Yes

E.2.h.v [Impaired Water Bodies - Name and Basis for Listing]	Name - Pollutants - Uses: Harbor Brook, Lower, and tribs -- Pathogens; Nutrients; Other Pollutants; Ammonia -- Recreation; Public Bathing; Habitat/Hydrology; Aquatic Life
E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Path: J:\Syracuse Joint Schools Const. Board\2161475 - Fowler High School\SEQR\_EAR\Maps\USGS.mxd



**Legend**

- ★ Project Location: Fowler High School
- ▭ Municipal Boundaries

0 1,000 2,000 Feet

Basemap: USGS topo quads obtained from CUGIR.

1:24,000

PROJECT DRAWING NUMBER

2161475

FIGURE 1

DRAWING TITLE

**USGS LOCATION MAP  
SYRACUSE WEST QUAD**

ISSUED FOR: REVIEW

DESIGNED BY: RCN

DRAWN BY: KMYB

DATE: NOVEMBER 2016

REVIEWED BY: KS

PROJECT CLIENT

**FOWLER  
HIGH SCHOOL  
IMPROVEMENTS**

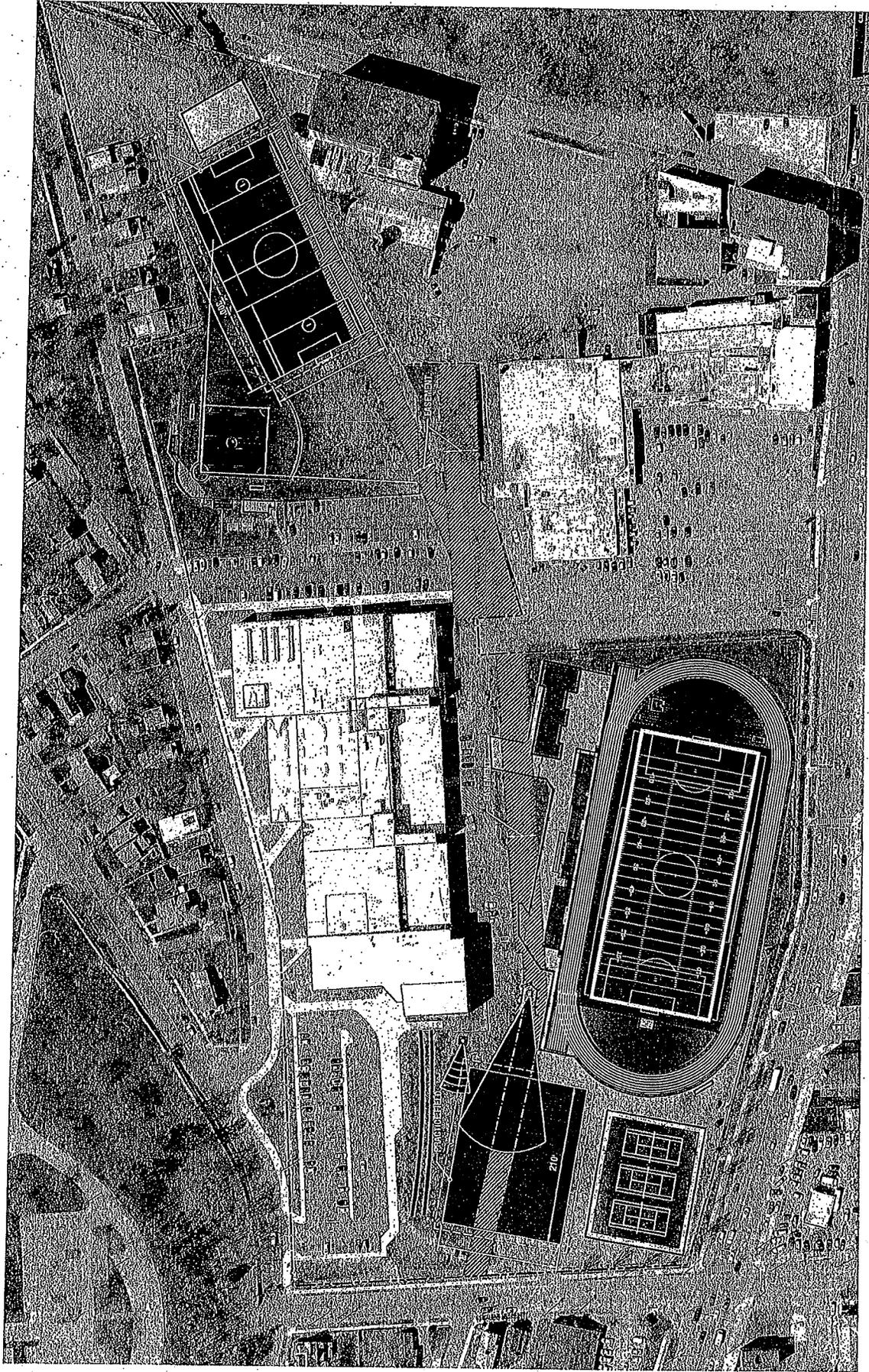
**SYRACUSE JOINT SCHOOL  
CONSTRUCTION BOARD**

**LABELLA**

Associates, D.P.C.

300 STATE STREET  
ROCHESTER, NY 14614  
P: (585) 454-6110  
F: (585) 454-3069

www.labellapc.com  
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**LABELIA**

**FOWLER HIGH SCHOOL**  
**CONCEPT - 3 COURTS & PRACTICE FIELDS**



SCALE: 1"=120'



**SYRACUSE**  
CITY SCHOOL DISTRICT

**Syracuse City School District – Syracuse Joint Schools Construction Board  
Fowler High School Improvements  
EAF Part 1 – Narrative Attachment**

**Part 1 Project and Setting**

**A. Project and Sponsor Information**

**Brief Description of Proposed Action**

The proposed action, or the "Project," includes exterior site work and exterior and interior building improvements proposed at Fowler High School, located at 227 Magnolia Street in the City of Syracuse. Using State funding, the Syracuse Joint School Construction Board will oversee the project.

*Exterior Site Work*

Exterior site work proposed at Fowler High School is summarized in the following paragraphs. Drawings indicating the location of the proposed site improvements are also attached. The Impact Assessment portion of the EAF (Parts 2 and 3) will focus on the below exterior site improvements as they involve ground disturbance, potential light trespass, and/or effects on environmental resources.

In the past, Fowler High School contained a robust athletic field complex including a track and field/football/soccer field, two multi-purpose fields, and three tennis courts. Sometime around 2011, a major sanitary and storm sewer project was installed, traversing the center of the school campus. As part of the project, the track and field/football/soccer field and three tennis courts were removed to make way for the underground infrastructure. The proposed site work entails providing the school with a high quality athletic field complex.

Site work to the east of the high school building includes:

A new rubber track and internal turf field including fencing and lighting will be installed. Metal bleachers seating approximately 1,300 people and an approximately 490 square foot press box (at the top of the bleachers) will be installed on a concrete pad facing the track and field. A scoreboard will also be installed. A new (approximately 3,000 square feet) building with full electric, water, sewer, heat, etc. will be installed near the track. The building will house concession, storage, restrooms, tickets, and the team rooms (including showers). The new building will be surrounded by a new landscaped area. Three tennis courts including fencing will be installed south of the track and field. A grass practice field, discus area, and shot put area will also be installed south of the track and field.

Site work to the north of the high school building includes:

The existing baseball field and surrounding area will be completely rebuilt to include both a baseball field and practice field. It is anticipated that the fields will be natural grass. New fencing and dugouts will be installed. The retaining wall and backstop will be rebuilt. A drone dome (essentially six telephone poles surrounded by chain link fencing and mesh

with a gravel ground surface) will be constructed for the technology class to test their drones that they make as part of their class.

Site utilities including stormwater, sanitary sewer, water, and electric will be installed. Stormwater management will be provided in accordance with the Department of Environmental Conservation and the New York State Stormwater Design Manual. A Stormwater Pollution Prevention Plan (SWPPP) will be provided. Erosion control measures will be provided in accordance with the New York State Standards and Specifications for Erosion and Sediment Control.

#### ***Exterior Building Improvements***

The exterior building improvements proposed at Fowler High School are all Type 2 Actions found within the SEQR regulations and will have no impact on environmental resources. As such, the Impact Assessment portion of the EAF will not focus on these exterior building improvements. Exterior building improvements proposed at Fowler High School include a full tear-off roof replacement for the majority of the building and disconnect and reconnect all existing rooftop equipment.

#### ***Interior Building Improvements***

The interior building improvements proposed at Fowler High School are all Type 2 Actions found within the SEQR regulations and will have no impact on environmental resources. As such, the Impact Assessment portion of the EAF will not focus on these interior building improvements. Interior building improvements proposed at Fowler High School include, but are not limited to, reconstructing the team locker rooms, improvements to the pool and bleachers, installing new flooring and wall finishes in the gymnasium, and upgrading the auditorium including new lighting, sound system, rigging, curtain, seating, and refinishing of the stage floor.

### **D. Project Details**

#### **D.1.g.ii & iii. New Non Residential Construction - Dimensions**

One building (concession, team rooms, etc.) and one press box will be constructed as part of this project, as previously described. The table below indicates the building dimensions and space to be heated/cooled, for each building, as they are currently estimated.

<b>Building</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Height (ft)</b>	<b>Total sq ft heated or cooled</b>
Concession/Team Room/Etc.	100	30	20	3,000
Press Box	49	10	10	0

## **E. Site and Setting of Proposed Action**

### **E.2.e. Drainage Status of Project Site Soils**

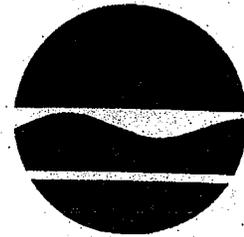
Soils within the Project Site are classified as "Urban". Soil drainage characteristics are not available for these soil types.

### **E.2.h. Surface Water Features**

NYSDEC Mapping shows the Class B/C Harbor Brook traversing the school campus in the vicinity of the proposed stadium and multi-purpose field. Harbor Brook is included in NYSDEC's listing of quality-impaired waterbodies as a stream for which known pollutants include pathogens, nutrients, other pollutants, and ammonia, and for which uses are indicated to include recreation, public bathing, habitat/hydrology, and aquatic life. However, Harbor Brook was channelized underneath the school property years ago. The project will be designed to avoid impacts to the underground water infrastructure.

In addition, the EAF Mapper indicates that there are federal wetlands in the vicinity of the project site. Federal wetland mapping, obtained through the online National Wetlands Inventory Mapper, indicates the nearest Federal wetlands are approximately 800 feet southwest of the nearest proposed areas of disturbance. There are no Federal wetlands located on the project site.

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Division of Fish, Wildlife & Marine Resources**  
**New York Natural Heritage Program**  
625 Broadway, 5<sup>th</sup> Floor, Albany, New York 12233-4757  
**Phone:** (518) 402-8935 • **Fax:** (518) 402-8925  
**Website:** [www.dec.ny.gov](http://www.dec.ny.gov)



December 19, 2016

Kailee Van Brunt  
LaBella Associates  
300 Pearl Street, Suite 130  
Buffalo, NY 14202

Re: Syracuse Joint School Construction Board – Fowler High School Improvements  
Town/City: City of Syracuse County: Onondaga

Dear Kailee Van Brunt:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities at your site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, significant natural communities, or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information that indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities, and other significant habitats maintained in the Natural Heritage database. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at [www.dec.ny.gov/about/39381.html](http://www.dec.ny.gov/about/39381.html).

Sincerely,

Andrea Chaloux  
Environmental Review Specialist  
New York Natural Heritage Program



## Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO  
Governor

ROSE HARVEY  
Commissioner

November 16, 2016

Mrs. Kailee Van Brunt  
Planner  
LaBella Associates, D.P.C.  
300 Pearl Street  
Suite 130  
Buffalo, NY 14202

Re: SED  
Syracuse Joint School Construction Board – Fowler High School Improvements  
City of Syracuse, Onondaga County, NY  
16PR07696

Dear Mrs. Van Brunt:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the New York State Office of Parks, Recreation and Historic Preservation's opinion that your project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont

Deputy Commissioner for Historic Preservation

---

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • [www.nysparks.com](http://www.nysparks.com)



## 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](mailto: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](mailto: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 Clary Middle School

### A. Project Location

Address: <input style="width: 90%;" type="text"/>	Legal Address (if different) <input style="width: 90%;" 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: 150px;" type="text"/>	Square Footage /Acerage of Existing Site: <input style="width: 150px;" type="text"/>
Square Footage of Existing Building, if any: <input style="width: 150px;" type="text"/>	Census Tract: (Please See Appendix E for Census Tracts) <input style="width: 150px;" type="text"/>

### B. Type (Check all that apply):

- |  |  |
|--|--|
| <input type="checkbox"/> New Construction<br><input type="checkbox"/> Expansion/Addition to Current Facility<br><input type="checkbox"/> Manufacturing<br><input type="checkbox"/> Warehouse/Distribution<br><input type="checkbox"/> Other <input style="width: 600px; height: 20px;" type="text"/> | <input type="checkbox"/> Commercial<br><input type="checkbox"/> Brownfield/Remediated Brownfield<br><input type="checkbox"/> Residential/Mixed 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.

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](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. William Ryan
2. M. Catherine Richardson, Esq.
3. Steven P. Thompson
4. Donald Shoenwald, Esq.
5. Kenneth J. Kinsey

Agency Officers/Staff

1. Honora Spillane
2. Judith DeLaney
3. Debra Ramsey-Burns

Agency Legal Counsel & Auditor

1. Susan Katsoff, Esq., Barclay Damon, LLP.
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:

# 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.

<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip:	
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.			<b>NO</b>	<b>YES</b>
			<input type="checkbox"/>	<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: <b>NEW YORK STATE EDUCATION DEPARTMENT</b>			<b>NO</b>	<b>YES</b>
			<input type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		acres		
b. Total acreage to be physically disturbed?		acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		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 type="checkbox"/> Other (specify): _____				
<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: _____ _____ _____	<b>NO</b>	<b>YES</b>
	<input 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: _____ _____ _____	<b>NO</b>	<b>YES</b>
	<input 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: _____ _____ _____	<b>NO</b>	<b>YES</b>
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____ Date: _____		
Signature: _____		

**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?"

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 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?		
11. Will the proposed action create a hazard to environmental resources or human health?	<input 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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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**



**APPENDIX D**  
**Agency Fee Schedule**

(Revised (6/21/16))

**Bond and Straight Lease Transactions:**

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

**Administrative Fee:**

Issuance of Bonds.....	1% Project Cost (Without regard to principal amount of bonds issued.)
Straight Lease/Agency Appointment.....	1% Project Cost (Exemption from one or more mortgage recording, real property or sales and use taxes)
Refunding of Bonds.....	1% of Project Cost
All Other Refinancing of Existing Project.....	¼ of 1% of Mortgage Amount
New Money/Additional Financing on Existing Project.....	1% of Amount Financed (Exemption from mortgage recording tax only if exemption from real property or sales and use tax also granted, fee is 1% Project cost.)

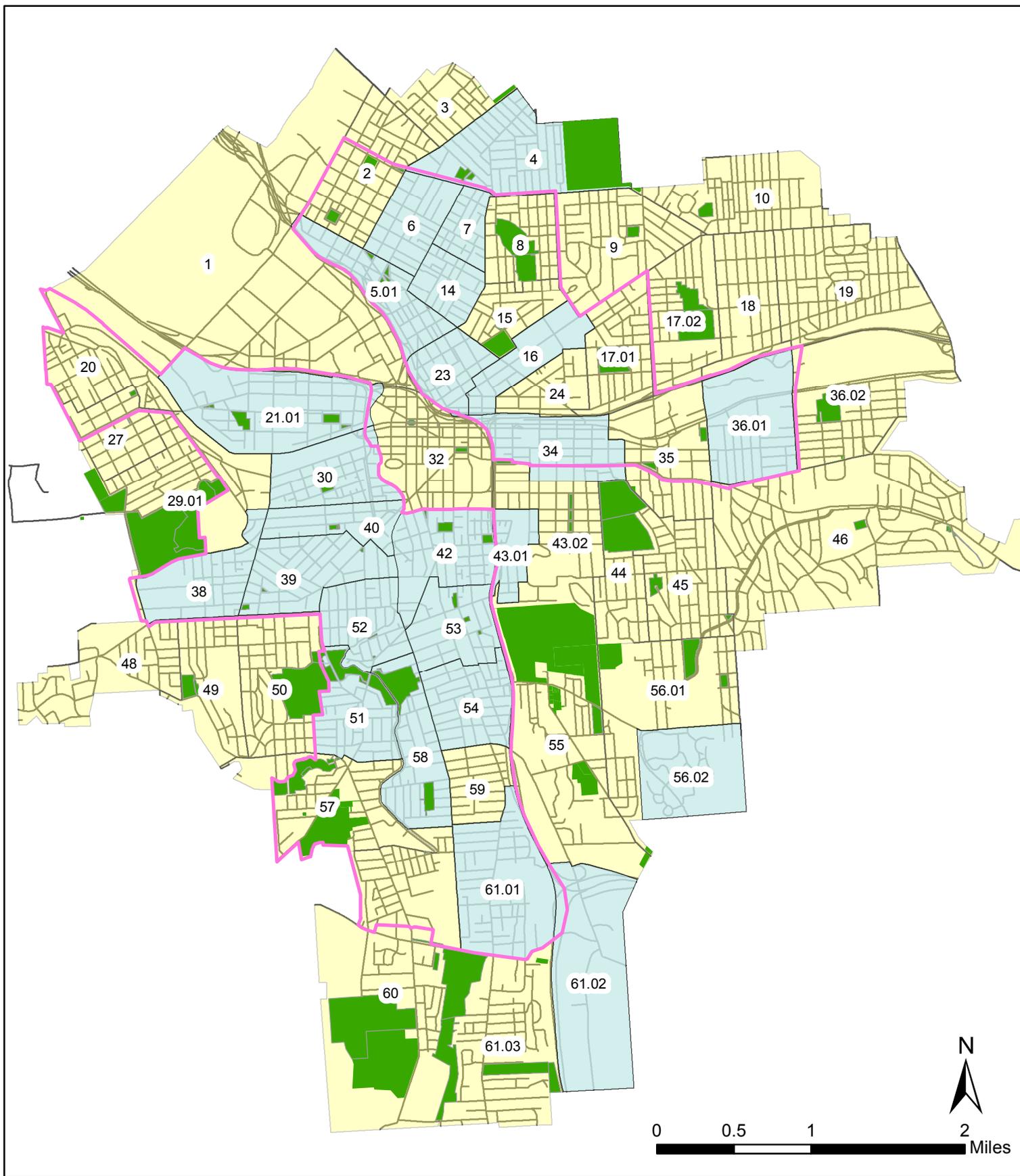
**Post-Closing Items for Bond and Straight Lease Transactions:**

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

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by SIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to SIDA's attorneys, engineers, and consultants. SIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

SIDA reserves the right to modify this schedule at any time and to assess fees and charges in connection with other transactions such as grants of easement or lease of SIDA-owned property.

# 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.



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

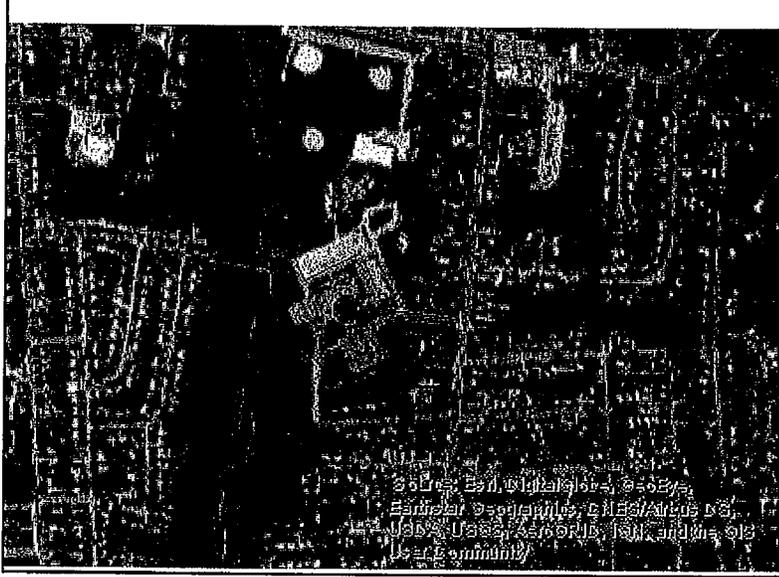
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

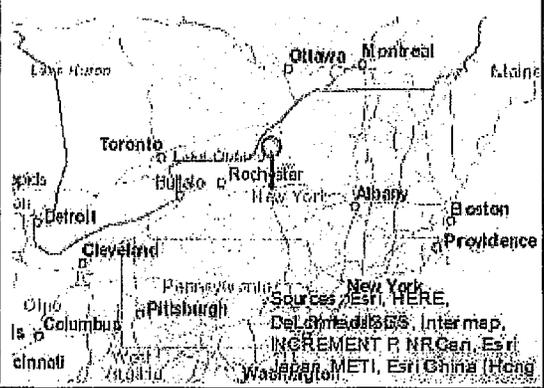
<b>Part 1 - Project and Sponsor Information</b>			
CLARY MIDDLE SCHOOL			
Name of Action or Project: 2017 Renovations - Tranche 2 Clary Middle School			
Project Location (describe, and attach a location map): 100 AMIDON DR, SYRACUSE, NY			
Brief Description of Proposed Action: SITE: REPLACE EXISTING BROKEN AND HAZARDOUS SIDEWALK WITH NEW CONCRETE SIDEWALK; RAISE CONCRETE SIDEWALKS TO BE FLUSH WITH DOOR THRESHOLDS FOR ADA REQUIREMENTS; REPLACE ASPHALT PAVEMENT IN SELECT LOCATIONS. BUILDING: WINDOW AND DOOR REPLACEMENT AS WELL AS EXTERIOR LIGHTING. INTERIOR RECONSTRUCTION INCLUDES: TOILET ROOMS, LOCKER ROOMS, MEDIA CENTER AND TECHNOLOGY RENOVATIONS. THE MAIN ENTRANCE RENOVATIONS INCLUDE A SINGLE POINT OF ENTRANCE AND SELECT OFFICE RENOVATIONS. THE SCOPE ALSO INCLUDES CEILING REPLACEMENT, LED LIGHTING, SECURITY UPGRADES AND NEW FIRE ALARM SYSTEM.			
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: NEW YORK STATE EDUCATION DEPARTMENT		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		13.83 acres	
b. Total acreage to be physically disturbed?		1.38 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		73.45 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 checked="" type="checkbox"/> Other (specify): EDUCATION			
<input checked="" 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><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Mary Robison, PE</u> Date: <u>6/25/18</u></p> <p>Signature: <u>Mary E. Robison</u></p>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Sources: Esri, DigitalGlobe, GeoEye, Earthstar OpenRemote, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

Sources: Esri, HERE, DeLorme, Intermap, INCREMENT P, NRCan, Esri, IGN, Esri, China (Hong Kong), Swisstopo, U.S. Geological Survey, AeroGRID, IGN, Esri, DigitalGlobe, GeoEye, Earthstar OpenRemote, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
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 16 [100 Year Flood Plain]	Yes
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"/>

Agency Use Only [If applicable]

Project: \_\_\_\_\_  
Date: \_\_\_\_\_

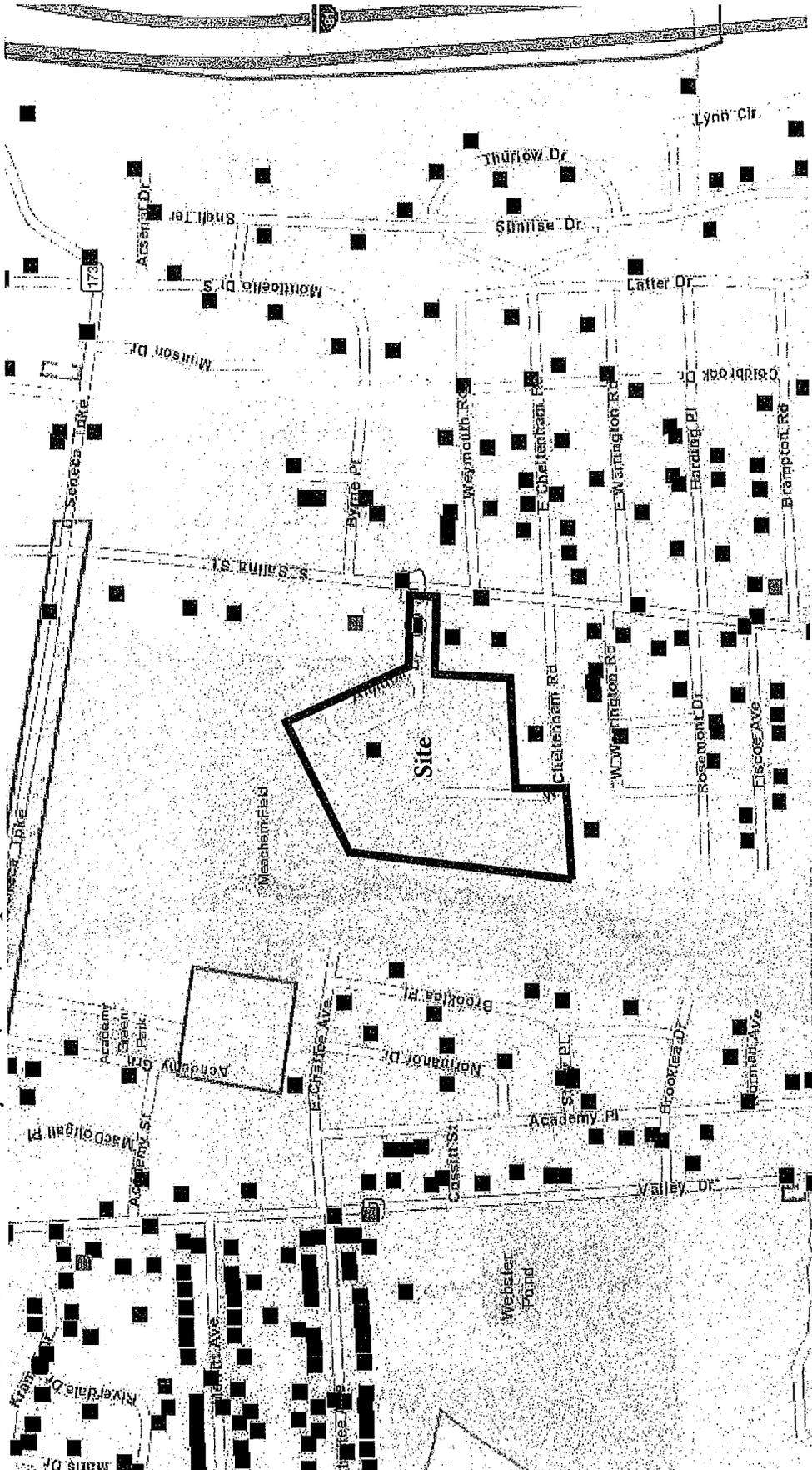
### Short Environmental Assessment Form Part 3 Determination of Significance

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.

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
Syracuse Joint School Boards (JSCB)	09/26/2018
Name of Lead Agency	Date
Mary Roblson, PE	JSCB Designee / City Engineer
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<i>Mary E. Roblson</i>	<i>[Signature]</i>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

# Cultural Resource Information System (CRIS) Map



## Legend:

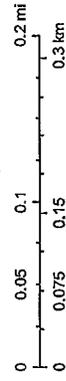
-  USN Building Points (View)
-  Eligible
-  Listed
-  Not Eligible
-  Undetermined
-  LPC Landmarks
-  USN Building Districts (View)
-  National Register Building Sites (View)
-  Survey Building Areas (View)
-  Survey Archaeology Areas (View)
-  Consultation Projects (View)
-  Archeologically Sensitive Areas

# Environmental Resource Map



November 17, 2017.

1:4,514



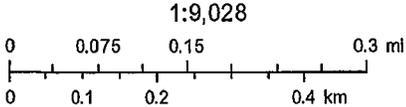
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

NYS Department of Environmental Conservation  
Not a legal document

# CLARY MIDDLE SCHOOL



November 17, 2017



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community







# Property Description Report For: 4942 Salina St S, Municipality of City of Syracuse

*No Photo Available*

<b>Total Acreage/Size:</b>	108 x 297.09	<b>Status:</b>	Active
<b>Land Assessment:</b>	2018 - Tentative \$1,052,600 2017 - \$1,052,600	<b>Roll Section:</b>	Wholly Exem
<b>Full Market Value:</b>	2018 - Tentative \$12,359,375 2017 - \$12,359,375	<b>Swis:</b>	311500
<b>Equalization Rate:</b>	----	<b>Tax Map ID #:</b>	068.-01-21.0
<b>Deed Book:</b>	2007	<b>Property #:</b>	1479026700
<b>Grid East:</b>	617115	<b>Property Class:</b>	612 - School
		<b>Site:</b>	COM 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	612 - School
		<b>Zoning Code:</b>	001
		<b>Neighborhood Code:</b>	15740
		<b>School District:</b>	Syracuse
		<b>Total Assessment:</b>	2018 - Tentative \$9,887,500 2017 - \$9,887,500
		<b>Property Desc:</b>	FI 120 108x297.1973.08x477.84 2M
		<b>Deed Page:</b>	606
		<b>Grid North:</b>	1092171

## Owners

City Of Syracuse-Clary Jr  
Accounting Dept  
725 Harrison St  
Syracuse NY 13210

## Sales

*No Sales Information Available*

## Utilities

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

## Inventory

<b>Overall Eff Year Built:</b>	0	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	3

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
100	0	0	0	Unfinished	1959	Normal	Average	121158	1
100	100	0	0		1975	Normal	Average	24554	1

## Site Uses

Use	Rentable Area (sqft)	Total Units
School	266,870	0

## Improvements

Structure	Size	Grade	Condition	Year
Porch-coverd	378.00 sq ft	Average	Normal	1959
Shed-machine	130.00 sq ft	Average	Normal	1959
Porch-coverd	234.00 sq ft	Average	Normal	1959
Pool-motel	3,450.00 sq ft	Average	Normal	1970
Strlt-flourc	0 x 0	Average	Normal	1959
Canpy-w/slab	0 x 0	Economy	Normal	1975
Porch-coverd	0 x 0	Average	Normal	1975
Porch-enclsd	0 x 0	Average	Normal	1975
Pavng-asphlt	5000 x 4	Average	Normal	1975
Porch-coverd	0 x 0	Average	Normal	1959

## Land Types

Type	Size
Primary	108 x 297

## Special Districts for 2018 (Tentative)

Description	Units	Percent	Type	Value
FL001-Sweeping	108	0%		0
CWR50-County water E	0	0%		0
CSW15-Onon Co San Unit	11.79	0%		0

## Special Districts for 2017

Description	Units	Percent	Type	Value
FL001-Sweeping	108	0%		0

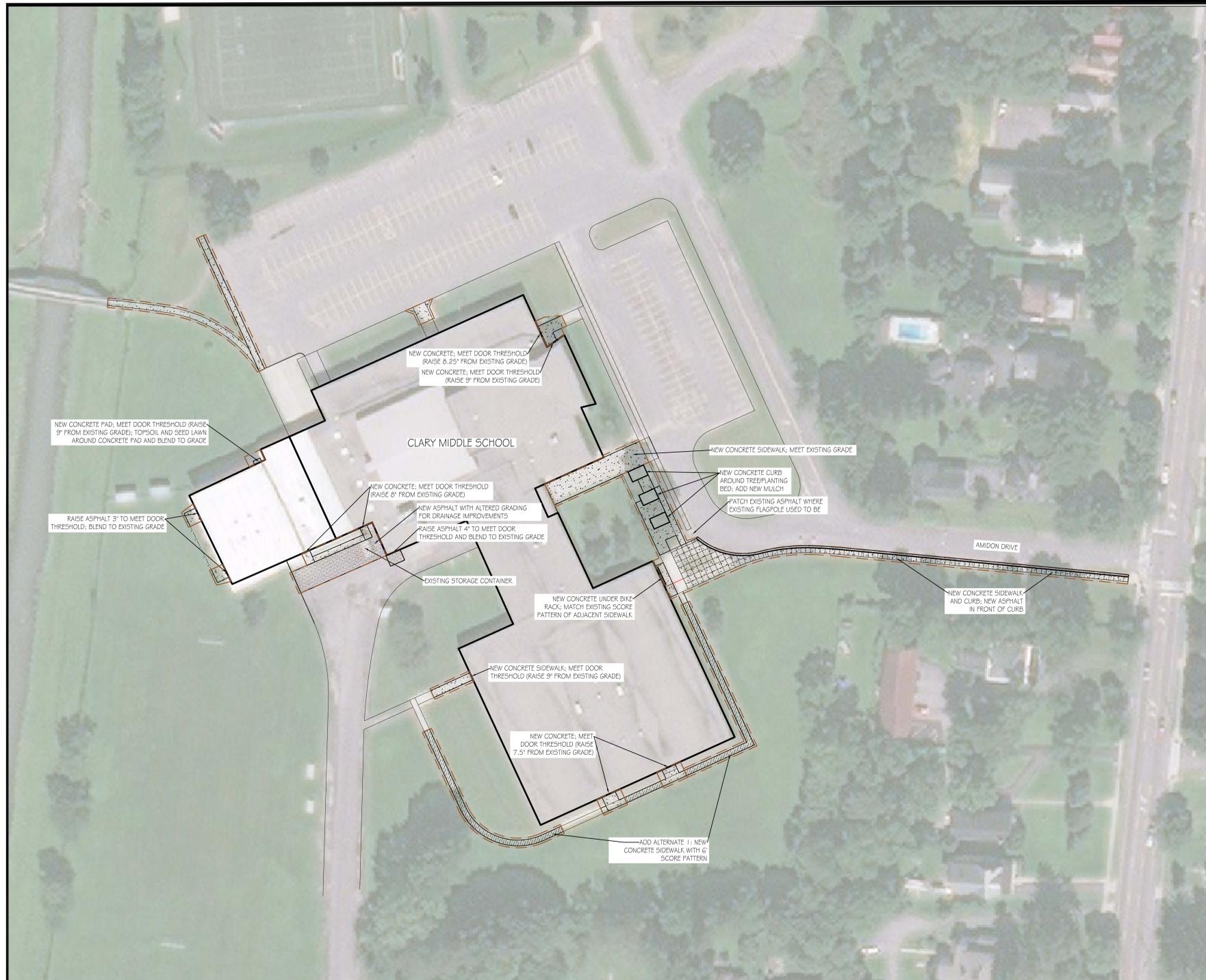
## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2018	CITY OWNED	(Tentative)\$9,887,500	0	1993				0
2017	CITY OWNED	\$9,887,500	0	1993				0

## Taxes

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

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

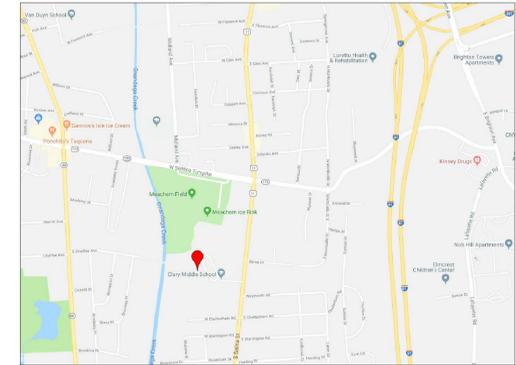


**LEGEND**

EXISTING CONTOUR	---	427
NEW CONTOUR	---	427
EXISTING SPOT ELEVATION	---	427.40
NEW SPOT ELEVATION	---	427.40
NEW SWALE	---	
NEW HANDICAP PARKING SPACE	---	
NEW HANDICAP UNLOAD AREA	---	
PROPERTY LINE	---	
CONTRACT LIMIT LINE	---	

**PAVING & STRUCTURE LEGEND**

NEW CONCRETE PAVING	---
NEW ASPHALT PAVING	---
EXISTING BUILDING	---
ADD ALTERNATE 1	---

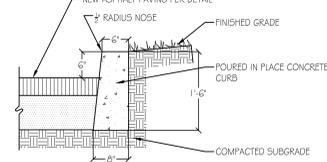
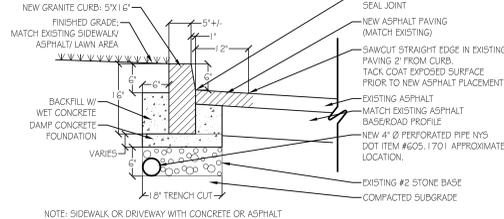
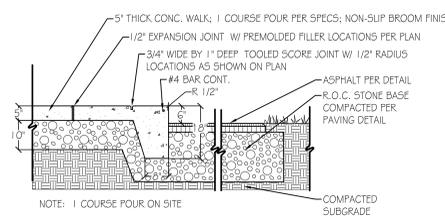
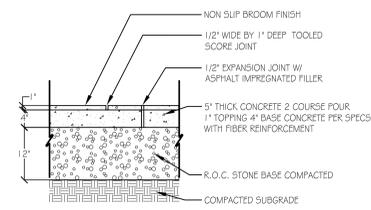
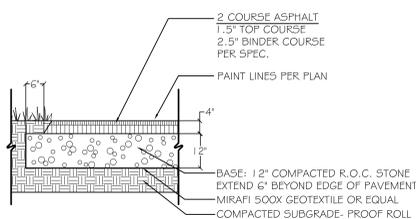


LOCATION PLAN

N.T.S.

**CONSTRUCTION NOTES:**

1. Site Plan created by tracing over an aerial image taken from Google, and measurements taken in field.
2. Verify layout with Landscape Architect prior to construction, if any discrepancies occur notify Landscape Architect and adjustments will be made. Do not scale drawings.
3. Each prime contractor is responsible for restoring to original condition any area disturbed by him or his subs.
4. Contractor shall verify location of existing utilities prior to construction. Contractor shall call "DIG SAFELY" at least two days prior to underground excavation, phone #: 1-800-962-7862. Contractor is responsible for the protection of all utilities during demolition & construction.
5. All contractors shall review all sheets and be familiar with their work and related work of others incidental to the execution of theirs.
6. All contractors shall visit the site prior to submitting his bid and familiarize himself with all existing conditions affecting the execution of all work items of this contract.
7. Topsoil & seed all disturbed areas per specification.
8. General Contractor to obtain a R.O.W. permit prior to any alterations to public roads (new driveways, roads, etc.).
9. Remove and legally dispose of all items indicated per specifications.
10. Sidewalks for accessible routes not to exceed 5% slope with a maximum cross slope of 2%.



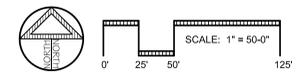
1 ASPHALT  
1/2" = 1"

2 CONCRETE SIDEWALK  
3/4" = 1"

1 INTEGRAL CURB  
1/2" = 1"

4 GRANITE CURB  
3/4" = 1"

5 POURED CONCRETE CURB  
3/4" = 1"



king + king  
ARCHITECTS

**MAXIAN + HORST**  
Landscape Architects  
+ Land Planners, PLLC, WBE.  
305 Hawley Avenue P: 315-472-2451  
Syracuse, NY 13203 F: 315-472-2378  
www.maxianhorst.com

KING + KING PROJ. NO.: 18-44-0044  
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Scale: 1" = 50'  
Date: 12/18/2017

Drawing Information  
SITE PLAN

2017 Renovations - Tranch 2  
Clary Middle School  
100 Amidon Drive  
Syracuse, NY 13205  
S.E.D. Numbers  
Base: 43-489494-04-04-XXXX  
Tech: 43-489494-04-04-XXXX  
Energy: XX-43-489494-04-04-XXXX



## 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](mailto: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](mailto:hspillane@syrgov.net)

## City of Syracuse Syracuse Industrial Development Agency Application

### I. APPLICANT DATA DANFORTH MIDDLE SCHOOL

#### 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**     DANFORTH MIDDLE 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: 150px;" type="text"/>	Square Footage /Acerage of Existing Site: <input style="width: 150px;" type="text"/>
Square Footage of Existing Building, if any: <input style="width: 150px;" type="text"/>	Census Tract: (Please See Appendix E for Census Tracts) <input style="width: 150px;" 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: 500px;" 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: 150px;" type="text"/>	Electric <input style="width: 150px;" type="text"/>
Sanitary/ Storm <input style="width: 150px;" type="text"/>	Private Roads <input style="width: 150px;" type="text"/>
Sewer Gas <input style="width: 150px;" type="text"/>	Telecommunication <input style="width: 150px;" 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](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. William Ryan
2. M. Catherine Richardson, Esq.
3. Steven P. Thompson
4. Donald Shoenwald, Esq.
5. Kenneth J. Kinsey

Agency Officers/Staff

1. Honora Spillane
2. Judith DeLaney
3. Debra Ramsey-Burns

Agency Legal Counsel & Auditor

1. Susan Katsoff, Esq., Barclay Damon, LLP.
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:

# 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip:
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.			<b>NO</b>
			<b>YES</b>
			<input type="checkbox"/>
			<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:			<b>NO</b>
			<b>YES</b>
			<input type="checkbox"/>
			<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		acres	
b. Total acreage to be physically disturbed?		acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		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"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Parkland	<input type="checkbox"/> Other (specify): _____		



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: _____ _____ _____	<b>NO</b>	<b>YES</b>
	<input 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: _____ _____ _____	<b>NO</b>	<b>YES</b>
	<input 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: _____ _____ _____	<b>NO</b>	<b>YES</b>
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____ Date: _____		
Signature: _____		

**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?"

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 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?		
11. Will the proposed action create a hazard to environmental resources or human health?	<input 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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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**



**APPENDIX D**  
**Agency Fee Schedule**

(Revised (6/21/16))

**Bond and Straight Lease Transactions:**

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

**Administrative Fee:**

Issuance of Bonds.....	1% Project Cost (Without regard to principal amount of bonds issued.)
Straight Lease/Agency Appointment.....	1% Project Cost (Exemption from one or more mortgage recording, real property or sales and use taxes)
Refunding of Bonds.....	1% of Project Cost
All Other Refinancing of Existing Project.....	¼ of 1% of Mortgage Amount
New Money/Additional Financing on Existing Project.....	1% of Amount Financed (Exemption from mortgage recording tax only if exemption from real property or sales and use tax also granted, fee is 1% Project cost.)

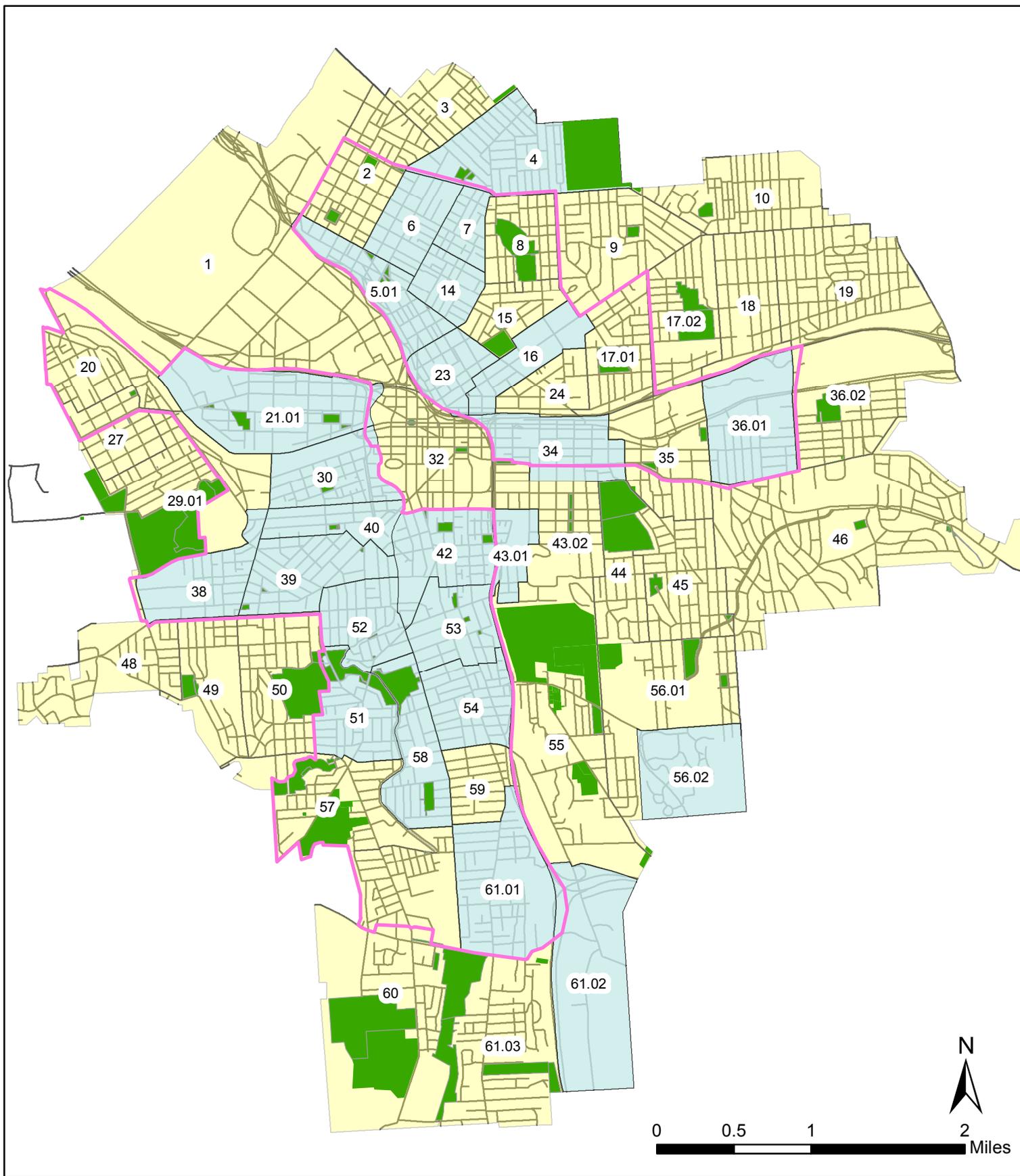
**Post-Closing Items for Bond and Straight Lease Transactions:**

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

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by SIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to SIDA's attorneys, engineers, and consultants. SIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

SIDA reserves the right to modify this schedule at any time and to assess fees and charges in connection with other transactions such as grants of easement or lease of SIDA-owned property.

# 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.



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

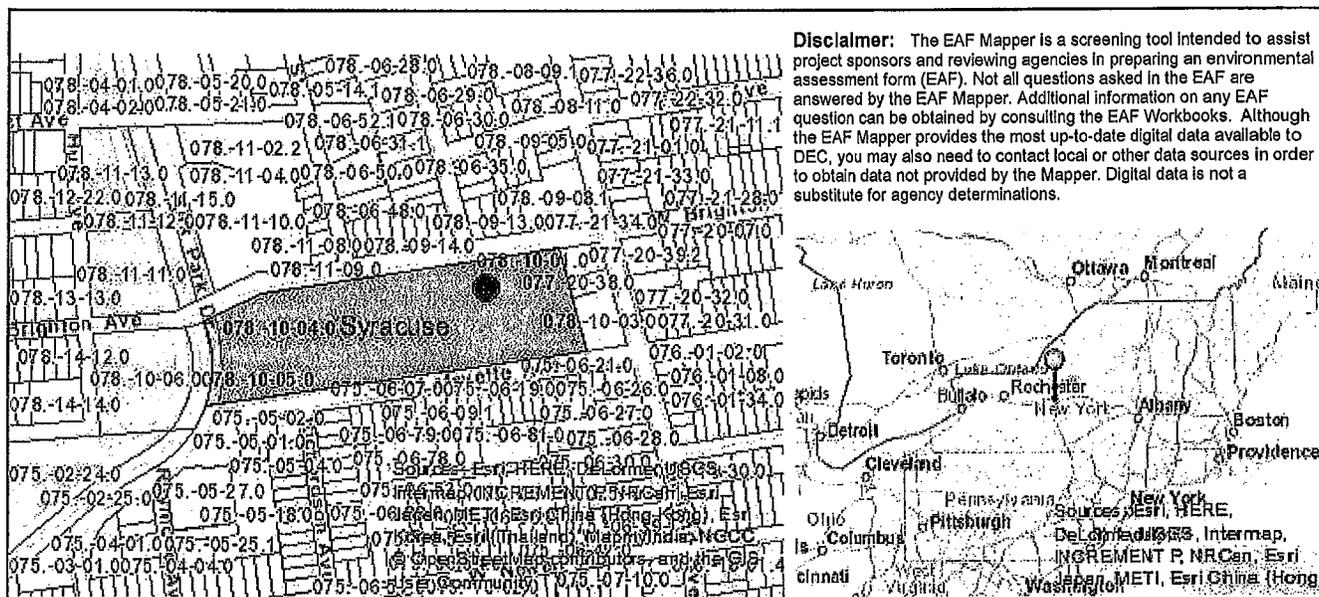
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project: Danforth Middle School Renovations				
Project Location (describe, and attach a location map): 309 West Brighton Ave, Syracuse, NY 13205				
Brief Description of Proposed Action: Project consists of renovations to an existing 6-8 grade school (Danforth Middle School). Scope of work is as follows: -Site improvements include the renovation of two existing parking lots, new concrete steps, sidewalks, and landscaping. -Existing building shell modifications including foundation parging and repair, masonry repointing/replacement, new control joints, painting, new exterior doors, new locksets, new aluminum windows, restoration of window trim, roof restoration, skylight replacement and repairs. -Interior renovations include repair and paint walls and ceilings, restore/replace flooring, repair and paint lockers, new bathroom accessories, restore/replace doors, update stairways, updates to plumbing, HVAC, electrical distribution, lighting, communication systems, security and access control systems, fire alarm system and renovations to fitness room, gym locker rooms, and science lab.				
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) 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?		8.6 acres		
b. Total acreage to be physically disturbed?		.85 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		8.6 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 type="checkbox"/> Parkland				







**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

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]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

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:

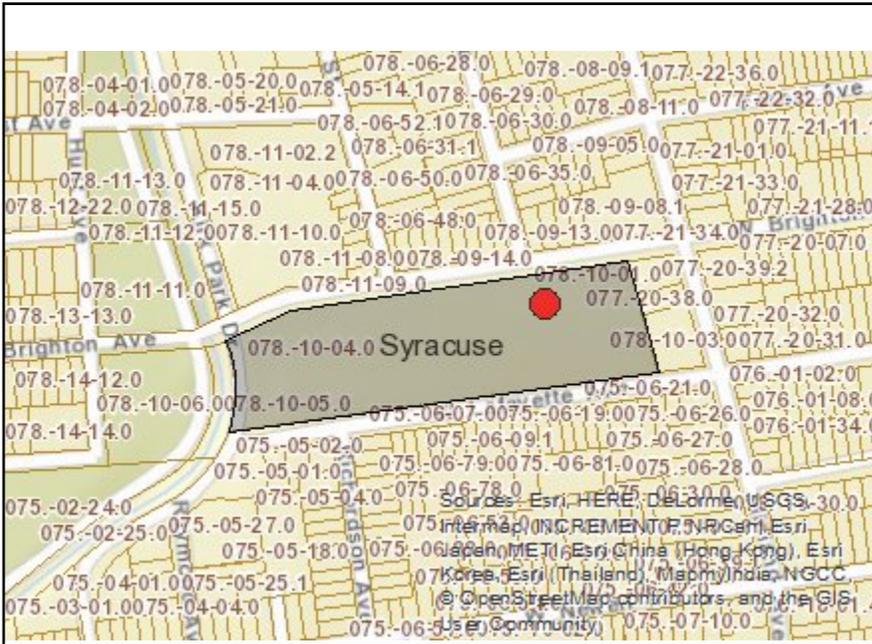
### Short Environmental Assessment Form Part 3 Determination of Significance

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.

No potential impacts were identified due to project site scope being limited to replacement existing pavements.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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.	
Joint Schools Construction Board (JSCB)	09/26/2018
Name of Lead Agency	Date
Mary E. Robison	City Engineer / JSCB Designee
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**



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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]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



# Property Description Report For: 501 Brighton Ave W To Lafayet, Municipality of City of Syracuse

*No Photo Available*

<b>Total Acreage/Size:</b>	1167 x 220	<b>Status:</b>	Active
<b>Land Assessment:</b>	2018 - Tentative \$384,800 2017 - \$384,800	<b>Roll Section:</b>	Wholly Exem
<b>Full Market Value:</b>	2018 - Tentative \$6,562,500 2017 - \$6,562,500	<b>Swis:</b>	311500
<b>Equalization Rate:</b>	----	<b>Tax Map ID #:</b>	078.-10-04.0
<b>Deed Book:</b>		<b>Property #:</b>	1911104700
<b>Grid East:</b>	615297	<b>Property Class:</b>	612 - School
		<b>Site:</b>	COM 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	612 - School
		<b>Zoning Code:</b>	001
		<b>Neighborhood Code:</b>	15900
		<b>School District:</b>	Syracuse
		<b>Total Assessment:</b>	2018 - Tentative \$5,250,000 2017 - \$5,250,000
		<b>Property Desc:</b>	Tr Tm Wood Fl Sub 4 1167x220x1240 School & Fi
		<b>Deed Page:</b>	
		<b>Grid North:</b>	1100331

## Owners

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

## Sales

*No Sales Information Available*

## Utilities

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

## Inventory

<b>Overall Eff Year Built:</b>	0	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Good	<b>Overall Desirability:</b>	3

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
100	0	100	1	Partial fin	1924	Normal	Average	88041	3
100	100	100	0		1985	Normal	Average	20345	1

## Site Uses

Use	Rentable Area (sqft)	Total Units
Non-contrib	29,347	0
School	108,386	0

## Improvements

Structure	Size	Grade	Condition	Year
Pavng-asphlt	32500 × 4	Average	Normal	1985
Fence-chn lk	1240 × 4	Average	Normal	1970
Fence-chn lk	2250 × 6	Average	Normal	1970
Gar-2.0 det	16 × 22	Average	Normal	1970
Misc. imprv.	35000 × 0	Average	Normal	1970

## Land Types

Type	Size
Primary	1167 × 220

## Special Districts for 2018 (Tentative)

Description	Units	Percent	Type	Value
FL001-Sweeping	1167	0%		0
OL001-Oiling Dist(no \$)	1229	0%		0
CWR50-County water E	0	0%		0
CSW15-Onon Co San Unit	3.8	0%		0

## Special Districts for 2017

Description	Units	Percent	Type	Value
FL001-Sweeping	1167	0%		0
OL001-Oiling Dist(no \$)	1229	0%		0
OL005-Oiling for 2017	1229	0%		0

## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2018	CITY OWNED	(Tentative)\$5,250,000	0	1993				0
2017	CITY OWNED	\$5,250,000	0	1993				0

# Taxes

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

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



SECTION MAP 78  
CITY OF SYRACUSE  
ONONDAGA COUNTY, NY

SCALE: 1" = 100'  
FOR TAXING PURPOSES ONLY  
NOT TO BE USED FOR CONVEYANCE

- ① BLOCK NUMBER
- ② LOT NUMBER
- ③ ZONE
- ④ PROPERTY OWNER
- ⑤ TAX MAP
- ⑥ ZONE
- ⑦ ZONE
- ⑧ ZONE
- ⑨ ZONE
- ⑩ ZONE
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- ⑬ ZONE
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- ① CITY LINE
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- ③ ORIGINAL LOT LINE
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- ⑤ BOUNDARY OF LOT
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- ⑦ BOUNDARY OF LOT
- ⑧ BOUNDARY OF LOT
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SPECIAL DISTRICT INFORMATION

SCHOOL	REVISION

PREPARED JANUARY 1, 2017

DATE REVISION	REVISION

ONONDAGA COUNTY FINANCE DEPARTMENT

DATE REVISION	REVISION

ONONDAGA COUNTY FINANCE DEPARTMENT

DATE REVISION	REVISION



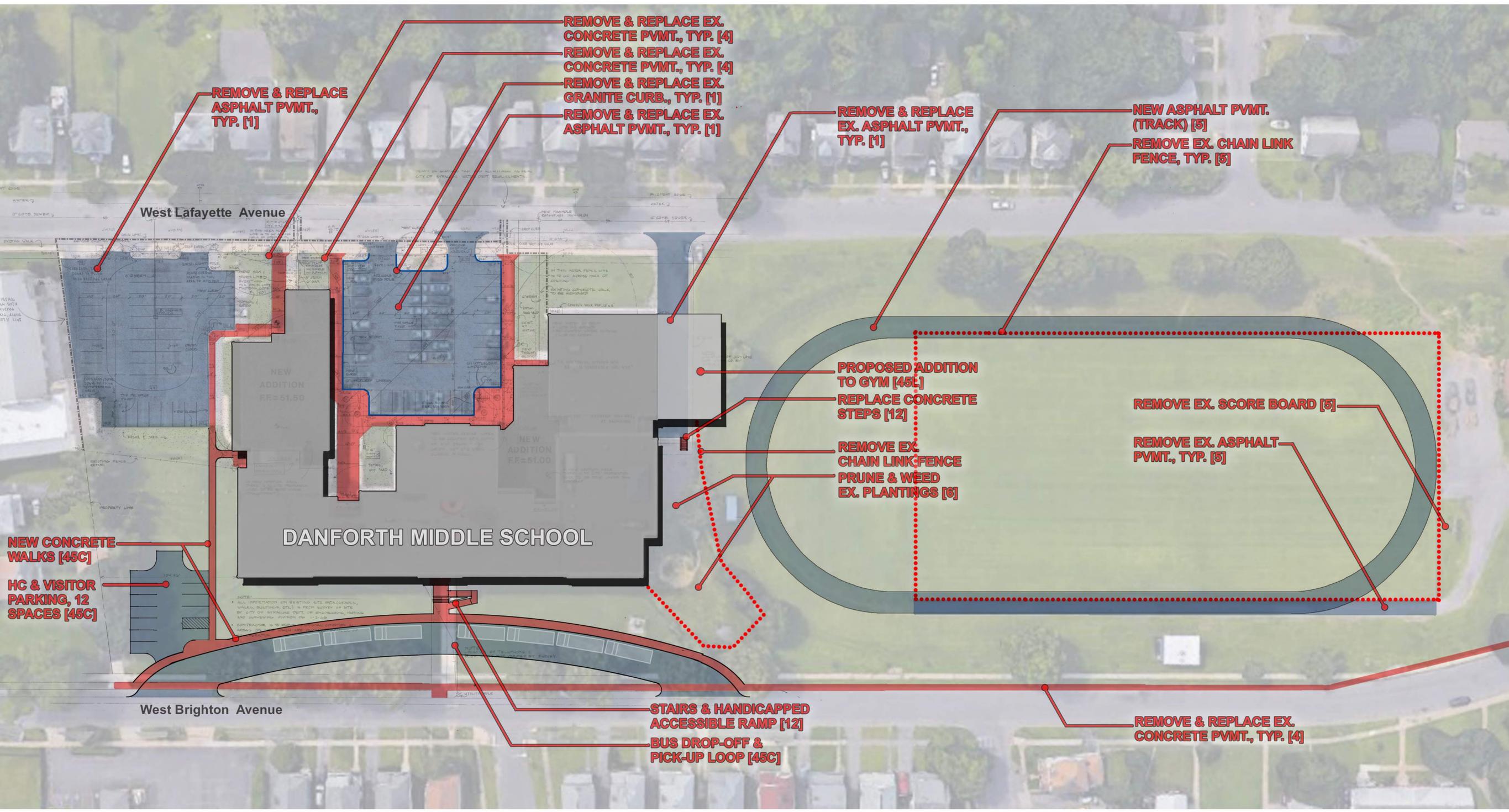
**Kideney Architects**

Kideney Architects, P.C.  
 ARCHITECTS | PLANNERS  
 INTERIORS | LANDSCAPE DESIGN  
 143 Glenrose Street  
 Syracuse, New York 13203  
 716.248.8837 | kideney.com  
 KA PROJECT No. 2017030.00  
 Associate Architect  
 313 E Willow St # 107  
 Syracuse, New York 13203  
 P: 315.426.9871  
 woolley@ramtech.com  
**RAM-TECH ENGINEERS, P.C.**  
 Electrical Engineering  
 6100 Fairway Drive, P.O. Box 10  
 Syracuse, New York 13211  
 P: 315.463.7716 F: 315.463.7768  
 ramtechengineers.com  
**EDR, D.P.C.**  
 Site & Landscape Design  
 217 Montgomery Street, Suite 1000  
 Syracuse, New York 13202  
 P: 315.471.0688 F: 315.471.1061  
 edr@pc.com

Scale: AS NOTED  
 Date: October 10, 2017  
 Revisions:

**JSCB Phase 2 Tranche II**  
 Danforth Middle School  
 309 W Brighton Avenue  
 Syracuse, NY 13205  
 S.E.D. Number: 42-18-00-01-0-108-011

**C-101**



**SITE PLAN**  
 SCALE: 1" = 30'-0"



**WARNING:**  
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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](mailto: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](mailto:hspillane@syrgov.net)

# City of Syracuse Syracuse Industrial Development Agency Application

## I. APPLICANT DATA EXPEDITIONARY LEARNING MIDDLE SCHOOL

### 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 Expeditionary Learning Middle 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

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](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. William Ryan
2. M. Catherine Richardson, Esq.
3. Steven P. Thompson
4. Donald Shoenwald, Esq.
5. Kenneth J. Kinsey

Agency Officers/Staff

1. Honora Spillane
2. Judith DeLaney
3. Debra Ramsey-Burns

Agency Legal Counsel & Auditor

1. Susan Katsoff, Esq., Barclay Damon, LLP.
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:

# 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.

<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip:	
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.			<b>NO</b>	<b>YES</b>
			<input type="checkbox"/>	<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: New York State Education Department			<b>NO</b>	<b>YES</b>
			<input type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		acres		
b. Total acreage to be physically disturbed?		acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		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 type="checkbox"/> Other (specify): _____	
<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: _____ _____ _____	<b>NO</b>	<b>YES</b>
	<input 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: _____ _____ _____	<b>NO</b>	<b>YES</b>
	<input 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: _____ _____ _____	<b>NO</b>	<b>YES</b>
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____ Date: _____		
Signature: _____		

**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?"

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 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?		
11. Will the proposed action create a hazard to environmental resources or human health?	<input 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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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**



**APPENDIX D**  
**Agency Fee Schedule**

(Revised (6/21/16))

**Bond and Straight Lease Transactions:**

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

**Administrative Fee:**

Issuance of Bonds.....	1% Project Cost (Without regard to principal amount of bonds issued.)
Straight Lease/Agency Appointment.....	1% Project Cost (Exemption from one or more mortgage recording, real property or sales and use taxes)
Refunding of Bonds.....	1% of Project Cost
All Other Refinancing of Existing Project.....	¼ of 1% of Mortgage Amount
New Money/Additional Financing on Existing Project.....	1% of Amount Financed (Exemption from mortgage recording tax only if exemption from real property or sales and use tax also granted, fee is 1% Project cost.)

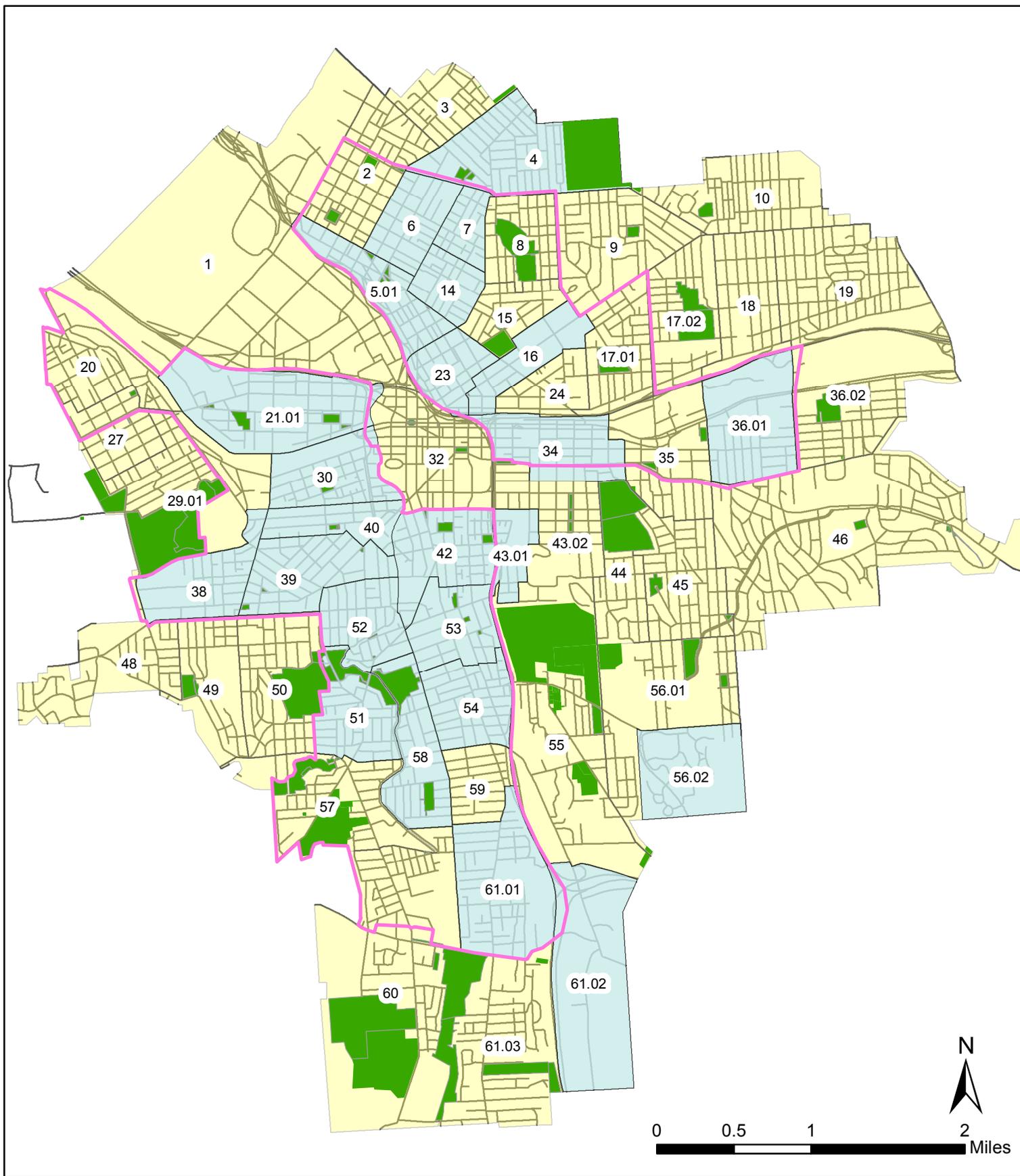
**Post-Closing Items for Bond and Straight Lease Transactions:**

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

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by SIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to SIDA's attorneys, engineers, and consultants. SIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

SIDA reserves the right to modify this schedule at any time and to assess fees and charges in connection with other transactions such as grants of easement or lease of SIDA-owned property.

# 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.





SECTION MAP 68  
 CITY OF SYRACUSE  
 ONONDAGA COUNTY, NY

SCALE: 1" = 100'  
 FOR TAKING PURPOSES ONLY  
 NOT TO BE USED FOR CONVEYANCE

1	BLK. NUMBER	24	LE. E. LINE
2	LOT NUMBER	25	ST. OF STRAIGHT
3	DEED AREA	26	SCHOOL
4	DEED NUMBER	27	REVISION
5	DEED DATE	28	DATE RECD
6	DEED BOOK	29	REVISION
7	DEED PAGE	30	DATE RECD
8	DEED VOLUME	31	REVISION
9	DEED SHEET	32	DATE RECD
10	DEED INDEX	33	REVISION

PROPERTY MARK LINE  
 ORIGINAL LOT LINE  
 BOUNDARY OF LOT  
 BOUNDARY OF LOT  
 STREAM AND PAVED LINE  
 UNPAVED TRAIL

CITY LINE  
 BLOCK BOUNDARY  
 ST. OF STRAIGHT  
 SCHOOL  
 REVISION  
 DATE RECD

SPECIAL DISTRICT INFORMATION  
 CITY OF SYRACUSE  
 CITY OF STRAIGHT  
 SCHOOL  
 REVISION  
 DATE RECD

DATE RECD	REVISION						



# Property Description Report For: 4942 Salina St S, Municipality of City of Syracuse

*No Photo Available*

<b>Total Acreage/Size:</b>	108 x 297.09	<b>Status:</b>	Active
<b>Land Assessment:</b>	2018 - Tentative \$1,052,600 2017 - \$1,052,600	<b>Roll Section:</b>	Wholly Exem
<b>Full Market Value:</b>	2018 - Tentative \$12,359,375 2017 - \$12,359,375	<b>Swis:</b>	311500
<b>Equalization Rate:</b>	----	<b>Tax Map ID #:</b>	068.-01-21.0
<b>Deed Book:</b>	2007	<b>Property #:</b>	1479026700
<b>Grid East:</b>	617115	<b>Property Class:</b>	612 - School
		<b>Site:</b>	COM 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	612 - School
		<b>Zoning Code:</b>	001
		<b>Neighborhood Code:</b>	15740
		<b>School District:</b>	Syracuse
		<b>Total Assessment:</b>	2018 - Tentative \$9,887,500 2017 - \$9,887,500
		<b>Property Desc:</b>	FI 120 108x297.1973.08x477.84 2M
		<b>Deed Page:</b>	606
		<b>Grid North:</b>	1092171

## Owners

City Of Syracuse-Clary Jr  
Accounting Dept  
725 Harrison St  
Syracuse NY 13210

## Sales

*No Sales Information Available*

## Utilities

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

## Inventory

<b>Overall Eff Year Built:</b>	0	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	3

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
100	0	0	0	Unfinished	1959	Normal	Average	121158	1
100	100	0	0		1975	Normal	Average	24554	1

## Site Uses

Use	Rentable Area (sqft)	Total Units
School	266,870	0

## Improvements

Structure	Size	Grade	Condition	Year
Porch-coverd	378.00 sq ft	Average	Normal	1959
Shed-machine	130.00 sq ft	Average	Normal	1959
Porch-coverd	234.00 sq ft	Average	Normal	1959
Pool-motel	3,450.00 sq ft	Average	Normal	1970
Strlt-flourc	0 x 0	Average	Normal	1959
Canpy-w/slab	0 x 0	Economy	Normal	1975
Porch-coverd	0 x 0	Average	Normal	1975
Porch-enclsd	0 x 0	Average	Normal	1975
Pavng-asphlt	5000 x 4	Average	Normal	1975
Porch-coverd	0 x 0	Average	Normal	1959

## Land Types

Type	Size
Primary	108 x 297

## Special Districts for 2018 (Tentative)

Description	Units	Percent	Type	Value
FL001-Sweeping	108	0%		0
CWR50-County water E	0	0%		0
CSW15-Onon Co San Unit	11.79	0%		0

## Special Districts for 2017

Description	Units	Percent	Type	Value
FL001-Sweeping	108	0%		0

## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2018	CITY OWNED	(Tentative)\$9,887,500	0	1993				0
2017	CITY OWNED	\$9,887,500	0	1993				0

## Taxes

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

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



EXPEDITIONARY LEARNING  
MIDDLE SCHOOL

REMOVE EXISTING ASPHALT

REMOVE EXISTING  
CONCRETE  
SIDEWALK AND CURB

**DEMOLITION PLAN**  
SCALE: 1" = 40'



EXPEDITIONARY LEARNING  
MIDDLE SCHOOL

NEW ASPHALT; ADD APPROXIMATELY  
3" OF FILL TO RAISE GRADE AND  
BLEND TO EXISTING GRADE

REPAIR LAWN FROM  
CANOPY REMOVAL

NEW CONCRETE  
SIDEWALK AND CURB

NEW CONCRETE SIDEWALK TO BE FLUSH  
WITH EXISTING DOOR THRESHOLD

**SITE PLAN**  
SCALE: 1" = 40'

**OBSERVATIONS AND RECOMMENDATIONS**

1. THERE IS A LARGE DIP IN THE ASPHALT LOOP DRIVE/PARKING AREA WITH GOUGES IN THE ASPHALT. IT IS RECOMMENDED TO ADD FILL MATERIAL AND RAISE UP THE DIPPED AREA APPROXIMATELY 3" AND BLEND TO EXISTING GRADE.
2. EXISTING OVERHANG/CANOPY AT BUILDING ENTRANCE IS TO BE REMOVED. REPLACE CONCRETE SIDEWALK IN FRONT OF BUILDING AND REPAIR LAWN DAMAGED FROM CANOPY REMOVAL AND SIDEWALK REPLACEMENT.

**LEGEND**

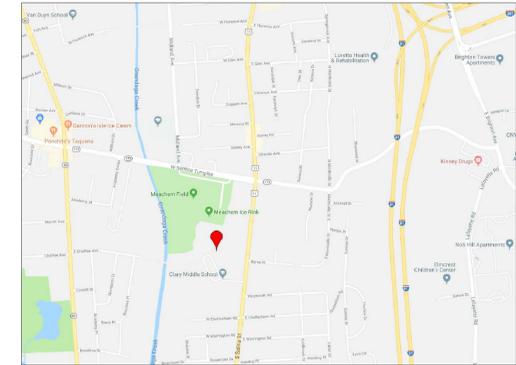
EXISTING CONTOUR	---	427
NEW CONTOUR	---	427
EXISTING SPOT ELEVATION	---	427.40
NEW SPOT ELEVATION	---	427.40
NEW SWALE	---	
NEW HANDICAP PARKING SPACE	---	
NEW HANDICAP UNLOAD AREA	---	
PROPERTY LINE	---	
CONTRACT LIMIT LINE	---	

**PAVING & STRUCTURE LEGEND**

NEW CONCRETE PAVING	---
NEW ASPHALT PAVING	---
EXISTING BUILDING	---
NEW ADDITION	---

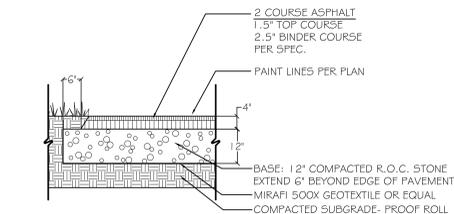
**CONSTRUCTION NOTES:**

1. Site Plan created by tracing over an aerial image taken from Google, and measurements taken in field.
2. Verify layout with Landscape Architect prior to construction, if any discrepancies occur notify Landscape Architect and adjustments will be made. Do not scale drawings.
3. Each prime contractor is responsible for restoring to original condition any area disturbed by him or his subs.
4. Contractor shall verify location of existing utilities prior to construction. Contractor shall call "DIG SAFELY" at least two days prior to underground excavation, phone #: 1-800-962-7962. Contractor is responsible for the protection of all utilities during demolition & construction.
5. All contractors shall review all sheets and be familiar with their work and related work of others incidental to the execution of theirs.
6. All contractors shall visit the site prior to submitting his bid and familiarize himself with all existing conditions affecting the execution of all work items of this contract.
7. Topsoil & seed all disturbed areas per specification.
8. Remove and legally dispose of all items indicated per specifications.
9. Sidewalks for accessible routes not to exceed 5% slope with a maximum cross slope of 2%.

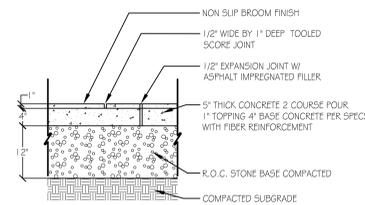


**LOCATION PLAN**

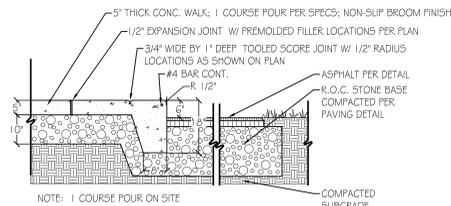
N.T.S.



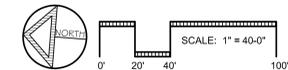
**1 ASPHALT**  
L-2 1/2" = 1"



**2 CONCRETE SIDEWALK**  
L-2 3/4" = 1"



**1 INTEGRAL CURB**  
L-2 1/2" = 1"



**king + king**  
ARCHITECTS

**MAXIAN + HORST**  
Landscape Architects  
+ LandPlanners, PLLC, WBE.  
305 Hawley Avenue P: 315-472-2451  
Syracuse, NY 13203 F: 315-472-9378  
www.maxianhorst.com

KING + KING PROJ. NO.: 18-44-6044  
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Scale: 1" = 40'  
Date: 12/18/2017

Drawing Information  
SITE PLAN

2017 Renovations - Tranch 2  
Expeditionary Middle School  
100 Amidon Drive  
Syracuse, NY 13205  
S.E.D. Numbers  
Base: 42-18-00-01-0-01-4-007  
Tech: 42-18-00-01-0-01-4-008  
Energy: 42-18-00-01-0-01-4-009

# 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.

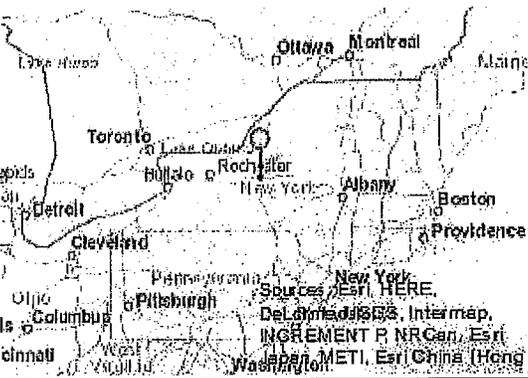
<b>Part 1 - Project and Sponsor Information</b>			
EXPEDITIONARY LEARNING MIDDLE SCHOOL			
Name of Action or Project: 2017 Renovations - Tranche 2 Expeditionary Learning Middle School			
Project Location (describe, and attach a location map): 4942 SOUTH SALINA ST, SYRACUSE, NY			
Brief Description of Proposed Action: The proposed project includes upgrades to the building interior, exterior upgrades and site renovations. The building interior renovations include the toilet rooms, cafeteria, select renovations related to program improvements, security improvements, structural repairs, select lighting upgrades, fire suppression system upgrades and select HVAC upgrades. The building exterior renovations include structural repairs of the building foundation and masonry walls. Site renovations include sidewalk and asphalt replacement.			
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 431			
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: NEW YORK STATE EDUCATION DEPARTMENT		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		4.60 acres	
b. Total acreage to be physically disturbed?		0.48 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		73.45 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 checked="" type="checkbox"/> Other (specify): <u>EDUCATION</u> <input checked="" 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  <input checked="" type="checkbox"/>	YES  <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  <input checked="" type="checkbox"/>	YES  <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: _____ _____ _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Mary Robison, PE</u> Date: <u>6/25/18</u> Signature: <u>Mary E. Robison</u>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
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 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"/>

Agency Use Only [If applicable]

Project:

Date:

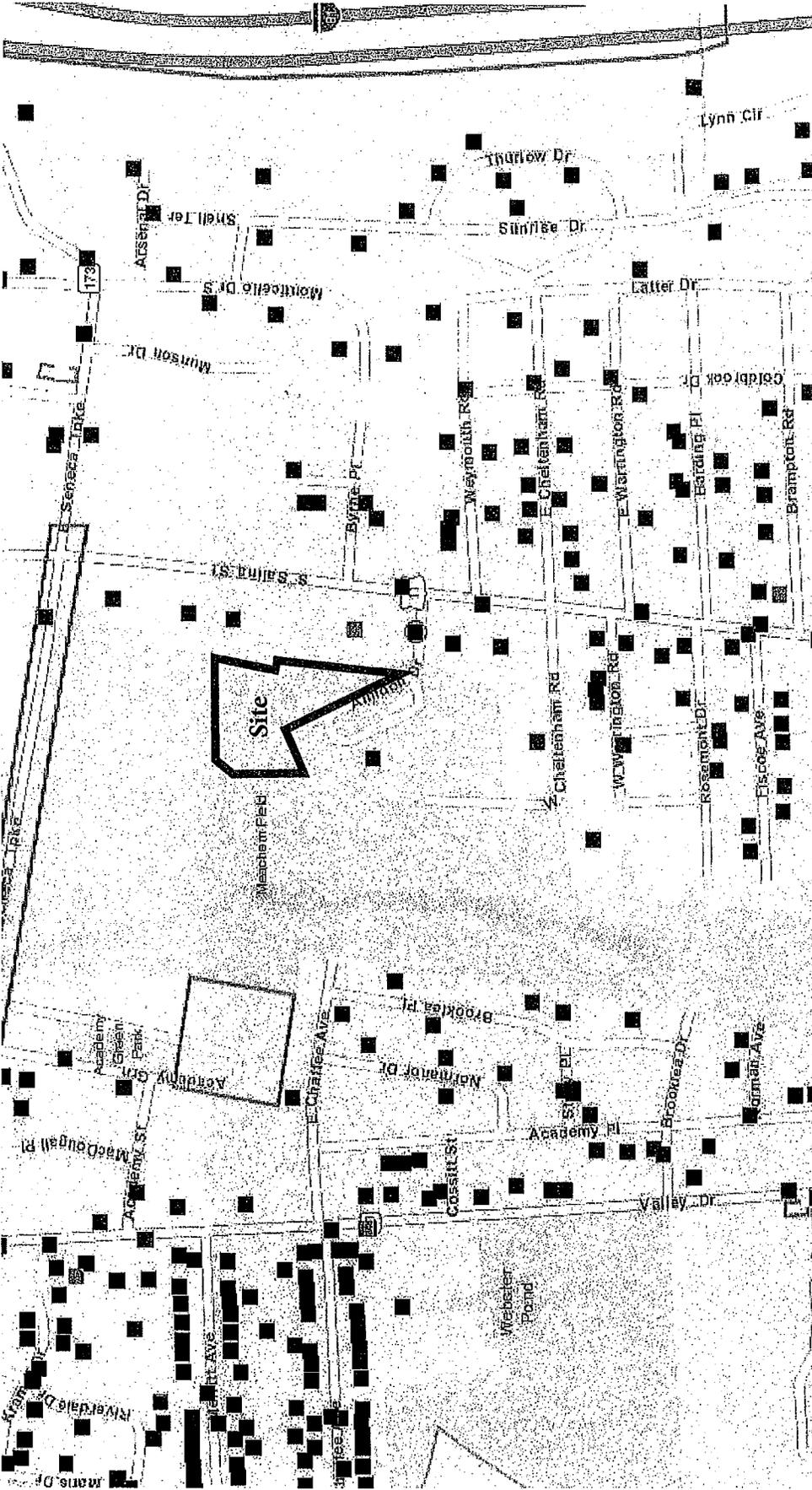
### Short Environmental Assessment Form Part 3 Determination of Significance

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.

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
Syracuse Joint School Boards (JSCB)	09/26/2018
Name of Lead Agency	Date
Mary Roblson, PE	JSCB Designee / City Engineer
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<i>Mary E. Roblson</i>	<i>[Signature]</i>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

# Cultural Resource Information System (CRIS) Map



## Legend:

### USN Building Points (View)

-  Eligible
-  Listed
-  Not Eligible
-  Undetermined

### USN Building Districts (View)

-  National Register Building Sites (View)
- 

### Survey Building Areas (View)

-  Survey Archaeology Areas (View)
- 

### Consultation Projects (View)

-  Archeologically Sensitive Areas
- 

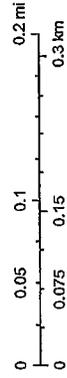
LPC Landmarks

# Environmental Resource Map



November 17, 2017

1:4,514



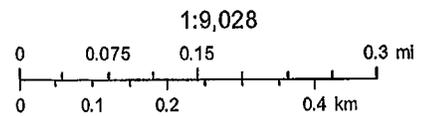
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

NYS Department of Environmental Conservation  
Not a legal document

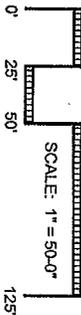
# ELMS SCHOOL



November 17, 2017



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**EXISTING CONDITIONS  
EXPEDITIONARY LEARNING MIDDLE SCHOOL  
SYRACUSE, NY**

DATE: 1120-17

SCALE: 1" = 50'

DRAWN BY: AR



## 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](mailto: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](mailto:hspillane@syrgov.net)

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

**I. APPLICANT DATA**      **HENNINGER HIGH SCHOOL**

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 Henninger High School

### A. Project Location

Address: <input style="width: 90%;" type="text"/>	Legal Address (if different) <input style="width: 90%;" 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: 150px;" type="text"/>	Square Footage /Acerage of Existing Site: <input style="width: 150px;" type="text"/>
Square Footage of Existing Building, if any: <input style="width: 150px;" type="text"/>	Census Tract: (Please See Appendix E for Census Tracts) <input style="width: 150px;" 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: 600px;" 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: 200px;" type="text"/>	Electric <input style="width: 200px;" type="text"/>
Sanitary/ Storm <input style="width: 200px;" type="text"/>	Private Roads <input style="width: 200px;" type="text"/>
Sewer Gas <input style="width: 200px;" type="text"/>	Telecommunication <input style="width: 200px;" 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](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. William Ryan
2. M. Catherine Richardson, Esq.
3. Steven P. Thompson
4. Donald Shoenwald, Esq.
5. Kenneth J. Kinsey

Agency Officers/Staff

1. Honora Spillane
2. Judith DeLaney
3. Debra Ramsey-Burns

Agency Legal Counsel & Auditor

1. Susan Katsoff, Esq., Barclay Damon, LLP.
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:

# 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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip:
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.			<b>NO</b>
			<b>YES</b>
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: New York State Education Department (NYSED), NYSDEC Gen Permit for Stormwater Discharges			<b>NO</b>
			<b>YES</b>
3.a. Total acreage of the site of the proposed action?		acres	
b. Total acreage to be physically disturbed?		acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		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 type="checkbox"/> Other (specify): _____			
<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: _____ _____	<b>NO</b>	<b>YES</b>
	<input 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: _____ _____	<b>NO</b>	<b>YES</b>
	<input 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: _____ _____	<b>NO</b>	<b>YES</b>
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: _____ Date: _____		
Signature: _____		

**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?"

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 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?		
11. Will the proposed action create a hazard to environmental resources or human health?	<input 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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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**



**APPENDIX D**  
**Agency Fee Schedule**

(Revised (6/21/16))

**Bond and Straight Lease Transactions:**

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

**Administrative Fee:**

Issuance of Bonds.....	1% Project Cost (Without regard to principal amount of bonds issued.)
Straight Lease/Agency Appointment.....	1% Project Cost (Exemption from one or more mortgage recording, real property or sales and use taxes)
Refunding of Bonds.....	1% of Project Cost
All Other Refinancing of Existing Project.....	¼ of 1% of Mortgage Amount
New Money/Additional Financing on Existing Project.....	1% of Amount Financed (Exemption from mortgage recording tax only if exemption from real property or sales and use tax also granted, fee is 1% Project cost.)

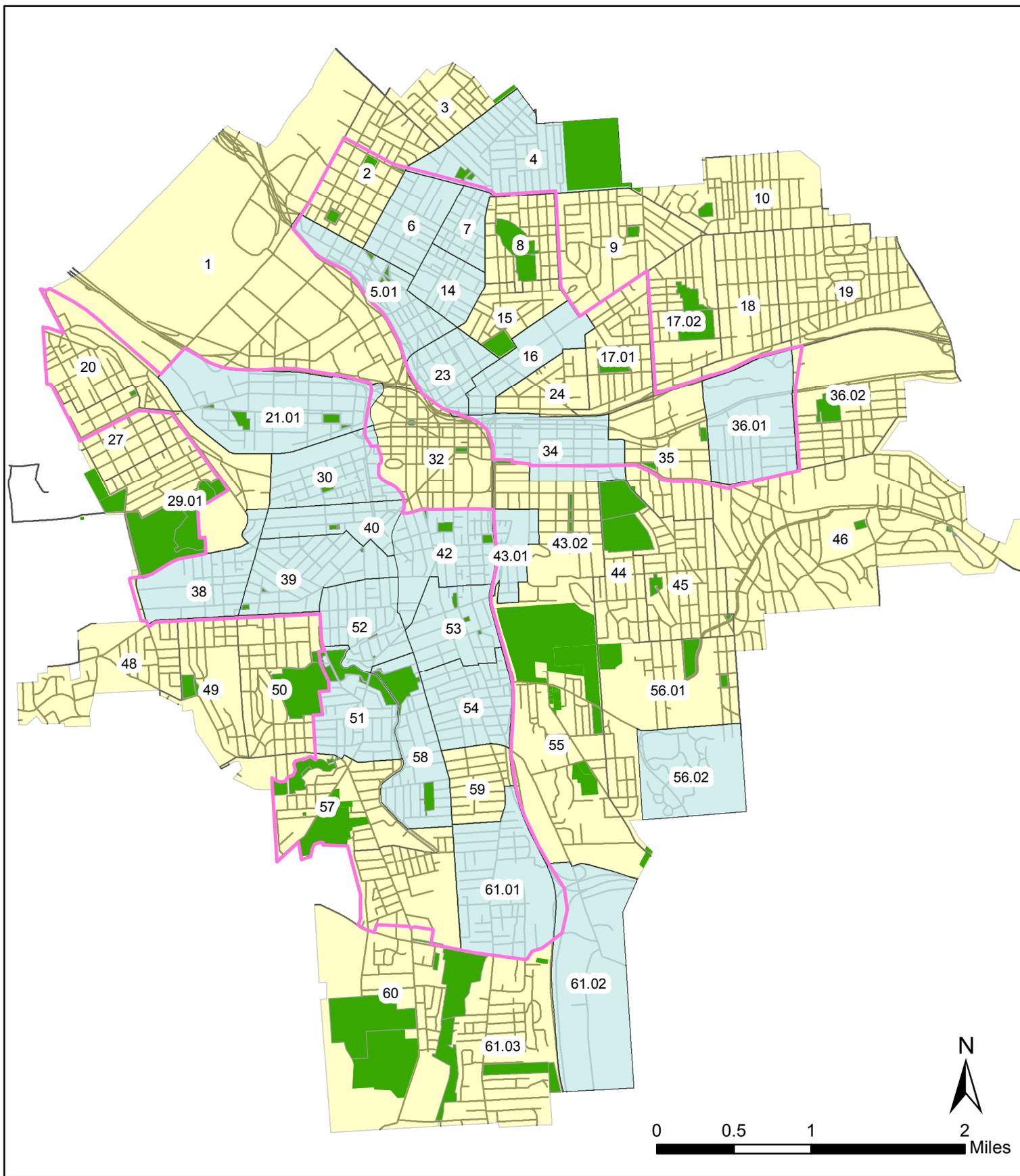
**Post-Closing Items for Bond and Straight Lease Transactions:**

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

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by SIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to SIDA's attorneys, engineers, and consultants. SIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are non-refundable. Applicants for bond transactions are responsible for payment of Bond Issuance Charge payable to the State of New York. Applicants are also responsible for payment of post-closing fees and costs associated with the appointment of additional agents.

SIDA reserves the right to modify this schedule at any time and to assess fees and charges in connection with other transactions such as grants of easement or lease of SIDA-owned property.

# 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.



SIDA Application 18

# 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.

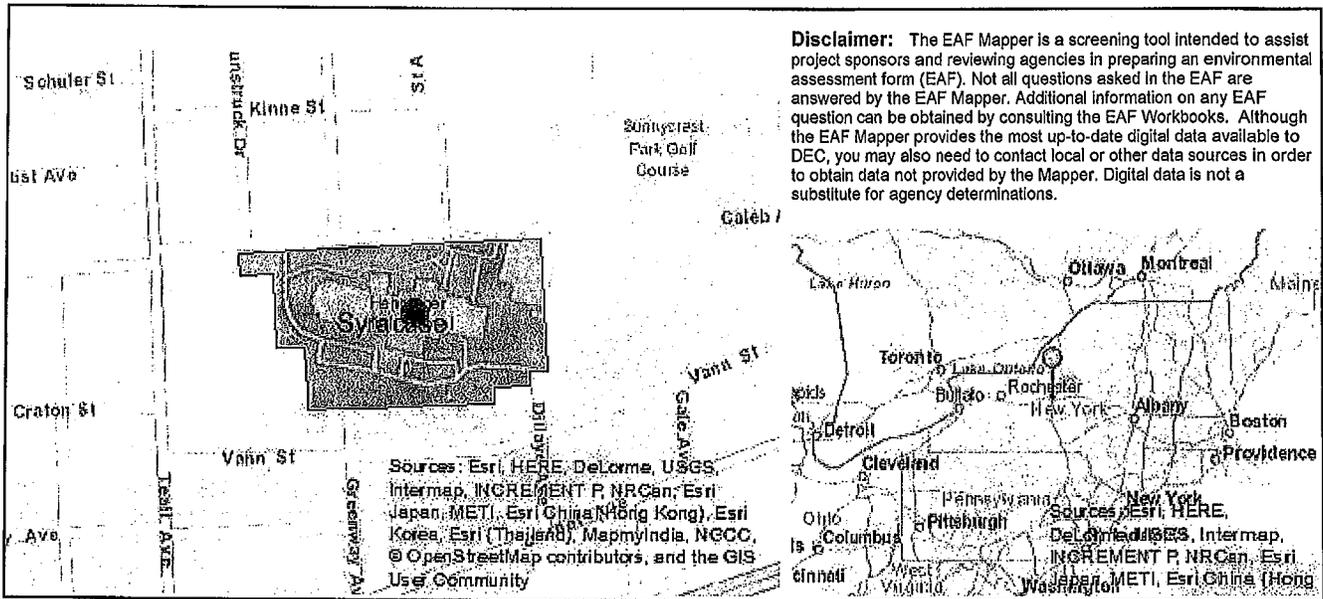
<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Henninger High School			
Project Location (describe, and attach a location map): 600 Robinson Street, Syracuse, NY 13206			
Brief Description of Proposed Action: Project consists building addition , major and minor interior and exterior renovatons to an existing high school building and selective site improvements: Site improvements include: new vehicular drop-off, new conc sidewalks, new asphalt pavement, new ramps and stairs to access building, repair/clean/enhance storm sewer system and site lighting upgrades. Building addition includes: +/- 19,000 square foot classroom addition with site improvements around the addition and 2 new exits Building shell modifications include: existing window replacement and new openings for windows. Interior reno's including: new 2 story cafeteria, new library, new locker rooms, Toilet room reno. and general improvements throughout building. New Mechanical systems throughout, new LED fixtures throughout, upgrade electrical transformer, and new plumbing for toilet rooms.			
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 checked="" 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?		12.1 acres	
b. Total acreage to be physically disturbed?		1.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		19.3 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 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?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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: Select - Roofs, Windows, Lights, Mechanical Systems _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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: _____	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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,	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
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 is. Stormwater quality practices will be incorporated into the storm sewer system as required.			

<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)?          If Yes, explain purpose and size: _____          _____</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?          If Yes, describe: _____          _____</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?          If Yes, describe: _____          The NYSDEC EAF mapper identified 3 remediation sites, however, none of the remediation sites are on the site of the proposed action or on adjoining properties.</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Mary Robison, PE - JSCB Designee</u> Date: <u>6/25/18</u></p> <p>Signature: <u><i>Mary E. Robison</i></u></p>		

# EAF Mapper Summary Report

Wednesday, November 08, 2017 11:30 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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.	
Joint Schools Construction Board (JSCB)	09/26/2018
Name of Lead Agency	Date
Mary E. Robison	City Engineer / JSCB Designee
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**



SECTION MAP 28  
CITY OF SYRACUSE  
ONONDAGA COUNTY, NY

SCALE: 1" = 100'  
FOR TAXING PURPOSES ONLY  
NOT TO BE USED FOR CONVEYANCE

LEGEND

- LOT LINE
- PROPERTY CORNER MARK
- PROPERTY CORNER DIMENSION
- PROPERTY CORNER BEARING
- PROPERTY CORNER AREA
- PROPERTY CORNER DISTANCE
- PROPERTY CORNER BEARING AND DISTANCE
- PROPERTY CORNER AREA AND DISTANCE
- PROPERTY CORNER BEARING AND AREA
- PROPERTY CORNER DISTANCE AND AREA
- PROPERTY CORNER BEARING AND DISTANCE AND AREA

SPECIAL DISTRICT INFORMATION

DATE REVISION	REVISION	DATE REVISION	REVISION
PREPARED JANUARY 1, 2017	REVISION	DATE REVISION	REVISION

INTERSTATE 690 ROUTE 32.01

ONONDAGA COUNTY FINANCE DEPARTMENT

DATE REVISION

DATE REVISION

DATE REVISION

DATE REVISION



# Property Description Report For: 600 Robinson St To Gale Ave &, Municipality of City of Syracuse

*No Photo Available*

<b>Status:</b>	Active
<b>Roll Section:</b>	Wholly Exem
<b>Swis:</b>	311500
<b>Tax Map ID #:</b>	028.-16-11.0
<b>Property #:</b>	0677003000
<b>Property Class:</b>	612 - School
<b>Site:</b>	COM 1
<b>In Ag. District:</b>	No
<b>Site Property Class:</b>	612 - School
<b>Zoning Code:</b>	001
<b>Neighborhood Code:</b>	15870
<b>School District:</b>	Syracuse
<b>Total Assessment:</b>	2018 - Tentative \$11,170,000 2017 - \$11,170,000
<b>Total Acreage/Size:</b>	1101.47 x 464.08
<b>Land Assessment:</b>	2018 - Tentative \$1,582,300 2017 - \$1,582,300
<b>Full Market Value:</b>	2018 - Tentative \$13,962,500 2017 - \$13,962,500
<b>Equalization Rate:</b>	----
<b>Property Desc:</b>	Lot P Fl P Tr P Old Sts Bl4&7 Tr Dillaye Fl22 1101.47x464.08 Mas School
<b>Deed Book:</b>	
<b>Deed Page:</b>	
<b>Grid East:</b>	624074
<b>Grid North:</b>	1114416

## Owners

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

## Sales

*No Sales Information Available*

## Utilities

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

## Inventory

<b>Overall Eff Year Built:</b>	0	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	3

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
100	51	0	1	Partial fin	1970	Normal	Average	196620	2

## Site Uses

Use	Rentable Area (sqft)	Total Units
Row storage	49,318	0
School	196,620	0

## Improvements

Structure	Size	Grade	Condition	Year
Canpy-w/slab	120.00 sq ft	Average	Normal	1982
Canpy-com st	1,960.00 sq ft	Average	Normal	1982
Porch-coverd	64.00 sq ft	Average	Normal	1982
Porch-coverd	250.00 sq ft	Average	Normal	1962
Strlt-flourc	0 x 0	Average	Normal	1962
Strlt-mercry	0 x 0	Average	Normal	1982
Pavng-asphlt	112000 x 4	Average	Poor	1982
Fence-chn lk	2000 x 6	Average	Normal	1962
Canpy-w/slab	0 x 0	Average	Normal	1982
Patio-flg/cn	0 x 0	Average	Normal	1982

## Land Types

Type	Size
Primary	527,432.00 sq ft

## Special Districts for 2018 (Tentative)

Description	Units	Percent	Type	Value
CWR50-County water E	0	0%		0
CSW15-Onon Co San Unit	13.23	0%		0

## Special Districts for 2017

No information available for the 2017 roll year.

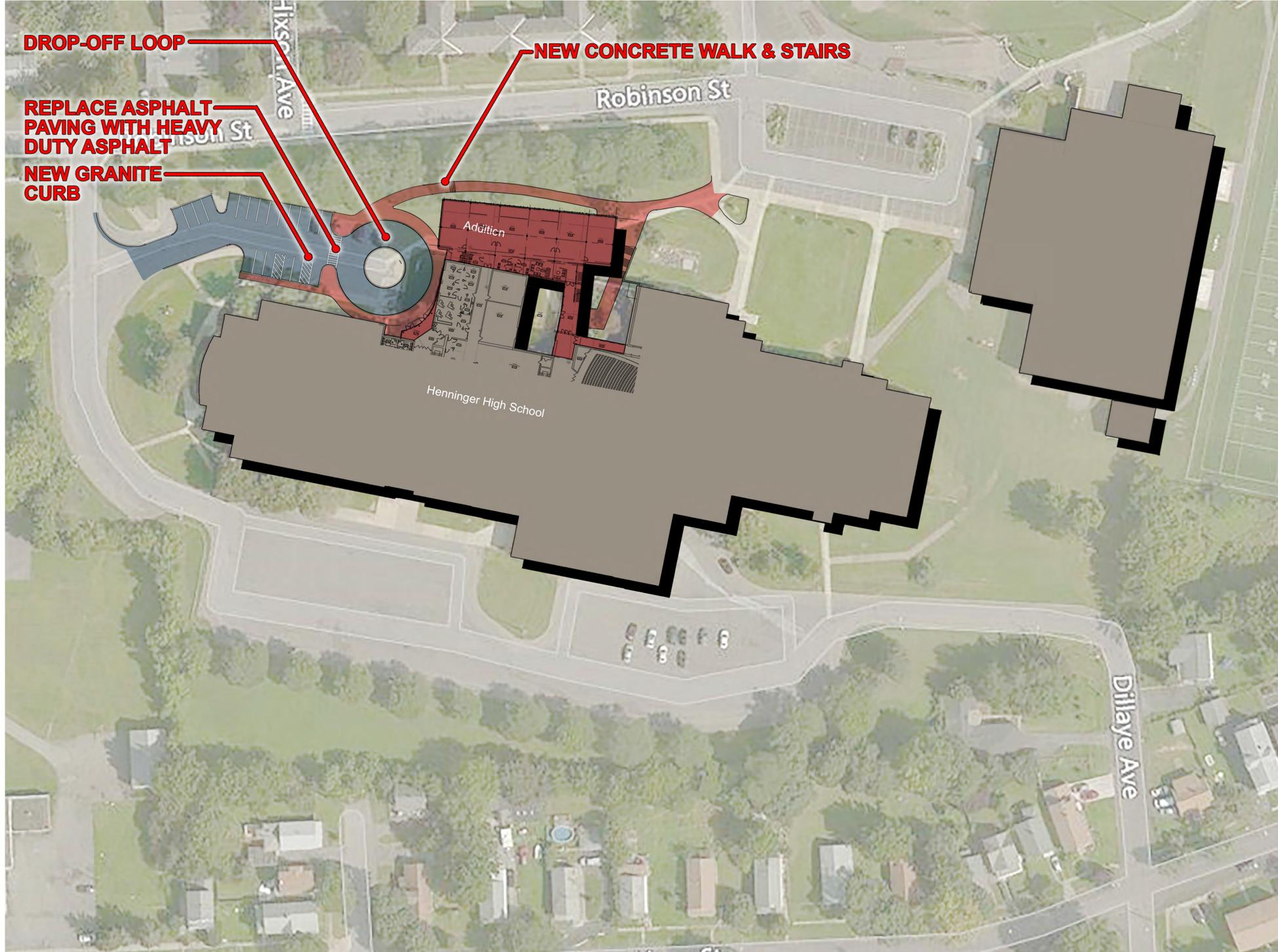
## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2018	CITY OWNED	(Tentative)\$11,170,000	0	1993				0
2017	CITY OWNED	\$11,170,000	0	1993				0

## Taxes

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

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



**DROP-OFF LOOP**

**REPLACE ASPHALT  
PAVING WITH HEAVY  
DUTY ASPHALT**

**NEW GRANITE  
CURB**

**NEW CONCRETE WALK & STAIRS**

Henninger High School

Addition

Robinson St

Dillaye Ave

Hixson Ave

Robinson St



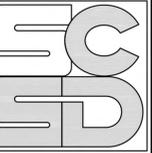
**C101**

**Henninger High School  
Additions and Alterations**  
600 Robinson Street, Syracuse, NY 13206  
S.E.D. Numbers:  
42-18-00-01-0-021-020 / 021 / 022

SITE PLAN

Scale: 1"=40'-0"  
Date: Nov. 8, 2017  
Drawn by: CER  
Revisions:

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





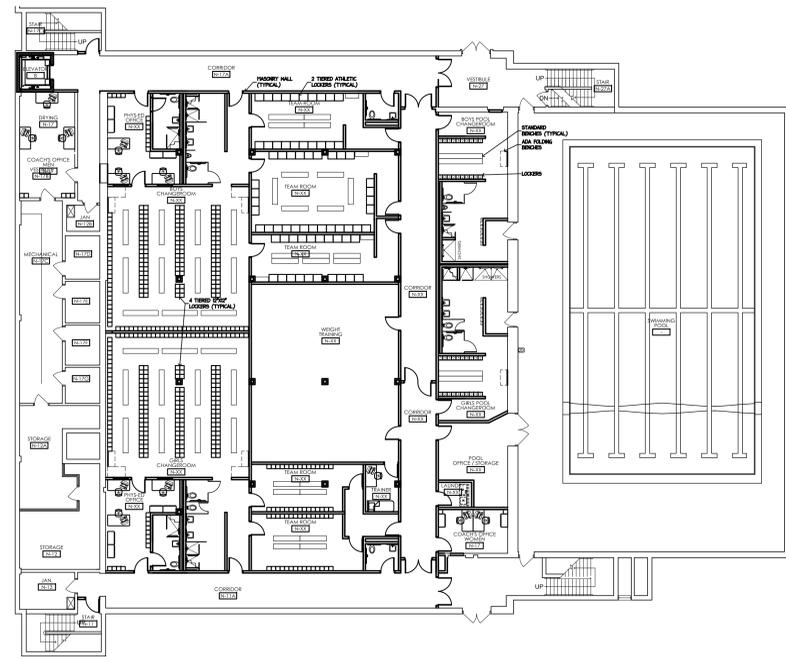
Project Manager: Turner Construction Company  
 Architect: Stieglitz Snyder Architecture  
 MEP Engineers: Ram-Tech Engineers  
 Civil Engineers: Environmental Design & Research  
 Hazardous Materials: ?  
 Energy Consultant: Building Energy Solutions

Scale: As Noted  
 Date: Nov. 8, 2017  
 Drawn by: JRM  
 Revisions:

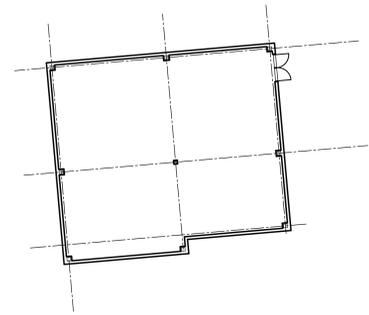
GROUND FLOOR AND  
 POOL FLOOR PLAN

**Henninger High School  
 Additions and Alterations**  
 600 Robinson Street, Syracuse, NY 13206  
 S.E.D. Numbers:  
 42-18-00-01-0-021-020 / 021 / 022

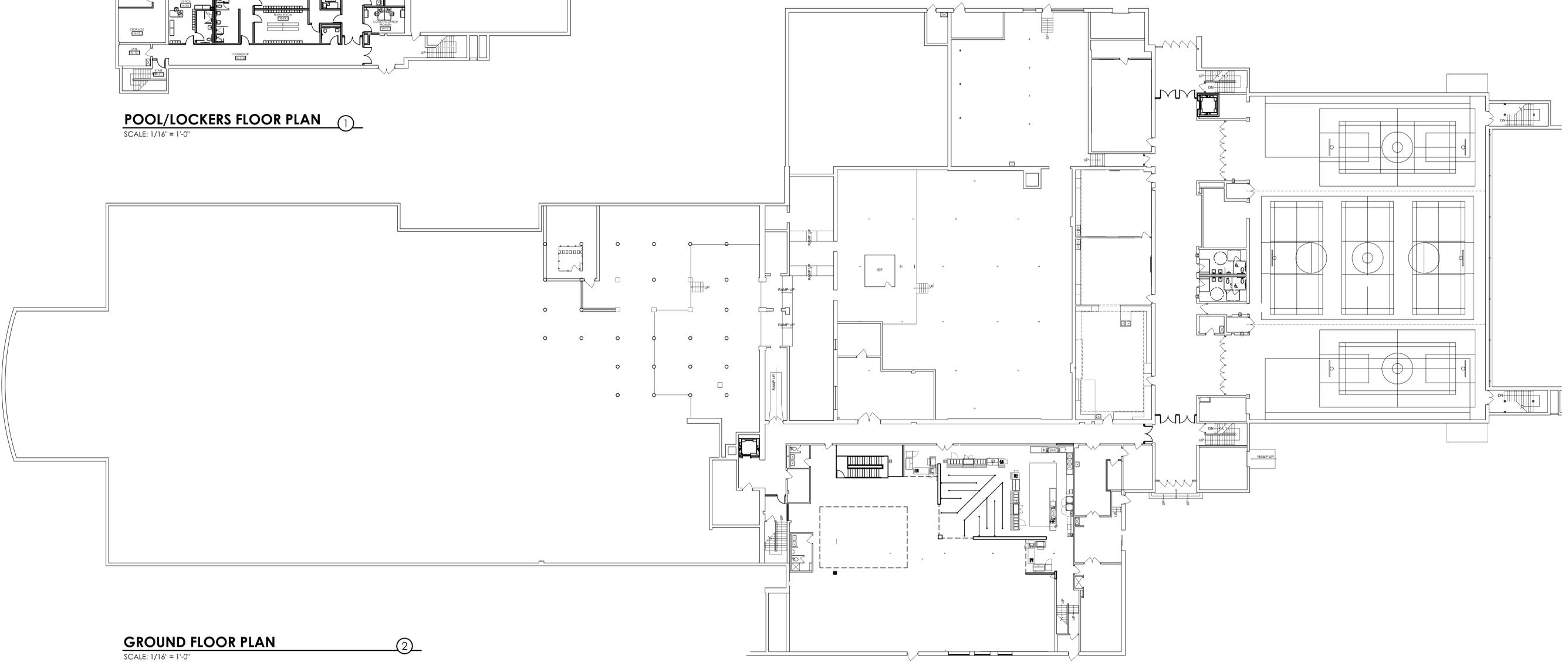
**A100**



**POOL/LOCKERS FLOOR PLAN ①**  
 SCALE: 1/16" = 1'-0"



**ADDITION GROUND FLOOR PLAN ③**  
 SCALE: 1/16" = 1'-0"



**GROUND FLOOR PLAN ②**  
 SCALE: 1/16" = 1'-0"

**SYMBOL LEGEND**

	DETAIL MARKERS		ROOM NAME AND NUMBER
	SECTION MARKERS		PARTITION TYPE (SEE PARTITION SCHEDULE ON A-1000)
	ELEVATION MARKERS		DOOR NUMBER (SEE DOOR SCHEDULE ON A-1000)
			WINDOW TAG (SEE WINDOW TYPES ON A-300 AND A-301)

**GENERAL NOTES**

- REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL CHASES, FLOOR OPENINGS, ETC. WITH CONSULTANT'S DRAWINGS.
- DRAWING NOTES SHALL APPLY TO ALL FLOOR PLANS.
- ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

**DRAWING NOTES**

□ ....





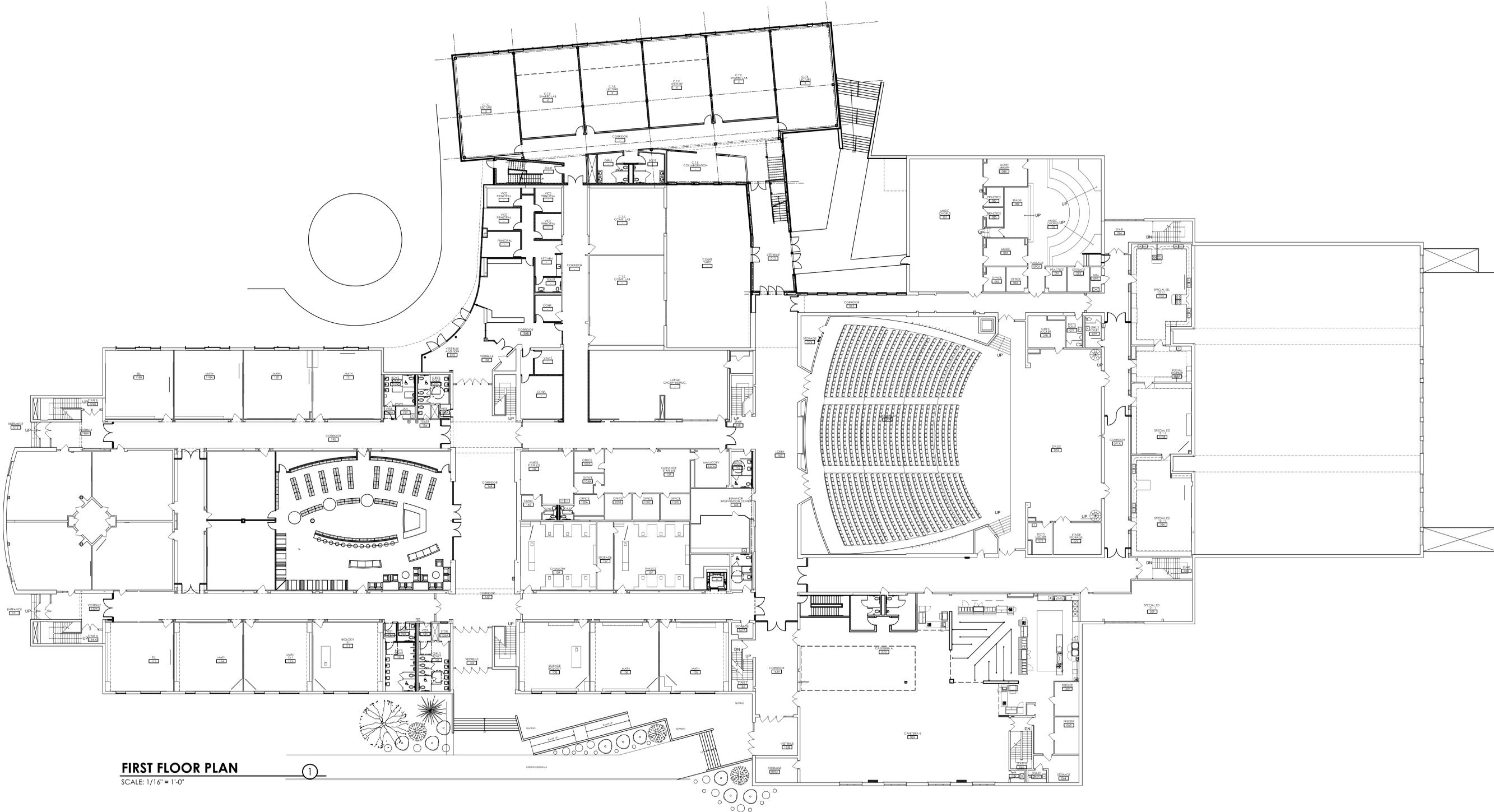
Project Manager: Turner Construction Company  
 Architect: Stieglitz Snyder Architecture  
 MEP Engineers: Ram-Tech Engineers  
 Civil Engineers: Environmental Design & Research  
 Hazardous Materials: ?  
 Energy Consultant: Building Energy Solutions

Scale: As Noted  
 Date: Nov. 8, 2017  
 Drawn by: JRM  
 Revisions:

FIRST FLOOR PLAN

**Henninger High School  
 Additions and Alterations**  
 600 Robinson Street, Syracuse, NY 13206  
 S.E.D. Numbers:  
 42-18-00-01-0-021-020 / 021 / 022

A101



**FIRST FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"

**SYMBOL LEGEND**

- |                              |                          |  |  |
|------------------------------|--------------------------|--|--|
| <p>DETAIL SHEET<br/> </p>    | <p>DETAIL MARKERS</p>    | <p>ROOM<br/> </p>  | <p>ROOM NAME AND NUMBER</p>                            |
| <p>SECTION SHEET<br/> </p>   | <p>SECTION MARKERS</p>   | <p>PARTITION TYPE (SEE PARTITION SCHEDULE ON A-1000)<br/> </p> | <p>DOOR NUMBER (SEE DOOR SCHEDULE ON A-1000)<br/> </p> |
| <p>ELEVATION SHEET<br/> </p> | <p>ELEVATION MARKERS</p> | <p>WINDOW TAG (SEE WINDOW TYPES ON A-300 AND A-301)<br/> </p>  |  |

**GENERAL NOTES**

- REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL CHASES, FLOOR OPENINGS, ETC. WITH CONSULTANT'S DRAWINGS.
- DRAWING NOTES SHALL APPLY TO ALL FLOOR PLANS.
- ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

**DRAWING NOTES**

- .....





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



**SECOND FLOOR PLAN** ①  
 SCALE: 1/16" = 1'-0"

Scale: As Noted  
 Date: Nov. 8, 2017  
 Drawn by: JRM  
 Revisions:

**SECOND FLOOR PLAN**

**Henninger High School  
 Additions and Alterations**  
 600 Robinson Street, Syracuse, NY 13206  
 S.E.D. Numbers:  
 42-18-00-01-0-021-020 / 021 / 022

**A102**

**SYMBOL LEGEND**

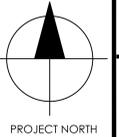
- |                          |                          |                 |  |
|--------------------------|--------------------------|-----------------|--|
| <p>DETAIL SHEET: 1/A</p> | <p>DETAIL MARKERS</p>    | <p>ROOM XXX</p> | <p>ROOM NAME AND NUMBER</p>                              |
| <p>SECTION: 1/A</p>      | <p>SECTION MARKERS</p>   | <p>○</p>        | <p>PARTITION TYPE (SEE PARTITION SCHEDULE ON A-1000)</p> |
| <p>ELEVATION MARK</p>    | <p>ELEVATION MARKERS</p> | <p>XXX</p>      | <p>DOOR NUMBER (SEE DOOR SCHEDULE ON A-1000)</p>         |
|                          |                          | <p>W3</p>       | <p>WINDOW TAG (SEE WINDOW TYPES ON A-300 AND A-301)</p>  |

**GENERAL NOTES**

- REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL CHASES, FLOOR OPENINGS, ETC., WITH CONSULTANT'S DRAWINGS.
- DRAWING NOTES SHALL APPLY TO ALL FLOOR PLANS.
- ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

**DRAWING NOTES**

□ .....



## RESOLUTION

A regular meeting of the City of Syracuse Industrial Development Agency was convened in public session on November 19, 2019 at 8:00 o'clock a.m. in the Common Council Chambers, City Hall, 233 East Washington Street, Syracuse, New York.

The meeting was called to order by \_\_\_\_\_ and upon roll being called, the following members of the Agency were:

**PRESENT:**

**THE FOLLOWING PERSONS WERE ALSO PRESENT:**

The following resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_:

**RESOLUTION AUTHORIZING A PUBLIC HEARING IN CONNECTION WITH THE UNDERTAKING OF A PROJECT BY THE AGENCY AND THE ISSUANCE BY THE AGENCY OF ITS SCHOOL FACILITY REVENUE BONDS (SYRACUSE CITY SCHOOL DISTRICT PROJECT), SERIES 2020A**

**WHEREAS**, the City of Syracuse Industrial Development Agency (the "**Agency**") is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "**State**"), as amended, together with Chapter 641 of the Laws of 1979 of the State of New York, as amended from time to time (collectively, the "**Act**"), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, for the purpose of promoting economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living; and

**WHEREAS**, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to grant "financial assistance" (as defined in the Act) in connection with the acquisition, reconstruction and equipping of one or more "projects" (as defined in the Act); and

**WHEREAS**, Section 16(a) of Chapter 58 A-4 of the Laws of 2006 (the "**Syracuse Schools Act**") of the State of New York (the "**State**") provides that notwithstanding any limitations contained in the Act, a "project" (as defined in the Syracuse Schools Act) undertaken pursuant to the Syracuse Schools Act shall be a "project" within the definition and for the purposes of the Act which may be financed by the Agency; and

**WHEREAS**, the Syracuse Joint School Construction Board (the “**JSCB**”) was established pursuant to the Syracuse Schools Act and an agreement dated April 1, 2004 by and between the City of Syracuse (the “**City**”) and the Board of Education of the City School District of the City of Syracuse (the “**School District**”); and

**WHEREAS**, the JSCB, pursuant to Section 16(a) of the Syracuse Schools Act, adopted a comprehensive plan, which included the undertaking of certain “projects” (as defined in the Syracuse Schools Act) in phases; and

**WHEREAS**, the Agency, at the request of the JSCB, on behalf of the City and the School District, has previously issued (and most recently in 2019) tax-exempt school facility revenue bonds to finance various improvements to schools within the School District (the “**2019 Project** ”); and

**WHEREAS**, by application submitted on or about October 28, 2019 (the “**Application**”), JSCB, acting as agent of the City of Syracuse, New York (the “**City**”) and the City School District of the City of Syracuse (the “**SCSD**”), requested the Agency issue and sell one or more series of its tax-exempt and/or taxable School Facility Revenue Bonds (“**Series 2020A Bonds**”) in an aggregate principal amount not to exceed to \$108,000,000 to finance all or a portion of the costs of a project known as the “**Series 2020A Project**” consisting of: (A)(i) the acquisition or continuation by the Agency of an interest in the following existing school buildings known as Clary Middle School, Danforth Middle School (Brighton Academy), Expeditionary Learning Middle School, Henninger High School and Public Service Leadership Academy at Fowler High School (collectively, the “**Buildings**”); (ii) the reconstruction, renovation, rehabilitation and improvements (including, but not limited to, some or all of the following at the Buildings) to the: bathrooms, locker rooms, classrooms, library, gym, auditorium, pool, cafeteria, lighting, doors, windows, roofs, site improvements, including, but not limited to, foundations, façades, sidewalks and parking lots and interior site improvements, including but not limited to, paint, flooring, lockers, security, fire alarms and suppression and mechanical upgrades such as HVAC, electrical and plumbing; and the construction of an approximately 19,000 sq. ft. addition to house classrooms at Henninger High School and the renovation of approximately 3.3 acres of land at Public Service Leadership Academy at Fowler High School to construct new athletic fields, a track and stadium with seating for approximately 1,300 spectators; and (B) the acquisition and installation in and around the Buildings of certain items of equipment, furnishings, fixtures, other incidental and appurtenant tangible personal property, related site and façade work and asphalt (collectively, the “**Equipment**” and together with the Buildings, collectively, the “**Facilities**”) necessary and attendant to the use of the Buildings as schools by the City and the SCSD; and (C) the financing of all or a portion of the costs thereof (including funding capitalized interest for the Series 2020A Project, financing certain costs of issuance and funding a debt service reserve fund, if any, associated with the Series 2020A Project) by the issuance of the Series 2020A Bonds; and

**WHEREAS**, pursuant to Article 8 of the Environmental Conservation Law of the State, as amended, and the regulations of the Department of Environmental Conservation of the State promulgated thereunder (collectively referred to hereinafter as “**SEQRA**”), the Agency is required to review and determine all projects for environmental impact. The Agency's review of

the 2019 Project included the anticipated improvements in the Series 2020A Project. By resolution adopted February 19, 2019, the Agency determined that the improvements encompassed by the Series 2020A Project will not have a “significant effect on the environment” (as such quoted terms are defined in SEQRA); and as a consequence of the foregoing, on February 19, 2019, the Agency has issued a Negative Declaration with respect thereto; and

**WHEREAS**, the Agency has not approved undertaking the Series 2020A Project or granting the Financial Assistance; and

**WHEREAS**, the grant of Financial Assistance to the Series 2020A Project is subject to, among other things, the Agency finding after a public hearing pursuant to Section 859-a of the Act that the Series 2020A Project will serve the public purposes of the Act by promoting economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State or increasing the overall number of permanent, private sector jobs in the State.

**NOW, THEREFORE**, be it resolved by the members of the City of Syracuse Industrial Development Agency, as follows:

(1) Based upon the representations made by the Company to the Agency, the Agency makes the following findings and determinations:

(A) The Series 2020A Project constitutes a “project” within the meaning of the Act; and

(B) The Financial Assistance contemplated with respect to the Series 2020A Project consists of the issuance of the Issuer’s Series 2020A Bonds.

(2) The Agency hereby directs that pursuant to Section 859-a of the Act, a public hearing with respect to the Series 2020A Project and Financial Assistance shall be scheduled with notice thereof published, and such notice, as applicable, shall further be sent to affected tax jurisdictions within which the Series 2020A Project is located.

(3) The Secretary or the Executive Director of the Agency is hereby authorized to and may distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

(4) A copy of this Resolution shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

(5) This Resolution shall become effective immediately.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

**AYE**

**NAY**

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK            )  
  ) SS.:  
COUNTY OF ONONDAGA        )

I, the undersigned Secretary of the City of Syracuse Industrial Development Agency, **DO HEREBY CERTIFY** that I have compared the annexed extract of the minutes of the meeting of the City of Syracuse Industrial Development Agency (the “**Agency**”) held on November 19, 2019, with the original thereof on file in my office, and that the same (including all exhibits) is a true and correct copy of the proceedings of the Agency and of the whole of such original insofar as the same relates to the subject matters referred to therein.

**I FURTHER CERTIFY** that (i) all members of the Agency had due notice of such meeting, (ii) pursuant to Section 104 of the Public Officers Law (Open Meetings Law), such meeting was open to the general public and public notice of the time and place of such meeting was duly given in accordance with such Section 104, (iii) the meeting was in all respects duly held, and (iv) there was a quorum present throughout.

**I FURTHER CERTIFY** that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or rescinded.

**IN WITNESS WHEREOF**, I have set my hand and affixed the seal of the Agency this \_\_\_\_ day of November, 2019.

City of Syracuse Industrial Development Agency

\_\_\_\_\_  
Rickey T. Brown, Secretary

(S E A L)

---

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

---

**EXECUTIVE SUMMARY**

**Agenda Item: 8**

**Title: JMA Tech Properties LLC**

**Requested By: Judith Delaney**

**OBJECTIVE:** Approval of resolutions authorizing the Agency to act as Lead Agency for purposes of SEQRA and further authorizing a Public Hearing on the Project.

**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 an application for financial assistance from the Company for a Project to be located at 120-154 Cortland Ave (former Coyne Textiles Building) and adjacent properties. The Company proposes the gut renovation of the 118,502 sq. ft. building to locate a new advanced 5G manufacturing and innovation center, the focal point of a planned 5G campus at the site. The Company forecasts a minimum of 100 jobs will be created as a result of this Project. This application encompasses 13 parcels, the Coyne building parcel, two parcels with smaller buildings one of which will be demolished, and ten parcels to be used for parking. The cost of this initial Project is estimated to be \$15,815,000.00. The Company is requesting benefits from the Agency in the form of a mortgage tax exemption (\$94,890.00) a sales tax exemption (\$880,000.00) and a Priority Industry PILOT value to be determined.

**ATTACHMENTS:**

1. Application for Financial Assistance.
2. SEQRA Resolution.
3. PH Resolution.

**REVIEWED BY:**

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

**Meeting:** November 19, 2019

**Prepared By: J.A. DeLaney**



## CITY OF SYRACUSE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY PROJECT APPLICATION INSTRUCTIONS

1. The person completing this application on behalf of the company/applicant shall be a person who is either the CEO of the company/applicant or a person authorized to bind the company/applicant and each statement contained in this application shall be made by such a person. 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 Judith DeLaney, Economic Development Specialist at [jdolaney@syrgov.net](mailto:jdolaney@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 8 items:
  - This Application
  - Conflict of Interest Statement - Appendix A
  - Environmental Assessment Form
  - Verification - Appendix B
  - 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 Bousquet Holstein PLLC 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  
201 East Washington Street, 6th Floor  
Syracuse, NY 13202  
Phone: 315-473-3275  
[jdolaney@syrgov.net](mailto:jdolaney@syrgov.net)

## City of Syracuse Syracuse Industrial Development Agency Application

### I. APPLICANT DATA

#### A. Contact Information

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

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

Yes  No  If No, Who will:

C. Principal Stakeholders

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

Name	% Ownership	Business Address	Phone	Email
See Attachment #1				

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

Corporation

Private

Public

Date and Location of  
Incorporation/Organization

October 9, 2019  
New York State

Partnership

General

Limited

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

Not Applicable

Other

Sole Proprietorship

Limited Liability Company/Partnership

E. Applicant's Counsel:

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

F. Applicant's Accountant:

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

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

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

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

- Yes  No

## II. PROJECT INFORMATION

### A. Project Location

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

### B. Type (Check all that apply):

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

See Attachment #3

D. Is the Applicant the owner of the property?

Yes  No

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

Properties are currently owned by Ranalli/Taylor St., LLC, Alder Creek Properties, LLC and Syraco Realty, LLC. The Applicant will acquire the properties pursuant to binding Purchase Agreements. Closing expected in December

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	Onsite	Private Roads	Onsite
Gas	Onsite	Telecommunication	Onsite

F. Zoning Classification: Please list the current zoning:

Current Zoning

Industrial Business District Class A  
Local Business District Class A

G. Are variances needed to complete the Project?

Yes  No

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

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

Yes  No

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

50,000,000

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

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

Yes  No

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

Yes  No

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

Yes  No

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

Yes  No

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

Yes  No

4. Will the Project primarily consist of retail facilities?

Yes  No

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

Yes  No

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

Yes  No

42

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 01/02/2020 Construction Completion 12/31/2021 Date of Occupancy 06/01/2020

2. Please list any other key Project milestones: NA

3. Has work begun?  Yes  No

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

### III. PROJECT COSTS & FINANCING

#### A. Estimated Project Costs

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

Description of Cost Type	Total Budget Amount
Land Acquisition	2,365,000
Site Work/Demo	1,000,000
Building Construction & Renovation	9,000,000
Furniture & Fixtures	1,000,000
Equipment	2,000,000
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	2,000,000
Engineering/Architects Fees	250,000
Financial Charges	-
Legal Fees	200,000
Other	-
Management /Developer Fee	-
<b>Total Project Cost</b>	<b>15,815,000</b>

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

Amount of capital the Applicant has invested to date:	0
Amount of capital Applicant intends to invest in the Project through completion:	12,652,000
Total amount of public sector source funds allocated to the Project:	3,163,000
Identify each public sector source of funding:	NYS URI
Percentage of the Project to be financed from private sector sources:	80%
<b>Total Project Cost</b>	<b>15,815,000</b>

#### 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: 12,652,000. Lender not yet identified.

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

If yes, what is the TOTAL amount of purchases subject to exemption based on taxable Project costs? 11,000,000

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

If yes, Category of PILOT requested:

Priority Industry

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

Yes  No

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

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

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

C. Type of Exemption/Abatement Requested:

Amount of Exemption/Abatement Requested:

<input checked="" type="checkbox"/>	Real Property Tax Abatement (PILOT)	TBD
<input checked="" type="checkbox"/>	Mortgage Recording Tax Exemption (.75% of amount mortgaged)	94,890
<input checked="" type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State)	880,000
<input type="checkbox"/>	Tax Exempt Bond Financing (Amount Requested)	
<input type="checkbox"/>	Taxable Bond Financing (Amount Requested)	

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

Unknown at this time

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

Unknown at this time

#### IV. EMPLOYMENT AND PAYROLL INFORMATION

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

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

Yes

No

If yes, provide number of full time equivalent (FTE) jobs at the facility:

B. Complete the following:

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

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

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

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

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

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

Yes  No If yes, provide the Name and Local:

**V. Environmental Information**

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

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

Yes  No

If yes, please explain:

See attachment #4

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

Yes  No

If yes, please attach to this application.

## VI. REPRESENTATIONS & AFFIRMATIONS BY THE APPLICANT

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

**A. Jobs Listings:** Except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity of the service delivery area created by the Workforce Investment Act ("WIA") in which the Project is located.

Initial  DP

**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  DP

**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  DP

**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  DP

**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  DP

**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  DP

**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  DP

**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  DP

**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  DP

**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  DP

**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  DP

**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  DP

**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](http://www.syr.gov.net/Syracuse_Industrial_Development_Agency.aspx)) and agrees to comply with all applicable policies.

Initial: **DP**

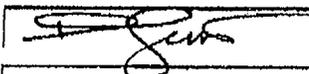
**N. Disclosure:** The Applicant has read paragraph 6 of the instructions contained on the cover of this Application and understands that the Applicant must identify in writing to SIDA any information it deems proprietary and seeks to have redacted.

Initial: **DP**

**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.

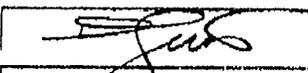
Initial: **DA**

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

Name of Applicant Company	JMA Tech Properties, LLC
Signature of Officer or Authorized Representative	
Name & Title of Officer or Authorized Representative	Dino Pelos, VP Finance
Date	November 13, 2019

**VI. HOLD HARMLESS AGREEMENT**

Applicant hereby releases the City of Syracuse Industrial Development Agency and the members, officers, servants, agents and employees thereof (collectively the "Agency" from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction, and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, or the inability of the Applicant, for any reason, to proceed with the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of or in connection with the Application, including attorney's fees, if any.

Name of Applicant Company	JMA Tech Properties, LLC
Signature of CEO or a person authorized to bind the company/applicant	
Name & Title of Officer or Authorized Representative	Dino Pelos, VP Finance
Date	November 13, 2019

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

Agency Board Members

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

Agency Officers/Staff

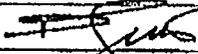
1. Judith DeLaney
2. John Vavonese
3. Debra Ramsey-Burns

Agency Legal Counsel & Auditor

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

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Signature:



Authorized Representative:

Dino Peios

Title:

VP Finance

Date:

November 13, 2019

SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

APPENDIX B
Verification

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

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

VP Finance of JMA Tech Properties, LLC
(Title) (Applicant Name)

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

[Signature]
Applicant Representative's Signature
VP Finance
Title

Subscribed and sworn to before me this

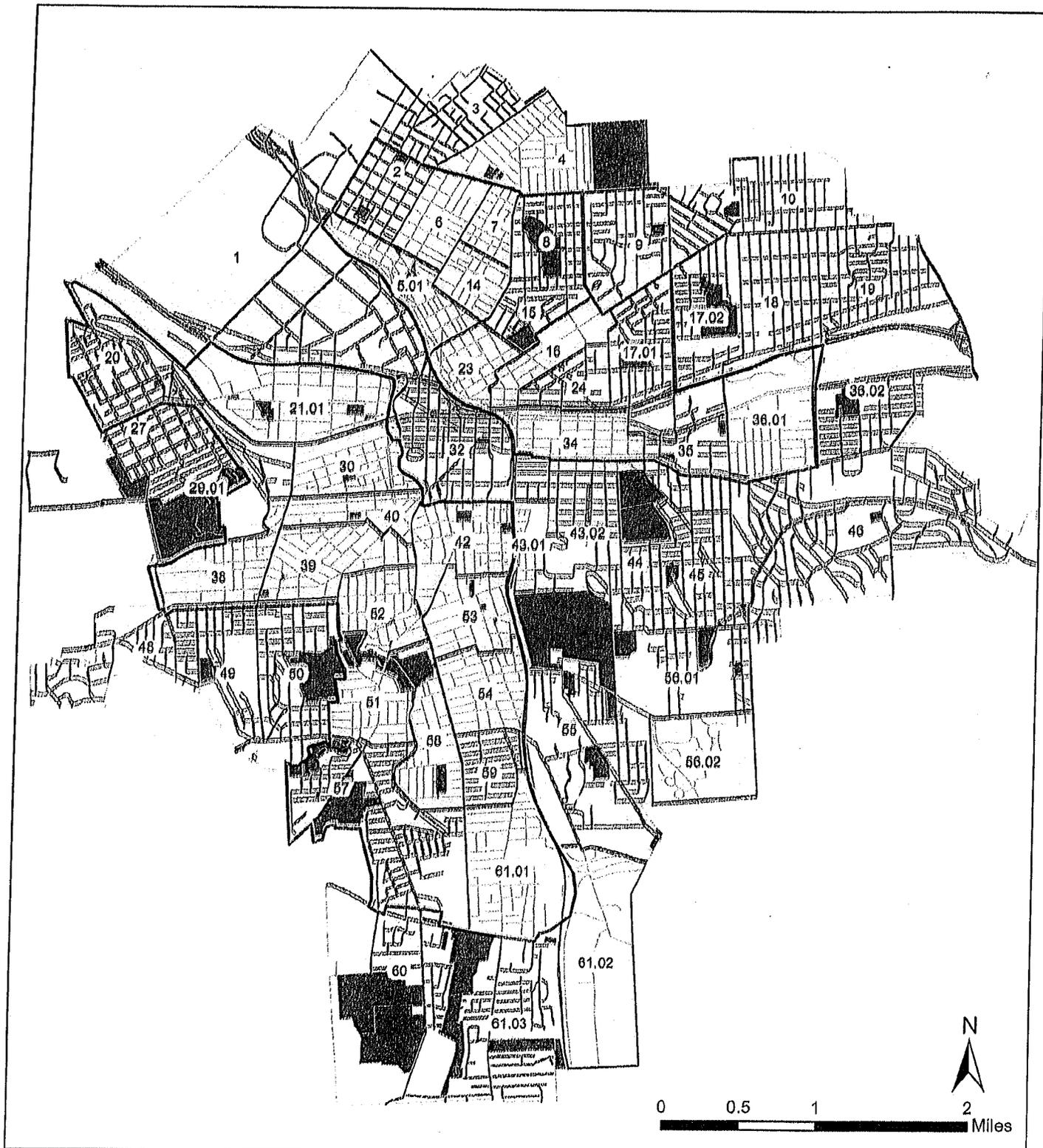
13th day of November, 2019

[Signature]
Notary Public

ERIN G. HYATT
Notary Public • State of New York
No. 01HY6295050
Qualified in Cayuga County
My Commission Expires December 23, 2021

Certificate of good standing
filed in Onondaga County 8.14.18

# Highly Distressed Census Tracts



**Legend**

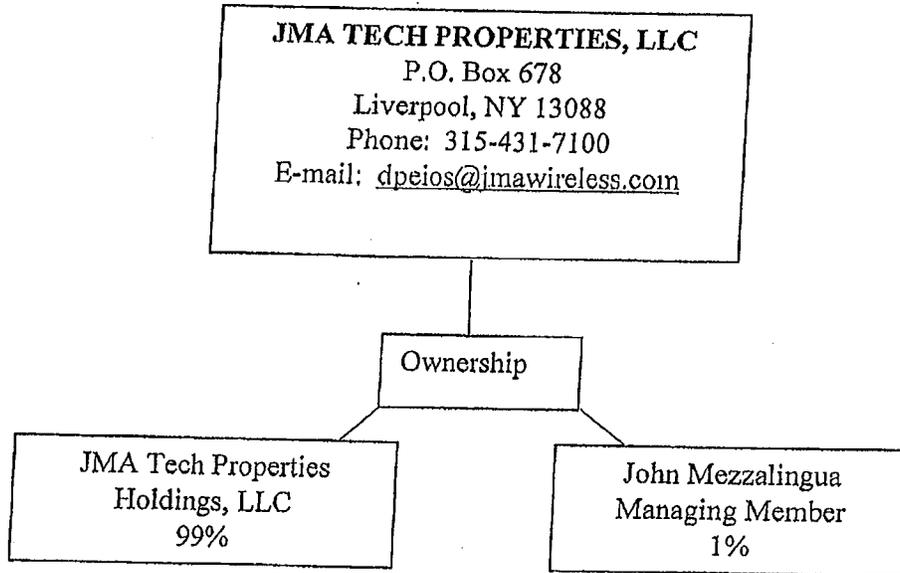
- Highly Distressed Census Tracts (2016)
- 2010 Census Tracts
- Parks & Cemeteries
- NRSA Boundaries

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



**JMA TECH PROPERTIES LLC  
SIDA APPLICATION**

**Attachment #1 – Principal Stakeholders**



**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

**Attachment #2 – Project Location  
Properties Currently Under Contract**

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

**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

**Attachment #3 – Description of Project**

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

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

At least 100 new jobs will be opened across manufacturing, testing and production support as JMA intends to make a Southside gateway a beacon of technology, current and future. The project will help transform the neighborhood with building and site improvements that will include job opportunities for the local community.

The Coyne facility located at 120-154 Cortland Ave. and Tallman St. (tax map # 94-05-6.0) consists of three separate structures, built over the course of 37 years, with each section serving a different purpose. Each section has a different floor elevation along with large swings in elevation within a given section. The 5G products being manufactured require a flat, level floor and consistent environmental conditions. JMA will level all floors and control heat/cold and humidity in all areas of the facility, completely refitting the building with new HVAC units. The floor remediation will include an air venting system as mandated by the NYS DEC as part of the brownfield designation.

Construction requirements for the first level, north end of building (~18,000 sf) requires significant effort with associated costs estimated at \$775,000. JMA will utilize high rack storage in the warehouse area and will require the removal of the second floor in that space to do so. Additionally, the support posts do not line up for uniform aisle/racking space and are spaced ~20 feet apart impairing space optimization and material handling equipment. The floor will be replaced and new structural steel will be installed widening the columns to improve the space optimization and material handling equipment required.

The balance of the first floor will be renovated with new lighting, signage indicating department/processes, painting, meeting and training space and offices for support staff such as Human Resources, Manufacturing supervisors and managers. The first floor will also include an

**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

**Attachment #3 – Description of Project**

employee cafeteria designed with microwaves, storage space for meals brought from home and will house a vend-a-teria for self-service purchases of drinks, snacks and other sundries. An employee locker room will be adjacent to the cafeteria allowing secure storage of coats and personal items before entering the cafeteria area. Lastly, space will be allocated for the maintenance staff, maintenance storage and the appropriate amount of employee bathrooms.

JMA intends to install four dock leveled doors on the north end to facilitate incoming and outgoing freight. A drive-in overhead door will be renovated and brought up to standard.

The second floor on the south end (Tallman St.) will be the focal point for customer visits, showcasing JMA's wireless products and the functionality they bring to other wireless technology. Ceiling tiles will be removed allowing for maximum height possible, walls painted, and new flooring installed. Several offices and workstations will be built for staff working in that area along with conference rooms of varying sizes. Several server banks will be in this area simulating the customers' environment with the space allowing for easy modification to the technology architecture facilitating our planned inclusion of newly developing products, flexing to industry demands and opportunities. Portions of the space will be designated as demo space for such things as drones and driverless cars (Mini-Cooper like).

The third floor will be gutted and new windows will be installed around the perimeter bringing in natural light to the entire space. Executive offices, exec support staff office, breakroom, meeting space of varying sizes along with casual, collaborative seating will be included. Using the existing floor space for Information Technology, JMA will replace all walls in the 2,000 sf space with glass and will replace the floor tiles over the raised floor, creating a technology hub that services all JMA locations worldwide.

The entire facility will be secured using door automation and security cameras.

The Wastewater Building located at 1051 S. Clinton St. (Tax map # 94-05-7.0) will be renovated and utilized as an employee locker room (as described above).

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



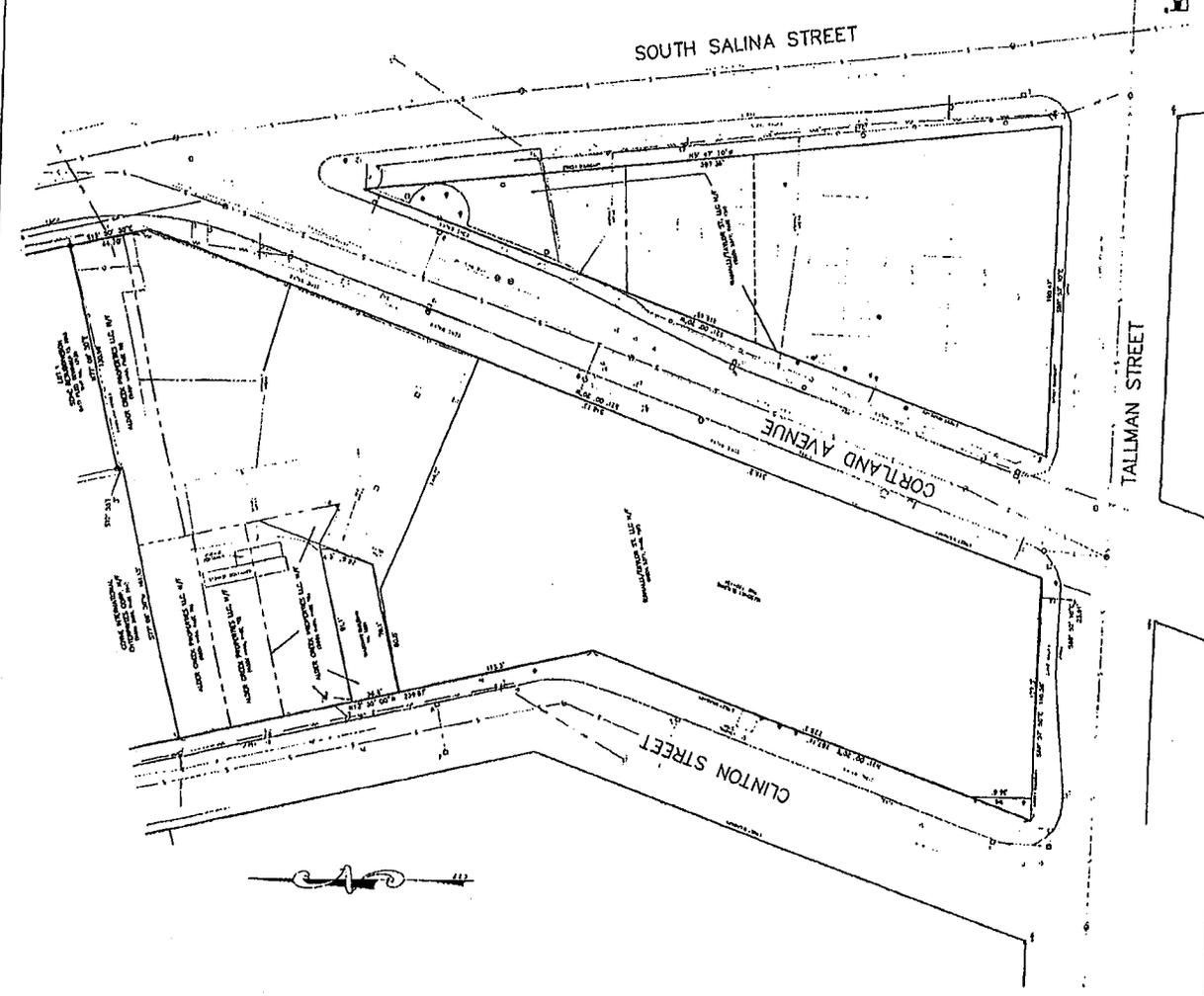
**NOTES:**  
 This map is not a survey.  
 The location of the utility poles and lines are shown for information only.  
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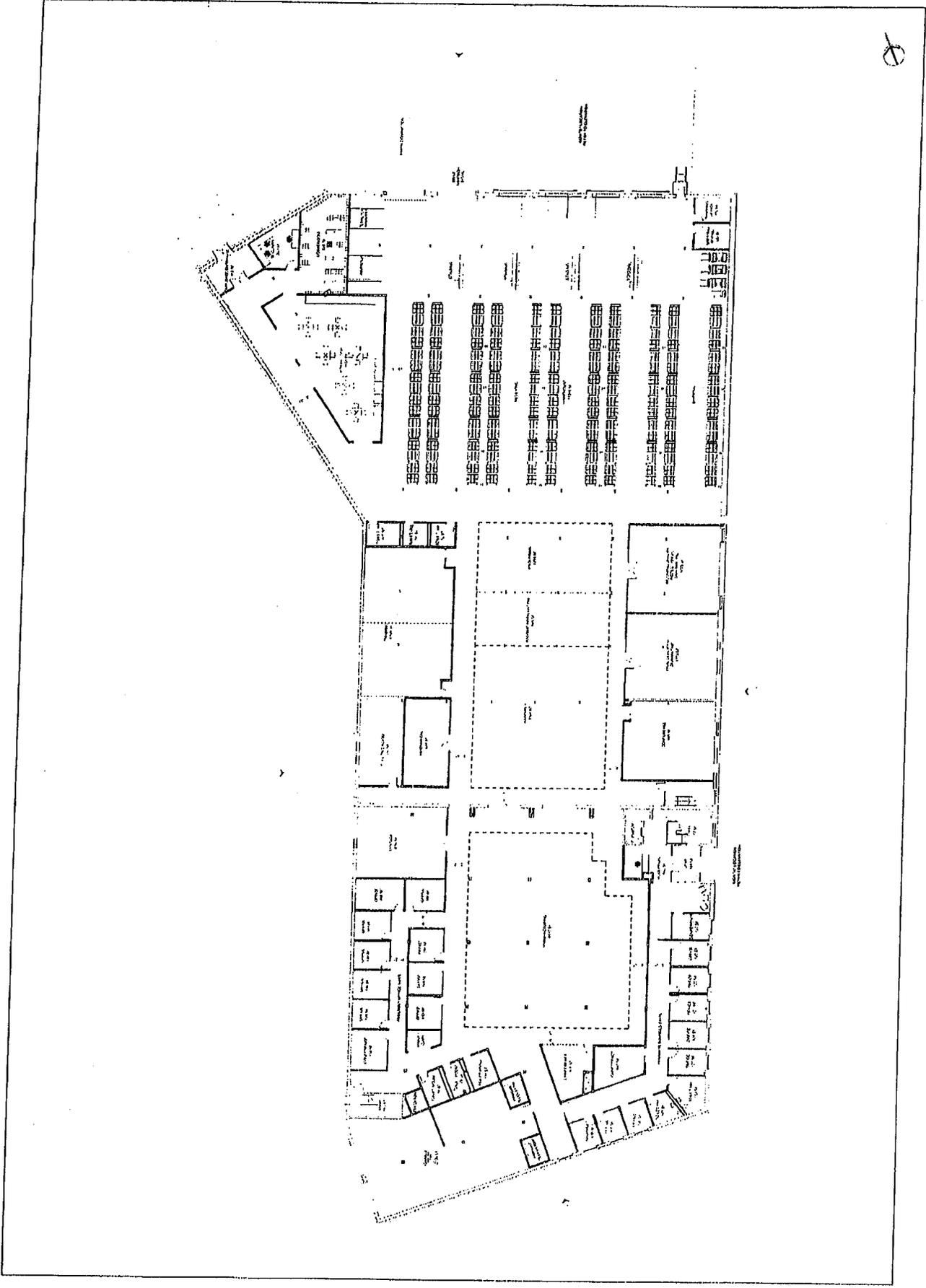
**LEGEND:**

- indicates light stone
- indicates utility pole, single & overhead line
- indicates the pole end of measurement line
- indicates bearing
- indicates sign
- indicates alarm cabinet
- indicates gas main, gas valve & gas line meter
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer line & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground telephone cable & wire
- indicates 6" diameter water (hydrant)
- indicates 6" diameter water main (hydrant)
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates extension line
- indicates centerline road

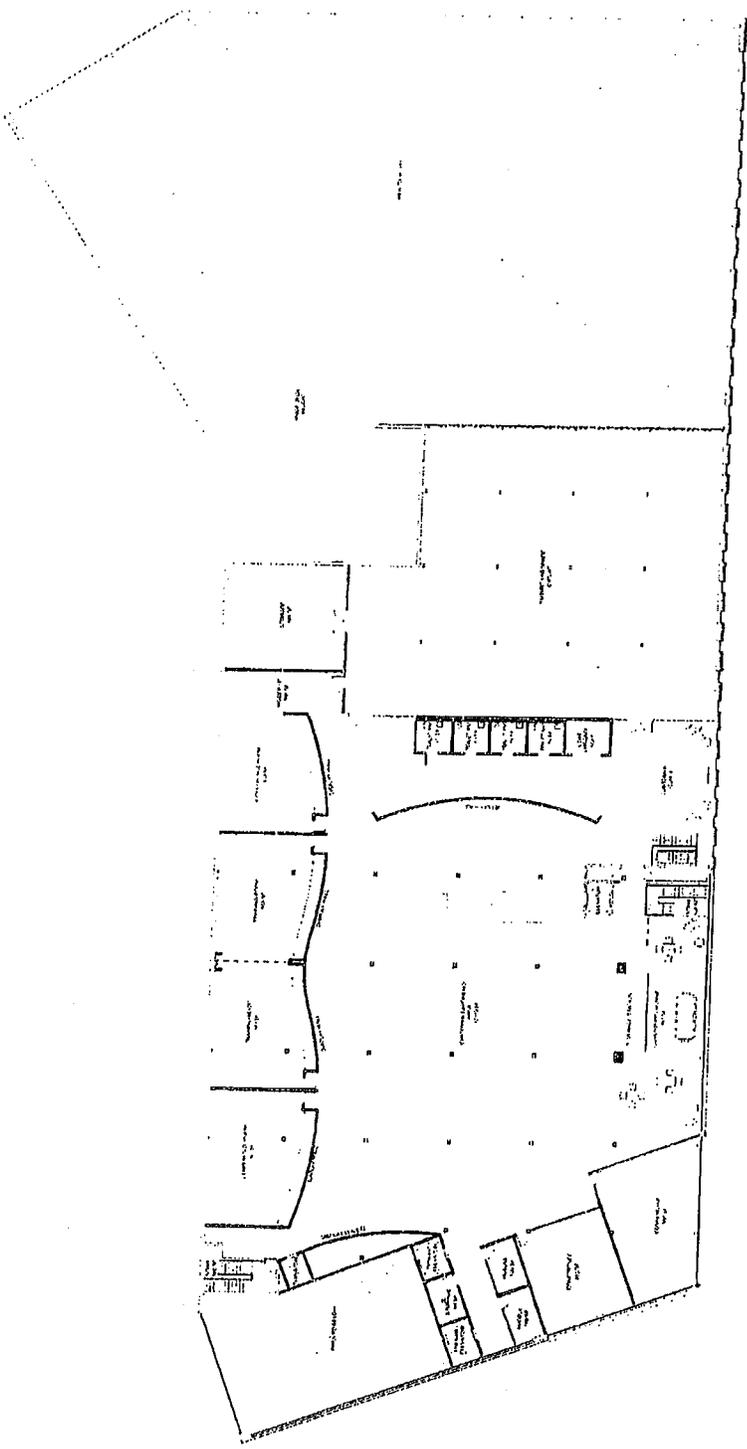


**BOUNDARY SURVEY**  
 Nos. 140 & 142 SOUTH SALINA STREET,  
 Nos. 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

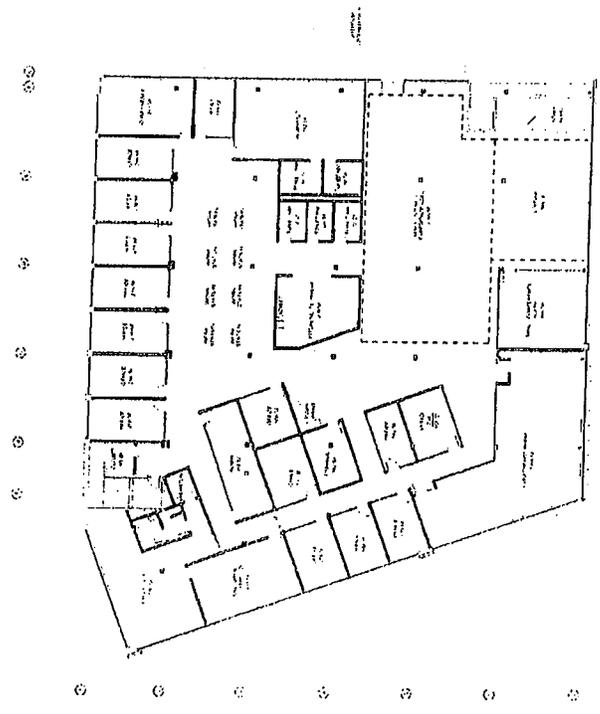




**First Floor Plan**  
JMA TECHNOLOGIES - 140 CORTLAND AVENUE



**Second Floor Plan**  
JMA TECHNOLOGIES -140 CORTLAND AVENUE



**Third Floor Plan**  
JMA TECHNOLOGIES - 140 CORTLAND AVENUE

**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

**Attachment #4 – Environmental Information**

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

## SEQRA LEAD AGENCY RESOLUTION

A regular meeting of the City of Syracuse Industrial Development Agency was convened in public session on November 19, 2019, at 8:00 o'clock a.m. in the Common Council Chambers, City Hall, 233 East Washington Street, Syracuse, New York.

The meeting was called to order by \_\_\_\_\_ and upon the roll being duly called, the following members were:

**PRESENT:**

**THE FOLLOWING PERSONS WERE ALSO PRESENT:**

The following resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_:

### **RESOLUTION CLASSIFYING A CERTAIN PROJECT AS A TYPE I ACTION AND DECLARING THE INTENT OF THE CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY TO BE LEAD AGENCY FOR PURPOSES OF A COORDINATED REVIEW PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT**

**WHEREAS**, the City of Syracuse Industrial Development Agency (the "*Agency*") is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "*State*"), as amended, together with Chapter 641 of the Laws of 1979 of the State of New York, as amended from time to time (collectively, the "*Act*"), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, for the purpose of promoting economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living; and

**WHEREAS**, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to grant "financial assistance" (as defined in the Act) in connection with the acquisition, construction, renovation, reconstruction and equipping of one or more "projects" (as defined in the Act); and

**WHEREAS**, by application dated October 10, 2019 (the "*Application*"), JMA Tech Properties, LLC, or an entity to be formed (the "*Company*"), requested the Agency undertake a project (the "*Project*") consisting of: (A)(i) the acquisition of an interest in thirteen parcels of real property (three of which are improved as noted below) totaling in the aggregate approximately 3.85 acres of land located at 120-154 Cortland Ave. & Tallman St. (improved by an approximate 119,000 sq. ft. building the "*Coyne Building*"); 1022 Clinton St. S. (improved by

an approximate 7,200 sq. ft. building the "**Gabriel Building**"); 1051 Clinton St. S. (improved by an approximate 2,352 sq. ft. building the "**Wastewater Building**"), 1029, 1033, 1049, 1049 (rear) and 1080-82 Clinton St. S.; 222-24 Tallman St. & Clinton St. S. and 226 Tallman St.; 980-82 Salina St. S., 1002-22 Salina St. S. & Cortland Ave. and 1024-40 Salina St. S. and Tallman St., all located in the City of Syracuse, New York (collectively, the "**Land**"); (ii) the reconstruction and renovation of the Coyne Building and the Wastewater Building to be used as a new campus to develop, manufacture, test and showcase 5G technology, including but not limited to, the leveling of floors, the removal of part of the second floor to accommodate high rack storage space on a portion of the first floor, the removal and reconstruction of various support columns, new lighting, signage, windows, paint, ceilings, floors, doors and the reconstruction of offices, meeting and training spaces, conference rooms, an employee cafeteria and locker room, storage, restrooms, shipping/receiving bays, a customer showcase and demonstration area, workstations and server areas, all located on the Land; and the demolition of the Gabriel Building to be used, along with the balance of parcels comprising the Land as surface parking to serve the renovated Coyne Building and Wastewater Building (all of the foregoing, collectively the "**Facility**") (iii) the acquisition and installation in and at the Land and Facility of furniture, fixtures and equipment (the "**Equipment**" and together with the Land and the Facility, the "**Project Facility**"); (B) the granting of certain financial assistance in the form of exemptions from real estate taxes, State and local sales and use tax and mortgage recording tax (in accordance with Section 874 of the General Municipal Law) (collectively the "**Financial Assistance**"); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, reconstruction, renovation and equipping and completion of the Project Facility; and (D) the lease of the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

**WHEREAS**, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as "**SEQRA**"), the Agency is required to make a determination whether the "action" (as said quoted term is defined in SEQRA) to be taken by the Agency may have a "significant impact on the environment" (as said quoted term is utilized in SEQRA) and the preliminary agreement of the Agency to undertake the Project constitutes such an action; and

**WHEREAS**, to aid the Agency in determining whether undertaking the Project may have a significant impact upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form (the "**EAF**") with respect to the Project, a copy of which is attached here as **Exhibit A**, with a copy of the EAF on file at the office of the Agency; and

**WHEREAS**, the Agency has examined the EAF in order to classify the Project; and

**WHEREAS**, the Agency has not approved the Project or the grant of Financial Assistance to the Project; and

**NOW, THEREFORE**, be it resolved by the members of the City of Syracuse Industrial Development Agency as follows:

(1) Based upon an internal review of the EAF prepared by the Company, the criteria contained in 6 NYCRR §617.4(b) and 617.6, and based further upon the Agency’s knowledge of the area surrounding the Project Facility, all the representations made by the Company in connection with the Project, and such further investigation of the Project and its environmental impacts as the Agency has deemed appropriate, the Agency makes the following findings and determinations with respect to the Project pursuant to SEQRA:

(A) The Project consists of the components described above in the third WHEREAS clause of this resolution; and

(B) The Project constitutes a “Type I Action” (as said quoted term is defined in SEQRA); and

(C) As a consequence of the foregoing, the Agency hereby declares its intent to act as Lead Agency (as said term is defined in SEQRA) with respect to a coordinated agency review of the Project pursuant to SEQRA; and

(D) The Agency’s counsel shall arrange for distribution of its notice of intent to be “Lead Agency” and is hereby authorized to take such actions as are necessary and appropriate to assist the Agency in fulfilling the requirements under SEQRA for the Project and to work with the Company in connection therewith.

(2) A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

(3) This Resolution shall take effect immediately. The Secretary and/or Executive Director of the Agency is hereby authorized to distribute copies of this Resolution and do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

**AYE**

**NAY**

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK            )  
  ) **SS.:**  
COUNTY OF ONONDAGA        )

I, the undersigned Secretary of the City of Syracuse Industrial Development Agency, **DO HEREBY CERTIFY** that I have compared the annexed extract of the minutes of the meeting of the City of Syracuse Industrial Development Agency (the “**Agency**”) held on November 19, 2019, with the original thereof on file in my office, and that the same (including all exhibits) is a true and correct copy of the proceedings of the Agency and of the whole of such original insofar as the same relates to the subject matters referred to therein.

**I FURTHER CERTIFY** that (i) all members of the Agency had due notice of such meeting, (ii) pursuant to Section 104 of the Public Officers Law (Open Meetings Law), such meeting was open to the general public and public notice of the time and place of such meeting was duly given in accordance with such Section 104, (iii) the meeting was in all respects duly held, and (iv) there was a quorum present throughout.

**I FURTHER CERTIFY** that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or rescinded.

**IN WITNESS WHEREOF**, I have set my hand and affixed the seal of the Agency this \_\_\_\_ day of November, 2019.

City of Syracuse Industrial Development Agency

\_\_\_\_\_  
Rickey T. Brown, Secretary

(S E A L)

**EXHIBIT A**

**ENVIRONMENTAL ASSESSMENT FORM**

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: JMA Tech Properties - Existing Building Renovation		
Project Location (describe, and attach a general location map): See attached property list		
Brief Description of Proposed Action (include purpose or need): Renovation of existing building and parking areas		
Name of Applicant/Sponsor: JMA Tech Properties		Telephone:
		E-Mail:
Address: PO Box 678		
City/PO: Liverpool	State: New York	Zip Code: 13088
Project Contact (if not same as sponsor; give name and title/role): CHA Consulting (c/o Brian Bouchard)		Telephone: 315-228-0036
		E-Mail: BBouchard@chacompanies.com
Address: 300 S. State Street Suite 600		
City/PO: Syracuse	State: NY	Zip Code: 13202
Property Owner (if not same as sponsor): Ranalli/Taylor St., LLC		Telephone:
		E-Mail:
Address: PO Box 890		
City/PO: Syracuse	State: NY	Zip Code: 13209

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	City common council	
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	City planning commission	
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Syracuse IDA	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Board	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
ii. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
<u>Remediation Sites: C734144A</u>	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
Commercial District, & Local Business District

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Syracuse City

b. What police or other public protection forces serve the project site?  
City of Syracuse

c. Which fire protection and emergency medical services serve the project site?  
City of Syracuse

d. What parks serve the project site?  
Syracuse City Parks

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Light Manufacturing and commercial offices

b. a. Total acreage of the site of the proposed action? 4.18 acres  
b. Total acreage to be physically disturbed? 0.5 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.18 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Re-subdivision to combine contiguous parcels  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? 3  
iv. Minimum and maximum proposed lot sizes? Minimum 0.25 Maximum 2.0

e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: 6 months  
ii. If Yes:  
• Total number of phases anticipated \_\_\_\_\_  
• Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
• Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_  
 ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_  
 iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_  
 \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_  
 \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 1500 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: City of Syracuse
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If, Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 1500 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):  
Sanitary waste

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: Metropolitan Syracuse Wastewater Treatment Plant
- Name of district: City of Syracuse
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 Fleet and Delivery Vehicles  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 NA  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 NA

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: \_\_\_\_\_ 7am - 7pm \_\_\_\_\_
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

- Monday - Friday: \_\_\_\_\_ 6:30am - 6:30pm \_\_\_\_\_
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:

\_\_\_\_\_

\_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No

Describe: \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Typical parking lot lighting/security lighting

\_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No

Describe: \_\_\_\_\_

\_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

\_\_\_\_\_

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

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q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ 20 tons per \_\_\_\_\_ total (unit of time)
- Operation : \_\_\_\_\_ 1 tons per \_\_\_\_\_ week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: scrap metal recycling
- \_\_\_\_\_
- Operation: cardboard/plastic recycling
- \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: dumpster - commercial pick-up
- \_\_\_\_\_
- Operation: compactor - commercial pick-up
- \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

---

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

---

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	4.18	4.18	0
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
New Jerusalem Baptist Church, Greater new testament missionary

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
PCB's

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): C734144A  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): 734141, B00024, C734144A  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
Active Brownfield cleanup

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: C734144A
- Describe the type of institutional control (e.g., deed restriction or easement): Environmental
- Describe any use limitations: No residential
- Describe any engineering controls: TBD
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ > 10 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: Ub Urban Land 100 %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ > 10 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained 100 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

---

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

---

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_



e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No  
 If Yes:  
 i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District  
 ii. Name: 1001-1005 South Salina St. 06740.003240 Historic Building Listed as Eligible  
 iii. Brief description of attributes on which listing is based:  
 Building is across the street from site and listed as eligible

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No  
 If Yes:  
 i. Describe possible resource(s): \_\_\_\_\_  
 ii. Basis for identification: \_\_\_\_\_

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No  
 If Yes:  
 i. Identify resource: \_\_\_\_\_  
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): \_\_\_\_\_  
 iii. Distance between project and resource: \_\_\_\_\_ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No  
 If Yes:  
 i. Identify the name of the river and its designation: \_\_\_\_\_  
 ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

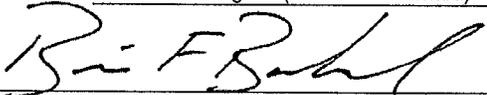
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name CHA Consulting Inc (c/o Brian Bouchard) Date 11-13-19

Signature  Title Project Engineer

**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

**Attachment #2 – Project Location  
Properties Currently Under Contract**

ADDRESS	TAX ID #	CURRENT ASSESSMENT	SQ. FT./ACRE OF SITE	SQ FT./ACRE OF BUILDING	CENSUS TRACT
1022 Clinton St S	094.-04-04.0	\$126,800	65 x 132	7,200	42
1080-82 Clinton St S	094.-04-06.0	\$9,300	38 x 82	N/A	42
222-24 Tallman St & Clinton St S	094.-04-07.0	\$9,600	42 x 67.4	N/A	42
226 Tallman St	094.-04-08.0	\$15,100	40 x 135	N/A	42
1002-22 Salina St S & Cortland Ave	094.-20-01.0	\$16,000	150 x 166.95	N/A	42
1024-40 Salina St S & Tallman St	094.-20-02.0	\$90,000	253.84 x 193.25	N/A	42
980-82 Salina St S	094.-05-05.1	\$6,400	29.25 x 177.54	N/A	42
1029 Clinton St S	094.-05-05.2	\$10,500	30.5 x 115	N/A	42
120-154 Cortland Ave & Tallman St	094.-05-06.0	\$734,000	543.21 x 140.24	118,502	42
1051 Clinton St S	094.-05-07.0	\$32,900	27 x 84	2,352	42
1049 Clinton St S	094.-05-08.1	\$13,000	39 x 115	N/A	42
1049 Clinton St S Rear	094.-05-08.2	\$1,100	39 x 30.8	N/A	42
1033 Clinton St S	094.-05-08.3	\$10,500	30.5 x 115	N/A	42
1054 Clinton St S to Oneida St.	094.-04-05.1	\$545,500	465.24 x 212.85	86,919	42
232 Tallman St	094.-04-05.4	\$19,600	70 x 100	N/A	42
1010 Clinton St S	094.-04-03.0	\$20,300	82.33 x 98.1	N/A	42

## RESOLUTION

A regular meeting of the City of Syracuse Industrial Development Agency was convened in public session on November 19, 2019, at 8:00 o'clock a.m. in the Common Council Chambers, City Hall, 233 East Washington Street, Syracuse, New York.

The meeting was called to order by \_\_\_\_\_ and upon the roll being duly called, the following members were:

**PRESENT:**

**THE FOLLOWING PERSONS WERE ALSO PRESENT:**

The following resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_:

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

**WHEREAS**, the City of Syracuse Industrial Development Agency (the "**Agency**") is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "**State**"), as amended, together with Chapter 641 of the Laws of 1979 of the State of New York, as amended from time to time (collectively, the "**Act**"), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, for the purpose of promoting economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living; and

**WHEREAS**, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to grant "financial assistance" (as defined in the Act) in connection with the acquisition, reconstruction and equipping of one or more "projects" (as defined in the Act); and

**WHEREAS**, by application dated on or about November 13, 2019 (the "**Application**"), JMA Tech Properties, LLC, or an entity to be formed (the "**Company**"), requested the Agency undertake a project (the "**Project**") consisting of: (A)(i) the acquisition of an interest in thirteen parcels of real property (three of which are improved as noted below) totaling in the aggregate

approximately 3.85 acres of land located at 120-154 Cortland Ave. & Tallman St. (improved by an approximate 119,000 sq. ft. building the "**Coyne Building**"); 1022 Clinton St. S. (improved by an approximate 7,200 sq. ft. building the "**Gabriel Building**"); 1051 Clinton St. S. (improved by an approximate 2,352 sq. ft. building the "**Wastewater Building**"), 1029, 1033, 1049, 1049 (rear) and 1080-82 Clinton St. S.; 222-24 Tallman St. & Clinton St. S. and 226 Tallman St.; 980-82 Salina St. S., 1002-22 Salina St. S. & Cortland Ave. and 1024-40 Salina St. S. and Tallman St., all located in the City of Syracuse, New York (collectively, the "**Land**"); (ii) the reconstruction and renovation of the Coyne Building and the Wastewater Building to be used as a new campus to develop, manufacture, test and showcase 5G technology, including but not limited to, the leveling of floors, the removal of part of the second floor to accommodate high rack storage space on a portion of the first floor, the removal and reconstruction of various support columns, new lighting, signage, windows, paint, ceilings, floors, doors and the reconstruction of offices, meeting and training spaces, conference rooms, an employee cafeteria and locker room, storage, restrooms, shipping/receiving bays, a customer showcase and demonstration area, workstations and server areas, all located on the Land; and the demolition of the Gabriel Building to be used, along with the balance of parcels comprising the Land as surface parking to serve the renovated Coyne Building and Wastewater Building (all of the foregoing, collectively the "**Facility**") (iii) the acquisition and installation in and at the Land and Facility of furniture, fixtures and equipment (the "**Equipment**" and together with the Land and the Facility, the "**Project Facility**"); (B) the granting of certain financial assistance in the form of exemptions from real estate taxes, State and local sales and use tax and mortgage recording tax (in accordance with Section 874 of the General Municipal Law) (collectively the "**Financial Assistance**"); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, reconstruction, renovation and equipping and completion of the Project Facility; and (D) the lease of the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

**WHEREAS**, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as "**SEQRA**"), the Agency is required to make a determination with respect to the environmental impact of any "action" (as said quoted term is defined in SEQRA) to be taken by the Agency and the approval of the Project constitutes such an action; and

**WHEREAS**, the Agency has not yet made a determination under SEQRA; and

**WHEREAS**, the Agency has not approved undertaking the Project or granting the Financial Assistance; and

**WHEREAS**, the grant of Financial Assistance to the Project is subject to, among other things, the Agency finding after a public hearing pursuant to Section 859-a of the Act that the Project will serve the public purposes of the Act by promoting economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State or increasing the overall number of permanent, private sector jobs in the

State.

**NOW, THEREFORE**, be it resolved by the members of the City of Syracuse Industrial Development Agency, as follows:

(1) Based upon the representations made by the Company to the Agency, the Agency makes the following findings and determinations:

(A) The Project constitutes a “project” within the meaning of the Act;

(B) The Project is located in a “Highly Distressed Area” as defined in Section 854(18) of the Act;

(C) The Financial Assistance contemplated with respect to the Project consists of assistance in the form of exemptions from real property taxes, State and local sales and use taxation and mortgage recording tax; and

(2) The Agency hereby directs that pursuant to Section 859-a of the Act, a public hearing with respect to the Project and Financial Assistance shall be scheduled with notice thereof published, and such notice, as applicable, shall further be sent to affected tax jurisdictions within which the Project is located.

(3) The Secretary or the Executive Director of the Agency is hereby authorized to and may distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

(4) A copy of this Resolution shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

**AYE**

**NAY**

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK            )  
  ) **SS.:**  
COUNTY OF ONONDAGA        )

I, the undersigned Secretary of the City of Syracuse Industrial Development Agency, **DO HEREBY CERTIFY** that I have compared the annexed extract of the minutes of the meeting of the City of Syracuse Industrial Development Agency (the “**Agency**”) held on November 19, 2019, with the original thereof on file in my office, and that the same (including all exhibits) is a true and correct copy of the proceedings of the Agency and of the whole of such original insofar as the same relates to the subject matters referred to therein.

**I FURTHER CERTIFY** that (i) all members of the Agency had due notice of such meeting, (ii) pursuant to Section 104 of the Public Officers Law (Open Meetings Law), such meeting was open to the general public and public notice of the time and place of such meeting was duly given in accordance with such Section 104, (iii) the meeting was in all respects duly held, and (iv) there was a quorum present throughout.

**I FURTHER CERTIFY** that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or rescinded.

**IN WITNESS WHEREOF**, I have set my hand and affixed the seal of the Agency this \_\_\_\_ day of November, 2019.

City of Syracuse Industrial Development Agency

\_\_\_\_\_  
Rickey T. Brown, Secretary

(S E A L)

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

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**EXECUTIVE SUMMARY**

**Agenda Item: 9**

**Title: Jasso Properties LLC/Cueva Contract Inc.**

**Requested By: Judith DeLaney**

**OBJECTIVE:** Approval of a resolution authorizing a public hearing on the Project.

**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 an application for financial assistance for a project at 1614 East Genesee Street (former Richmark Carpet Bldg.) located in a designated Neighborhood Revitalization Area (NRSA). The 50,000 sq. ft. building also designated as a historic property has been largely vacant and neglected for a number of years. In late 2018 the Company acquired the property and moved its commercial interior design business with 4 employees into a portion of the first floor. The Company now proposes a full renovation to include first floor and partial second floor commercial space and five residential units. The Company advises it is in an expansion mode and anticipates creation of an additional ten job positions after completion. The cost of the Project is estimated to be \$3,088,391.00. The Company is requesting benefits from the Agency in the form of a mortgage recording tax exemption valued at \$17,058.00, a sales tax exemption benefit valued at \$123,535.00 and due to its location in the NRSA a Priority Commercial & Residential PILOT value to be determined.

**ATTACHMENTS:**

1. Application for Financial Assistance.
2. Resolution.

**REVIEWED BY:**

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

**Meeting:** November 19, 2019

**Prepared By: J.A. DeLaney**



## CITY OF SYRACUSE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY PROJECT APPLICATION INSTRUCTIONS

1. The person completing this application on behalf of the company/applicant shall be a person who is either the CEO of the company/applicant or a person authorized to bind the company/applicant and each statement contained in this application shall be made by such a person. 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 Judith DeLaney, Economic Development Specialist at [jdelaney@syrgov.net](mailto:jdelaney@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 8 items:
  - This Application
  - Conflict of Interest Statement - Appendix A
  - Environmental Assessment Form
  - Verification - Appendix B
  - 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 Bousquet Holstein PLLC 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  
201 East Washington Street, 6th Floor  
Syracuse, NY 13202  
Phone: 315-473-3275  
[jdelaney@syrgov.net](mailto:jdelaney@syrgov.net)

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

**I. APPLICANT DATA**

A. Contact Information

Company Name:	Cueva Contract Inc./Jasso Properties LLC. ("Applicant")				
Mailing Address:	1614 East Genesee Street				
City:	Syracuse	State:	NY	Zip:	13210
Phone:	3157241985	Fax:	3159303510		
Contact Person:	Laura Cueva				
Email Address:	laura.cueva@iicontractfurniture.com				
Industry Sector:	Contract Furniture and Interior Architectural Products				
NAICS Code:	423210	Federal Employer Identification Number:	47-3870041		

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
Laura Cueva	100	1641 East Genesee Street Syracuse, NY 13210	3157241985	laura.cueva@iicontractfurniture.com

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

04-02-2015, NY

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:	John Sindoni		
Firm:	Barclay Damon		
Mailing Address:	125 East Jefferson Street		
City:	Syracuse	State:	NY Zip: 13202
Phone:	3154252787	Fax:	3154258587
Email Address:	jsindoni@barclaydamon.com		

F. Applicant's Accountant:

Name:	Daniel Gilheney		
Firm:	Firley, Moran, Freer and Eassa, CPA, P.C.		
Mailing Address:	125 East Jefferson Street Suite 920		
City:	Syracuse	State:	NY Zip: 13202
Phone:	3154727045	Fax:	3154727053
Email Address:	dgilheney@fmfecpa.com		

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

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

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

Yes  No

## II. PROJECT INFORMATION

### A. Project Location

Address:	1641 East Genesee Street	Legal Address (if different)	
City:	Syracuse		
Zip Code:	13210		
Tax Map Parcel ID(s):	311500 047.-03-04.0 property#1731300801		
Current Assessment:	\$550,000	Square Footage /Acerage of Existing Site:	1.2 acres
Square Footage of Existing Building, if any:	41,000	Census Tract: (Please See Appendix E for Census Tracts)	

### B. Type (Check all that apply):

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

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

1641 East Genesee Street is a historic building on a 1.2 acre lot that had been neglected for many years, was mostly vacant, on the market for a long time and was due for a Historic Preservation project. I saw it as an opportunity to not only relocate my business headquarters from Utica to Syracuse but to improve a property with a rich history and great location. With plenty of parking 16 spots in front, more that 30 in the back and another 10 in the basement it seemed a great investment. Selling my family home in Utica was the first step to obtain the funds needed for the down payment and obtain financing. After a year and many conversations as to the best use of the approximate 50,000 sq ft building it was determined a mixed used development project made the most sense. The second floor will be 5 or 6 apartments and a large commercial space for lease. The first floor will house my business Interior Innovations. The basement also provides leasing opportunities. There is a flat roof over a portion of the building that could serve as event space. That brings us to the attached application. Please see attached development program for breakdown of numbers.

D. Is the Applicant the owner of the property?

- Yes
  No

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

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

Water	<input type="text" value="To be Renovated/Expanded"/>	Electric	<input type="text" value="Needs to be Renovated/Expai"/>
Sanitary/ Storm Sewer Gas	<input type="text" value="Needs to be Renovated/Expai"/>	Private Roads	<input type="text" value="Needs to be Renovated/Expai"/>
	<input type="text" value="Needs to be Renovated/Expai"/>	Telecommunication	<input type="text" value="Needs to be Renovated/Expai"/>

F. Zoning Classification: Please list the current zoning:

Current Zoning

Commercial

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

12/01/2019

Construction Completion

06/30/2021

Date of Occupancy

06/30/2021

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?

\$300,000

### 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	
Site Work/Demo	
Building Construction & Renovation	\$2,622,344
Furniture & Fixtures	
Equipment	
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	
Engineering/Architects Fees	\$113,670
Financial Charges	
Legal Fees	
Other	\$79,569
Management /Developer Fee	\$272,808
Total Project Cost	\$3,088,391

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

Amount of capital the Applicant has invested to date:	0
Amount of capital Applicant intends to invest in the Project through completion:	0
Total amount of public sector source funds allocated to the Project:	\$814,017
Identify each public sector source of funding:	Historic Tax Credits
Percentage of the Project to be financed from private sector sources:	\$2,274,374
Total Project Cost	\$3,088,391

#### 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: \$2,274,374 TBD

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? \$1,544,195

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

If yes, Category of PILOT requested:

Priority Commercial & Residential

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

Yes  No

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

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

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

C. Type of Exemption/Abatement Requested:

Amount of Exemption/Abatement Requested:

<input checked="" type="checkbox"/>	Real Property Tax Abatement (PILOT)	TBD
<input checked="" type="checkbox"/>	Mortgage Recording Tax Exemption (.75% of amount mortgaged)	\$17,058
<input checked="" type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State)	\$123,535
<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:

\$25,000

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

\$1,000,000

#### 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:

4

B. Complete the following:

Estimate the number of full time equivalent (FTE) jobs to be retained as a result of this Project:	4
Estimate the number of construction jobs to be created by this Project:	80
Estimate the average length of construction jobs to be created (months):	18 months
Current annual payroll at facility:	\$147,750
Average annual growth rate of wages:	TBD
Please list, if any, benefits that will be available to either full and/or part time employees:	Healthcare & IRA
Average annual benefit paid by the company (\$ or % salary) per FTE job:	1/2 cost of individual health insurance, IRA 1% match
Average growth rate of benefit cost:	TBD
Amount or percent of wage employees pay for benefits:	1/2 cost of individual health insurance
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:	5

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

Current & Planned Full Time Occupations (Job Titles)	Current Number of FTEs	Annual Salary	Estimated Number of FTE Jobs After Project Completion					
			End of Year 1	End of Year 2	End of Year 3	End of Year 4	Total New Jobs After 5 Years	Total Retained Jobs After 5 Years
President/CEO	1	\$35,000						1
Sales	1	\$40,250	1	1	1	1	4	5
Design	1	\$37,500		1		1	2	3
Administrative	1	\$32,500	1		1		2	3
Warehouse Manager		\$35,000		1			1	1
Receptionist		\$27,500	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

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

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

Yes  No

If yes, please explain:

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

Yes  No

If yes, please attach to this application.

## VI. REPRESENTATIONS & AFFIRMATIONS BY THE APPLICANT

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

**A. Jobs Listings:** Except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity of the service delivery area created by the Workforce Investment Act ("WIA") in which the Project is located.

Initial

LC

**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

LC

**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

LC

**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

LC

**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

LC

**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

LC

**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

LC

**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

LC

**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

LC

**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

LC

**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

LC

**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

LC

**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](http://www.syr.gov.net/Syracuse_Industrial_Development_Agency.aspx)) and agrees to comply with all applicable policies.

Initial lc

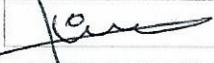
**N. Disclosure:** The Applicant has read paragraph 6 of the instructions contained on the cover of this Application and understands that the Applicant must identify in writing to SIDA any information it deems proprietary and seeks to have redacted.

Initial lc

**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.

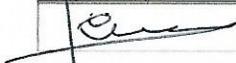
Initial lc

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

Name of Applicant Company	<div style="border: 1px solid black; padding: 2px;">Cueva Contract Inc./Jasso Properties LLC</div>
Signature of Officer or Authorized Representative	<div style="border: 1px solid black; padding: 2px;"></div>
Name & Title of Officer or Authorized Representative	<div style="border: 1px solid black; padding: 2px;">Laura Cueva - President/Owner</div>
Date	<div style="border: 1px solid black; padding: 2px;">November 8, 2019</div>

**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	<div style="border: 1px solid black; padding: 2px;">Cueva Contract Inc./Jasso Properties LLC</div>
Signature of CEO or a person authorized to bind the company/applicant	<div style="border: 1px solid black; padding: 2px;"></div>
Name & Title of Officer or Authorized Representative	<div style="border: 1px solid black; padding: 2px;">Laura Cueva - Owner</div>
Date	<div style="border: 1px solid black; padding: 2px;">November 8, 2019</div>

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

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

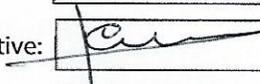
1. Susan Katzoff, Esq., Bousquet Holstein, PLLC
2. Grossman St. Amour, PLLC.

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Signature:

Cueva Contract Inc./Jasso Properties LLC

Authorized Representative:



Title:

President/Owner

Date:

November 8, 2019

City of Syracuse Industrial Development Agency

APPENDIX B

Agency Fee Schedule

(Revised 1/15/19)

Bond and Straight Lease Transactions:

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

Administrative Fee:

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

New Money/Additional Financing on Existing Project:

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

Post-Closing Items for Bond and Straight Lease Transactions:

Annual Administrative Reporting Fee .....	\$250.00
(Paid at time of closing and annually thereafter for duration of SIDA's interest in Project Facility)	
Extension of sales tax exemption .....	\$500.00
Modification or Amendment of Closing Documents* .....	\$1,000.00
<u>*including but not limited to refinancing of original mortgage</u>	
Subsequent lender closing .....	\$250.00

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

**APPENDIX B**  
**Verification**

STATE OF NEW YORK  
COUNTY OF ERIE ) SS.:

Laura Cueva, deposes and says that s/he is the  
(Name of Individual)

President of Cueva Contract Inc. / Jasso Propertis LLC  
(Title) (Applicant Name)

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

[Signature]  
Applicant Representative's Signature  
President  
Title

Subscribed and sworn to before me this

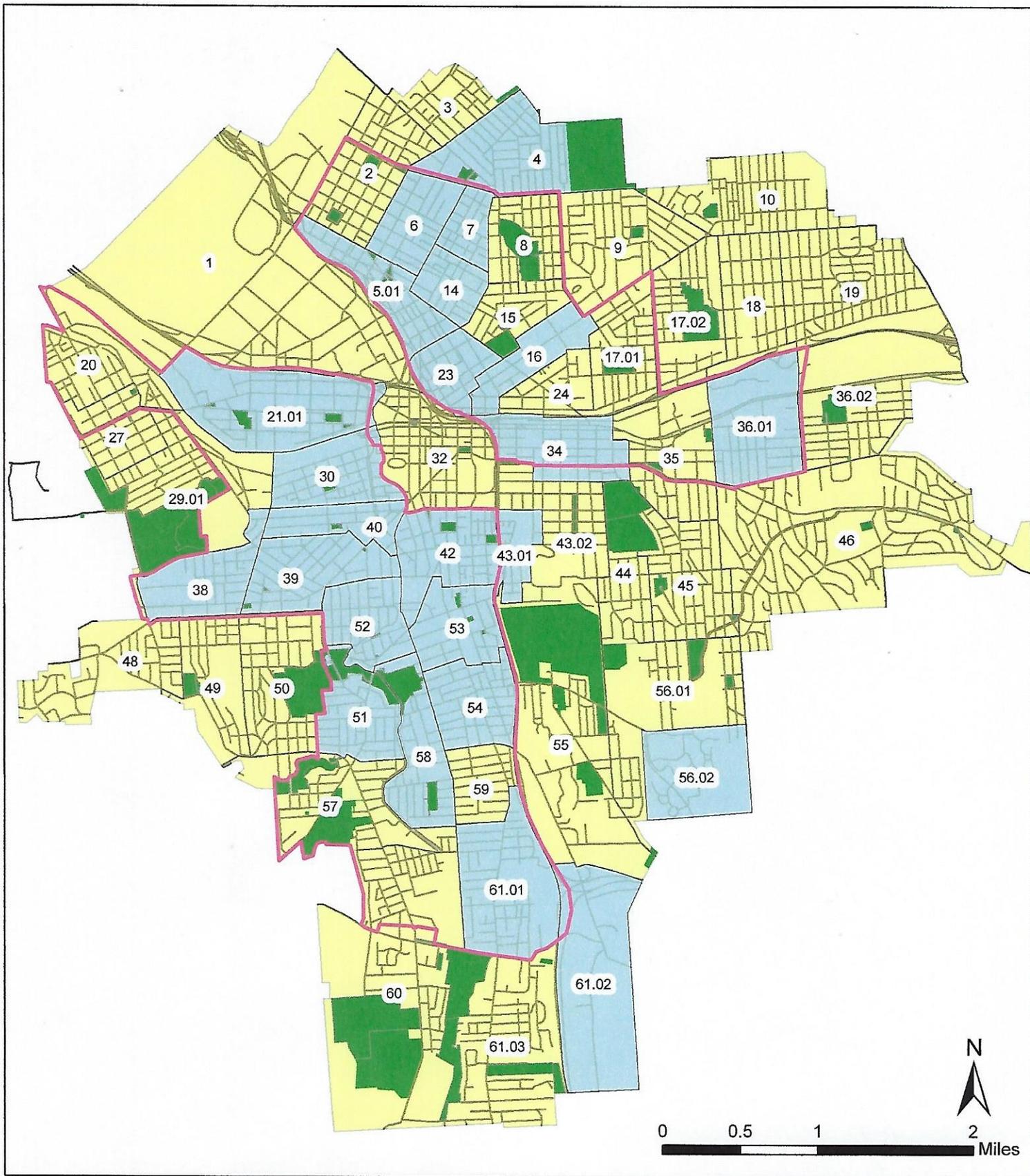
8th day of NOVEMBER, 2019

[Signature]

Notary Public

MARK T. BUSHA  
Notary Public, State of New York  
Qualified in Erie County  
Reg. No. 01BU4999160  
My Commission Expires 01/15/2023

# Highly Distressed Census Tracts



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

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



# Development Program

1641 East Genesee Street, Syracuse

**Basement:** Basement will be used for tenant storage and indoor parking for residential tenants as well as the main utility room.

Indoor Parking:	6,300.00
Utility Room:	300.00
Storage:	1,124.00
Total	7,724.00

**First Floor:** First floor space will be used by Interior Innovations as their conference room, show room, warehouse, staging and delivery, and trash / storage.

Interior Innovation Conference Room:	1,800.00
Interior Innovation Showroom:	7,650.00
Interior Innovation Warehouse:	8,400.00
Interior Innovation Shipping / Receiving	2,500.00
Building Trash and Staging	675.00
Total	21,025.00

**Second Floor:** Second floor space will be used as residential apartments and commercial office.

Residential:	
1	1,250.00
2	975.00
3	975.00
4	975.00
5	1,250.00
Commercial:	9,450.00
Total	14,875.00

**Roof:** The roof will be replaced and the flat area will be turned into a roof top gathering space.

Public Gathering Space (roof top)	6,000.00
-----------------------------------	----------

Total Gross Square Feet	49,624.00
Cost PSF	\$55.20

## Construction Costs

### Core / Shell

Existing Conditions	\$14,500.00
Masonry (exterior)	\$45,800.00
Masonry (interior)	\$48,500.00

Storefronts	\$32,000.00		
Roof	\$267,500.00		
Roof Demo / Abatement	\$75,800.00		
Elevator	\$71,000.00		
Stairwells	\$60,000.00		
Plumbing	\$65,000.00		
Electrical / Lighting	\$24,000.00		
Paint Sealants	\$30,000.00		
Windows	\$79,000.00	14	20
Roof Top Deck	\$55,000.00		
Site Work	\$68,000.00		
Doors Frames Hardware	\$25,200.00	12	
Structural	\$5,000.00		
Lift	\$8,500.00		
Fire Alarm	\$15,500.00		
Sprinkler	\$10,200.00		
Security / Access Control	\$19,500.00		
Total	\$1,020,000.00		

**Basement**

Framing Drywall Finish	\$14,000.00
Paint / Sealants	\$39,500.00
Flooring	\$3,500.00
HVAC	\$35,000.00
Electric Lighting	\$22,500.00
Fire Alarm	\$4,500.00
Sprinkler	\$7,800.00
Plumbing	\$10,000.00
Doors Frames Hardware	\$9,500.00
Existing Conditions	\$6,500.00
Total	\$152,800.00

**First Floor**

Framing Drywall Finish	\$19,900.00
Paint / Sealants	\$65,000.00
Flooring	\$8,000.00
HVAC	\$95,000.00
Electric Lighting	\$75,000.00
Fire Alarm	\$5,800.00
Sprinkler	\$10,000.00
Plumbing	\$6,000.00
Doors Frames Hardware	\$11,100.00
Existing Conditions	\$14,500.00
Floor Abatement	\$68,500.00
Total	\$378,800.00

**Second Floor**

Residential	\$450,000.00
-------------	--------------

Framing Drywall Finish	\$45,000.00
Paint / Sealants	\$52,000.00
Flooring	\$28,000.00
HVAC	\$65,000.00
Electric Lighting	\$45,000.00
Fire Alarm	\$7,500.00
Sprinkler	\$8,500.00
Plumbing	\$5,000.00
Doors Frames Hardware	\$13,300.00
Existing Conditions	\$2,500.00
Floor Abatement	\$0.00
Total	\$721,800.00

Total Construction Costs		\$2,273,400.00
Architectural Engineering	5.00%	\$113,670.00
Marketing / Real Estate	3.50%	\$79,569.00
Construction Management	12.00%	\$272,808.00

Total Project Cost \$2,739,447.00

Project Timeline 12 months

## Building Performance

### Income

Potential Gross Income					
	Residential	\$16.00	5,425.00	\$86,800.00	\$7,233.33
	Commercial	\$15.00	9,450.00	\$141,750.00	\$11,812.50
	Inerior Innovations	\$8.00	20,350.00	\$162,800.00	\$13,566.67
	Indoor Parking	\$50.00	10	\$6,000.00	\$500.00
	Total			\$397,350.00	
less	Vacancy Rate	4%		\$15,894.00	
	Effective Gross Income			\$381,456.00	

### Expenses

Utilities		\$21,500.00
Repairs / Maintenance		\$2,500.00
Inspections		\$4,500.00
Phone / Internet		\$1,800.00
Trash		\$7,800.00
Taxes		\$19,125.67
Insurance		\$12,000.00
Management	5%	\$19,072.80
Plowing / Mowing		\$4,500.00
Total Expenses		\$92,798.47

<b>NOI</b>			\$288,657.53	
<b>Debt</b>				
	Building Acquisition	\$467,500.00		
	Mortgage	\$374,000.00	\$32,148.00	\$2,679.00
	Equity From Sale	\$93,500.00		
	Equity From Construction	\$250,000.00		
	Construction Loan	\$2,739,447.00		
	Conference Room	\$75,000.00		
	Total Construction Debt	\$2,814,447.00	\$232,000.00	\$19,333.33
<b>Cash Flows</b>				
	Before Tax Cash Flow		\$24,509.53	\$2,042.46

## Investment Structure

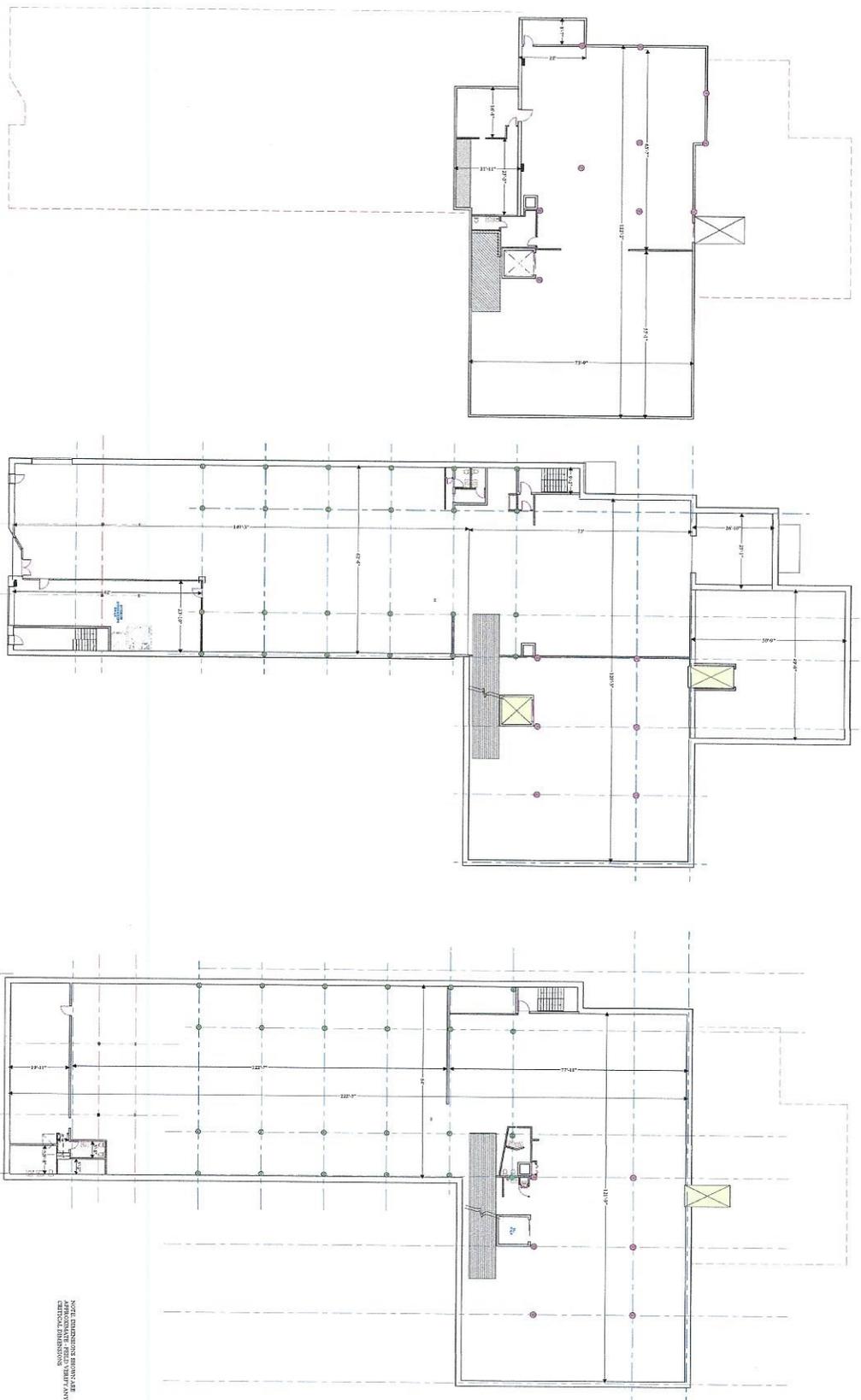
### Historic Tax Credits

	HTC Value	\$904,017.51		
	Additional Construction Costs	\$273,944.70		
	HTC Management	\$90,000.00		
<b>Debt</b>				
	Building Acquisition	\$467,500.00		
	Mortgage	\$374,000.00	\$32,148.00	\$2,679.00
	Equity From Sale	\$93,500.00		
	Equity From Construction	\$250,000.00		
	HTC Equity	\$904,017.51		
	Construction Loan	\$3,013,391.70		
	Conference Room	\$75,000.00		
	Total Construction Debt	\$3,088,391.70		\$0.00
less	HTC Capital	\$814,017.51		
	Adjusted Construction Debt	\$2,274,374.19	\$187,740.00	\$15,645.00
<b>Cash Flows</b>				
	Adjusted Before Tax Cash Flow		\$68,769.53	\$5,730.79

BASEMENT FLOOR PLAN  
SCALE: 1/8" = 1'-0"

GRADE FLOOR PLAN  
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



NOTE: DIMENSIONS SHOWN ARE APPROXIMATE. SEE FIELD NOTES FOR VARIATIONS.

SHEET #  
1 of 1



PREPARED BY:  
McGIVER DESIGN SERVICES  
ARCHITECTURE AND ENGINEERING PLLC  
871 CLOVE ROAD, COBLESKILL, N.Y. 12044  
(518) 234-3680



SCHEMATIC FLOOR PLANS  
1641 EAST GENESEE STREET,  
SYRACUSE, NY  
FOR INTERIOR INNOVATIONS-MBE/WBE

DRAWN/DATE  
12/17/18

AFFIDATE  
SCALE

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A VIOLATION OF SECTION 7209  
SUBDIVISION 2 OF THE NEW YORK  
STATE EDUCATION LAW

BASEMENT PLAN  
SCALE: 1/8" = 1'-0"

GRADE FLOOR PLAN  
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NOTE: DIMENSIONS SHOWN ARE APPROXIMATE. FIELD DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

APARTMENTS

SHEET #  
1 of 1



PREPARED BY:  
MCGIVER DESIGN SERVICES  
ARCHITECTURE AND ENGINEERING PLLC  
817 CLOVE ROAD, COBLESKILL, N.Y. 13243  
(518) 234-2488



SCHEMATIC FLOOR PLANS  
1641 EAST GENESEE STREET,  
SYRACUSE, NY  
FOR INTERIOR INNOVATIONS-MBE / WBE

DRAWN DATE  
12/17/18

APP'D DATE  
SCALE

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## Capabilities Statement



Albany - Utica - Syracuse - Buffalo

Cueva Contract Inc. dba Interior Innovations

1641 East Genesee Street - Syracuse, N.Y. 13210

**Contact:** Laura Cueva - President/CEO **Phone:** (315) 724-1985

**Email:** [laura.cueva@iicontractfurniture.com](mailto:laura.cueva@iicontractfurniture.com)

**Contract Furniture and Interior Architectural Solutions for:**

**Corporate – Education – Government - Healthcare - Hospitality**

### **Brief company description:**

**Services:** Consulting, Space Planning (Our design team uses CET Designer), Specifications, Sales, Project Management, Professional Installation

**Products Categories:** Seating, Tables, Desks, Systems Furniture, Adjustable Height Furniture, Classroom Furniture, Waiting Room Furniture, Modular Walls, Glass Store Fronts, Fixed Seating, Cafeteria/Café Seating, Acoustical Solutions, Privacy Soundproof/Phone Booths, Dormitory Furniture, Underfloor Technology & Electrical Distribution Systems.

At Interior Innovations, we believe that space matters. Properly designed space increases productivity and helps attract and retain the best employees, clients, and students. Today's challenges didn't develop overnight. The continuous introduction of new technologies into environments occupied by 4 generations of people with differing expectations has made today's space planning even more challenging. We look at the whole environment and make sure that even **practical, cost-effective furniture solutions** are part of an overall strategy to create an environment designed to inspire.

At Interior Innovations, we educate ourselves on the latest research, trends and products to make sure that we are recommending **practical, cost-effective furniture solutions** that will continue to provide dividends to our customers long after the investments are forgotten.

Interior Innovations brings together experienced Space Planners, Designers, Manufacturers and Installers to manage your project from start to finish. Please contact us for further information.

**NYS Vendor ID:** 1100152048 - **DUNS #** 079968578 - **Cage #** 744F3

**NAICS Codes:** 423210 Office Furniture Merchant, 423210 School Furniture Merchant, 423210 Furniture Merchant, 442110 Office Furniture Store, 238390 Office Furniture, Modular System, Installation, 541410 Interior Designer Service

**Business Certifications:** NYS Certified Minority Business Enterprise (**MBE**), NYS Certified Women Business Enterprise (**WBE**), EDWOSB, WOSB

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Languages : English & Spanish

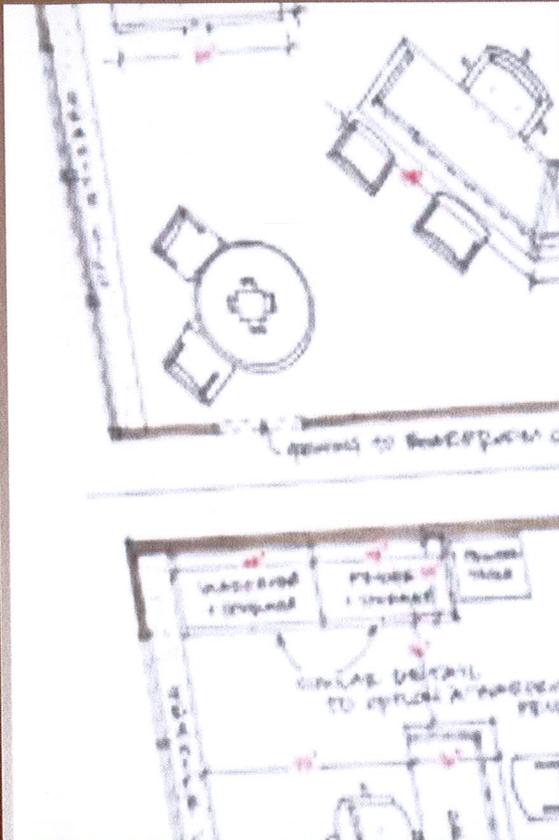
Schedule the initial consultation of your space today

NYS Certified Minority Business Enterprise (MBE)

NYS Certified Women Business Enterprise (WBE)



# INTERIOR INNOVATIONS



2017 Awards:  
SBDC 2017 MWBE Entrepreneur of the Year  
CEO CenterState 2017 MWBE Business of the Year



Planning/Consulting  
Recommendations  
Interior Architecture  
Furniture  
Project Management  
Installations

**Practical, Cost-Effective Furniture Solutions**

## RESOLUTION

A regular meeting of the City of Syracuse Industrial Development Agency was convened in public session on November 19, 2019, at 8:00 o'clock a.m. in the Common Council Chambers, City Hall, 233 East Washington Street, Syracuse, New York.

The meeting was called to order by \_\_\_\_\_ and upon the roll being duly called, the following members were:

**PRESENT:**

**THE FOLLOWING PERSONS WERE ALSO PRESENT:**

The following resolution was offered by \_\_\_\_\_ and seconded by Kenneth Kinsey:

**RESOLUTION DETERMINING THAT THE ACQUISITION, CONSTRUCTION, RENOVATION, EQUIPPING AND COMPLETION OF A MIXED-USE FACILITY AT THE REQUEST OF THE COMPANY CONSTITUTES A PROJECT; DESCRIBING THE FINANCIAL ASSISTANCE IN CONNECTION THEREWITH; AND AUTHORIZING A PUBLIC HEARING**

**WHEREAS**, the City of Syracuse Industrial Development Agency (the "**Agency**") is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "**State**"), as amended, together with Chapter 641 of the Laws of 1979 of the State of New York, as amended from time to time (collectively, the "**Act**"), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, for the purpose of promoting economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living; and

**WHEREAS**, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to grant "financial assistance" (as defined in the Act) in connection with the acquisition, reconstruction and equipping of one or more "projects" (as defined in the Act); and

**WHEREAS**, by application dated November 8, 2019 (the "**Application**"), Jasso Properties LLC or an entity to be formed (the "**Company**"), requested the Agency undertake a project (the "**Project**") consisting of: (A)(i) the acquisition of an interest in approximately one

acre of land, located at 1641 East Genesee Street, in the City of Syracuse, New York (the “*Land*”); (ii) the renovation of an approximately 50,000 sq.ft. building for mixed-use: approximately 21,025 sq.ft. on the first floor for use as a conference room, show room, warehouse, staging and delivery and storage; approximately 5,425 sq.ft. on the second floor for use as residential apartments and approximately 9,450 sq.ft. on the second floor for use as commercial space; approximately 7,724 sq.ft. in the basement for use as tenant storage, indoor parking for residential tenants and main utility room; and replacement of the roof and construction of approximately 6,000 sq.ft of roof space to be used as a roof top gathering space, all located on the Land (the “*Facility*”); (iii) the acquisition and installation in and on the Land and Facility of furniture, fixtures and equipment (the “*Equipment*” and together with the Land and the Facility, the “*Project Facility*”); (B) the granting of certain financial assistance in the form of exemptions from real estate taxes, State and local sales and use tax and mortgage recording tax (in accordance with Section 874 of the General Municipal Law) (collectively the “*Financial Assistance*”); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, renovation, equipping and completion of the Project Facility; and (D) the lease of the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

**WHEREAS**, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as “*SEQRA*”), the Agency is required to make a determination with respect to the environmental impact of any “action” (as said quoted term is defined in SEQRA) to be taken by the Agency and the approval of the Project constitutes such an action; and

**WHEREAS**, the Agency has not yet made a determination under SEQRA; and

**WHEREAS**, the Agency has not approved undertaking the Project or granting the Financial Assistance; and

**WHEREAS**, the grant of Financial Assistance to the Project is subject to, among other things, the Agency finding after a public hearing pursuant to Section 859-a of the Act that the Project will serve the public purposes of the Act by promoting economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State or increasing the overall number of permanent, private sector jobs in the State.

**NOW, THEREFORE**, be it resolved by the members of the City of Syracuse Industrial Development Agency, as follows:

(1) Based upon the representations made by the Company to the Agency, the Agency makes the following findings and determinations:

(A) The Project constitutes a “project” within the meaning of the Act;

(B) The Project is located in a “Highly Distressed Area” as defined in Section 854(18) of the Act;

(C) The Financial Assistance contemplated with respect to the Project consists of assistance in the form of exemptions from real property taxes, State and local sales and use taxation and mortgage recording tax; and

(2) The Agency hereby directs that pursuant to Section 859-a of the Act, a public hearing with respect to the Project and Financial Assistance shall be scheduled with notice thereof published, and such notice, as applicable, shall further be sent to affected tax jurisdictions within which the Project is located.

(3) The Secretary or the Executive Director of the Agency is hereby authorized to and may distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

(4) A copy of this Resolution shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

**AYE**

**NAY**

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK            )  
  ) **SS.:**  
COUNTY OF ONONDAGA        )

I, the undersigned Secretary of the City of Syracuse Industrial Development Agency, **DO HEREBY CERTIFY** that I have compared the annexed extract of the minutes of the meeting of the City of Syracuse Industrial Development Agency (the “**Agency**”) held on November 19, 2019, with the original thereof on file in my office, and that the same (including all exhibits) is a true and correct copy of the proceedings of the Agency and of the whole of such original insofar as the same relates to the subject matters referred to therein.

**I FURTHER CERTIFY** that (i) all members of the Agency had due notice of such meeting, (ii) pursuant to Section 104 of the Public Officers Law (Open Meetings Law), such meeting was open to the general public and public notice of the time and place of such meeting was duly given in accordance with such Section 104, (iii) the meeting was in all respects duly held, and (iv) there was a quorum present throughout.

**I FURTHER CERTIFY** that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or rescinded.

**IN WITNESS WHEREOF**, I have set my hand and affixed the seal of the Agency this \_\_\_\_ day of November, 2019.

City of Syracuse Industrial Development Agency

\_\_\_\_\_  
Rickey T. Brown, Secretary

(S E A L)

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

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**EXECUTIVE SUMMARY**

**Agenda Item: 10**

**Title: Smith Building LLC**

**Requested By: Judith DeLaney**

**OBJECTIVE:** Approval of a resolution authorizing a public hearing on the Project.

**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 an application for financial assistance for a project to be located at 500 Erie Blvd East (aka Smith Restaurant Supply Building). The applicant proposes the acquisition and gut renovation of the two adjoining buildings on the site (31000 sq. ft.) to be converted to a mixed residential/ commercial mixed use.. At completion the project will include 37 residential units and 2500 sq. ft .of commercial space. .,The residential units will be income restricted units not to exceed the area median income (AMI) of 80% and a portion will be restricted to the annual 65% AMI rent limit for the City of Syracuse , an identified need of the City's Central Business District. The cost of the Project is estimated to be \$6,596,160.00. The Company is requesting benefits from the Agency in the form of a mortgage recording tax exemption valued at \$39,577.00, a sales tax exemption benefit valued at \$440,000.00 and a Priority Commercial & Residential PILOT value to be determined.

**ATTACHMENTS:**

1. Application for Financial Assistance.
2. Resolution.

**REVIEWED BY:**

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

**Meeting:** November 19, 2019

**Prepared By: J.A. DeLaney**



## CITY OF SYRACUSE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY PROJECT APPLICATION INSTRUCTIONS

1. The person completing this application on behalf of the company/applicant shall be a person who is either the CEO of the company/applicant or a person authorized to bind the company/applicant and each statement contained in this application shall be made by such a person. 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 Judith DeLaney, Economic Development Specialist at [jdolaney@syrgov.net](mailto:jdolaney@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 8 items:

- This Application
- Conflict of Interest Statement - Appendix A
- Environmental Assessment Form
- Verification - Appendix B
- 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 Bousquet Holstein PLLC 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  
201 East Washington Street, 6th Floor  
Syracuse, NY 13202  
Phone: 315-473-3275  
[jdolaney@syrgov.net](mailto:jdolaney@syrgov.net)

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

**I. APPLICANT DATA**

A. Contact Information

Company Name:	Smith Building, LLC ("Applicant")		
Mailing Address:	225 Wilkinson Street		
City:	Syracuse	State:	NY Zip: 13204
Phone:	3154169566	Fax:	
Contact Person:	Matthew Paulus		
Email Address:	matthew@paulusdevelopment.com		
Industry Sector:			
NAICS Code:		Federal Employer Identification Number:	84-2390736

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
Paulus Capital, LLC	100%	225 Wilkinson Street, Syracuse, New York 13204	3154169566	matthew@paulusdevelopment.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

7/15/19 New York State
------------------------

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

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E. Applicant's Counsel:

Name:	Gerald F. Stack, Esq.		
Firm:	Barclay Damon LLP		
Mailing Address:	125 East Jefferson Street		
City:	Syracuse	State:	NY
		Zip:	13202
Phone:	3154252829	Fax:	
Email Address:	gstack@barclaydamon.com		

F. Applicant's Accountant:

Name:	Joseph L. Charles, CPA		
Firm:	Fust Charles Chambers, LLP		
Mailing Address:	5784 Widewaters Parkway		
City:	Syracuse	State:	NY
		Zip:	13214
Phone:	3154464600	Fax:	
Email Address:	jcharles@fcc-cpa.com		

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

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

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

Yes  No

In 2017, RE Dietz Lantern Factory (225 Wilkinson Street) received assistance from SIDA (PILOT, sales tax waiver and mortgage sale

## II. PROJECT INFORMATION

### A. Project Location

Address:	500 Erie Blvd. East & Townsend Street	Legal Address (if different)	
City:	Syracuse		
Zip Code:	13202		
Tax Map Parcel ID(s):	103.-13-01.0		
Current Assessment:	\$685,897	Square Footage /Acerage of Existing Site:	147.37 x 78.74
Square Footage of Existing Building, if any:	31,196	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 checked="" 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.

The Smith Restaurant Supply Building is a historic rehabilitation of an existing commercial building into a mixed-use facility within the City's Central Business District. The site is currently zoned Central Business Office and Service District Restricted (CBD-OSR). The proposed mixed-use facility will include residential and commercial uses. The residential uses will include a minimum of 37 apartments. The apartments, on average, will be affordable to households earning 80% of Average Median Income (AMI). 20% of the apartments will also be affordable to households earning 65% of AMI. It is estimated that the commercial uses will create 5 full-time jobs.

The site is located adjacent to the proposed path of the Community Grid, along the Empire State Trail and close to bus routes providing residential and commercial residents access to diverse transportation options.

The project includes the rehabilitation of an existing 3 and 6 story buildings on one existing lot totaling .25 acres (10,890 square feet). A proposed addition of approximately 263 square feet will be constructed on the east end of the building to accommodate a stair and elevator for future residential occupants.

The proposed site improvements for the project include 11 on-site parking spaces, two driveway entrances from Erie Boulevard East & Water Street, right of way improvements including sidewalk construction, tree pits, lighting and parking landscape buffer areas.

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?

The property is currently owned by the Kupperman family. The Applicant is under contract to purchase the property.

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

Water	<input type="text" value="To be Renovated/Expanded"/>	Electric	<input type="text" value="Needs to be Renovated/Expai"/>
Sanitary/ Storm	<input type="text" value="Needs to be Renovated/Expai"/>	Private Roads	<input type="text"/>
Sewer Gas	<input type="text" value="Needs to be Renovated/Expai"/>	Telecommunication	<input type="text" value="Needs to be Renovated/Expai"/>

F. Zoning Classification: Please list the current zoning:

Current Zoning

CBD-OSR

G. Are variances needed to complete the Project?

Yes

No

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

The project will require several variances including, but not limited to, parking counts and residential first floor use.

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

07/01/2020

Construction Completion

06/30/2021

Date of Occupancy

07/01/2021

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	\$416,160
Site Work/Demo	
Building Construction & Renovation	\$5,550,000
Furniture & Fixtures	
Equipment	
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	
Engineering/Architects Fees	\$300,000
Financial Charges	\$160,000
Legal Fees	\$25,000
Other	\$25,000
Management /Developer Fee	\$120,000
Total Project Cost	\$6,596,160

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

Amount of capital the Applicant has invested to date:	
Amount of capital Applicant intends to invest in the Project through completion:	20% est.
Total amount of public sector source funds allocated to the Project:	TBD
Identify each public sector source of funding:	Green Improvement Fund
Percentage of the Project to be financed from private sector sources:	99%
Total Project Cost	\$6,596,160

#### 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:

TBD - \$5,276,928

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?

\$5,550,000

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

If yes, Category of PILOT requested:

Priority Commercial & Residential

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

Yes  No

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

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

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

C. Type of Exemption/Abatement Requested:

Amount of Exemption/Abatement Requested:

<input checked="" type="checkbox"/>	Real Property Tax Abatement (PILOT)	15-Year "Priority Commercial & Residential PILOT"
<input checked="" type="checkbox"/>	Mortgage Recording Tax Exemption (.75% of amount mortgaged)	\$39,577 est.
<input checked="" type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State)	\$440,000 est.
<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:

N/A

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

N/A

#### IV. EMPLOYMENT AND PAYROLL INFORMATION

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

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

Yes

No

If yes, provide number of full time equivalent (FTE) jobs at the facility:

B. Complete the following:

Estimate the number of full time equivalent (FTE) jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	50 est.
Estimate the average length of construction jobs to be created (months):	12 months
Current annual payroll at facility:	N/A
Average annual growth rate of wages:	3% est.
Please list, if any, benefits that will be available to either full and/or part time employees:	TBD
Average annual benefit paid by the company (\$ or % salary) per FTE job:	TBD
Average growth rate of benefit cost:	TBD
Amount or percent of wage employees pay for benefits:	TBD
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:	5 est.

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

Current & Planned Full Time Occupations (Job Titles)	Current Number of FTEs	Annual Salary	Estimated Number of FTE Jobs After Project Completion					
			End of Year 1	End of Year 2	End of Year 3	End of Year 4	Total New Jobs After 5 Years	Total Retained Jobs After 5 Years
Operations Manager	0	\$60,000	1 est.	1 est.	0	0	2 est.	0
Operations Associate	0	\$40,000	1 est.	1 est.	0	0	2 est.	0
Maintenance Technician	0	\$30,000	1 est.	0	0	0	1 est.	0

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

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

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

Yes  No If yes, provide the Name and Local:

**V. Environmental Information**

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

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

Yes  No

If yes, please explain:

Impact to soil, groundwater and soil vapor will need to be addressed as part of the Project.

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

Yes  No

If yes, please attach to this application.

## VI. REPRESENTATIONS & AFFIRMATIONS BY THE APPLICANT

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

**A. Jobs Listings:** Except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity of the service delivery area created by the Workforce Investment Act ("WIA") in which the Project is located.

Initial 

**B. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the WIA for new employment opportunities created as a result of the Project.

Initial 

**C. Other NYS Facilities:** In accordance with §862 (1) of the New York General Municipal Law, the Applicant understands and agrees that projects which will result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the Project occupant within the state is ineligible for Agency Financial Assistance, unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the Project in its respective industry.

Initial 

**D. City Human Right Law:** The Applicant agrees to endeavor to comply with the provisions of Article XI, Division 2 of the City Code, entitled "The Omnibus Human Rights Law," which prohibits discrimination in employment based upon age, race, sex, creed, color, religion, national origin, sexual orientation, disability or marital status. The Applicant hereby agrees to adhere to this policy or equal opportunity employment in the requirement, hiring, training, promotion, and termination of employees.

Initial 

**E. City of Syracuse and MWBE Preference:** The applicant understands and agrees that it is the preference of the Agency that the applicant provide, and use its best efforts to provide, opportunities for the purchase of equipment, goods and services from: (i) business enterprises located in the city of Syracuse; (ii) certified minority and/or women-owned business enterprises; and (iii) business enterprises that employ residents in the city of Syracuse. Consideration will be given by the Agency to the Project Applicant's efforts to comply, and compliance, with this objective at any time an extension of benefits awarded, or involvement by the Agency with the Project, is requested by the Project Applicant.

Initial 

**F. Local Labor Policy:** The applicant understands and agrees that local labor and contractors will be used for the construction, renovation, reconstruction, equipping of the Project unless a written waiver is received from the Agency. Failure to comply may result in the revocation or recapture of benefits awarded to the Project by the Agency. For the purposes of the policy, "Local" is defined as Onondaga, Cayuga, Cortland, Madison, Oneida, and Oswego Counties.

Initial 

**G. Annual Sales Tax Filings:** In accordance with §874(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.

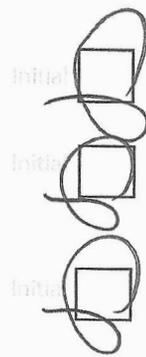
Initial 

**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](http://www.syr.gov.net/Syracuse_Industrial_Development_Agency.aspx)) and agrees to comply with all applicable policies.

**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.

**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.

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

Name of Applicant Company	SMITH BUILDING, LLC
Signature of Officer or Authorized Representative	
Name & Title of Officer or Authorized Representative	BY: PAULUS CAPITAL, LLC MATTHEW PAULUS
Date	11/11/19

**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	SMITH BUILDING, LLC
Signature of CEO or a person authorized to bind the company/applicant	
Name & Title of Officer or Authorized Representative	MATTHEW PAULUS BY: PAULUS CAPITAL, LLC
Date	11/11/19

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

Agency Board Members

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

Agency Officers/Staff

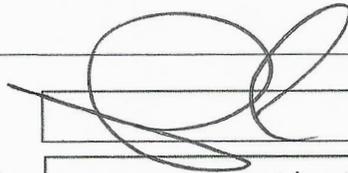
1. Judith DeLaney
2. John Vavonese
3. Debra Ramsey-Burns

Agency Legal Counsel & Auditor

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

The Applicant has received from the Agency a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Signature:



Authorized Representative:

MATTHEW PANKUS

Title:

AUTHORIZED SIGNATORY

Date:

11/11/19

City of Syracuse Industrial Development Agency

APPENDIX B

Agency Fee Schedule

(Revised 1/15/19)

Bond and Straight Lease Transactions:

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

Administrative Fee:

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

New Money/Additional Financing on Existing Project:

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

Post-Closing Items for Bond and Straight Lease Transactions:

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

\*including but not limited to refinancing of original mortgage

Subsequent lender closing .....	\$250.00
---------------------------------	----------

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

SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

APPENDIX B

Verification

STATE OF New York )  
 ) SS.:

COUNTY OF Onondaga )

MATTHEW PAWNS, deposes and says that s/he is the  
(Name of Individual)

AUTHORIZED SIGNATORY of SMITH BUILDING, LLC  
(Title) (Applicant Name)

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

\_\_\_\_\_  
Applicant Representative's Signature

AUTHORIZED SIGNATORY  
\_\_\_\_\_  
Title

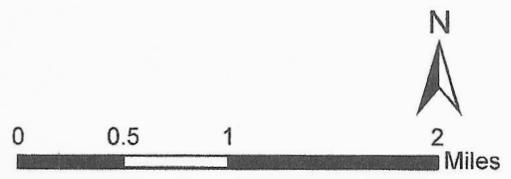
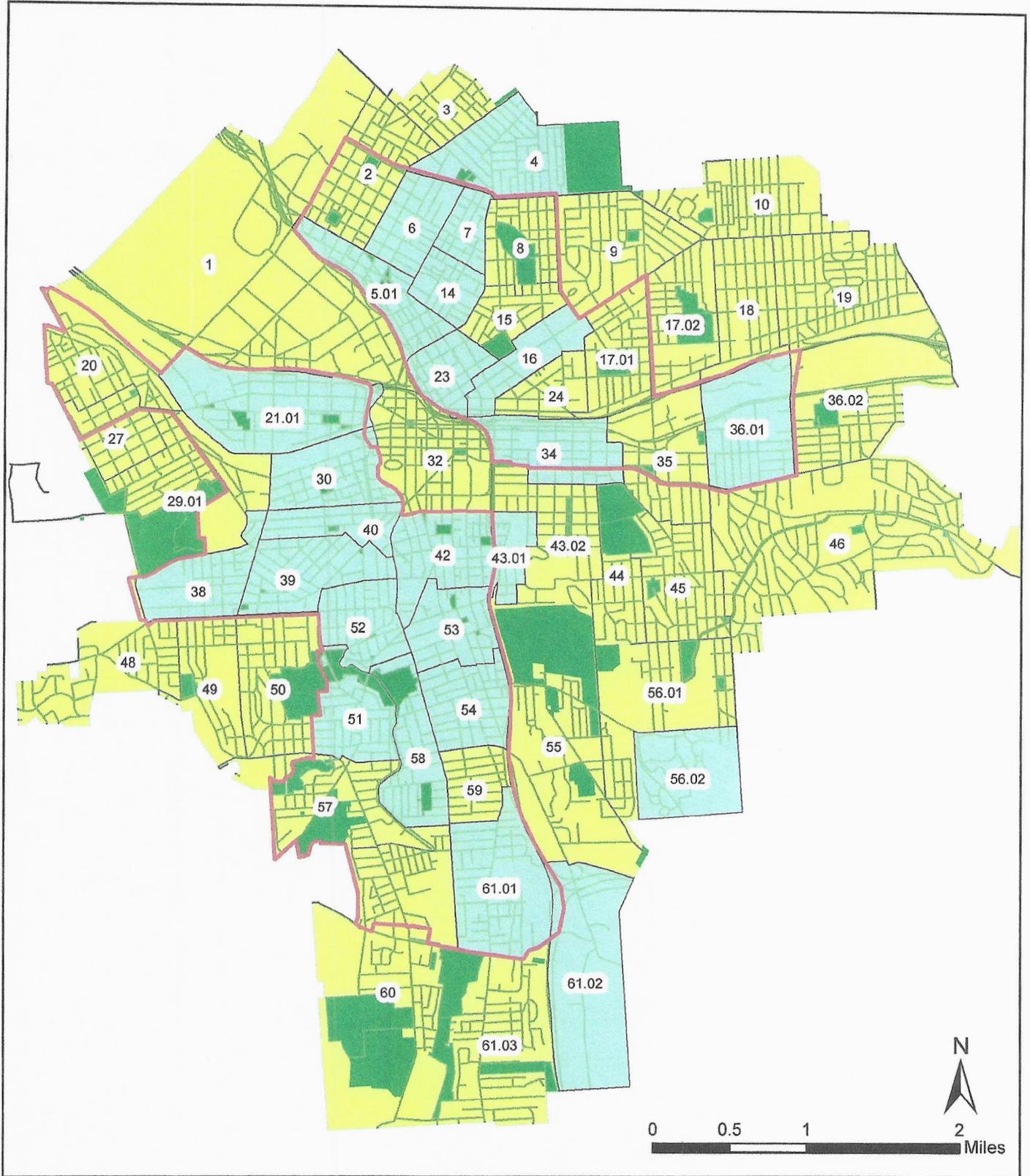
Subscribed and sworn to before me this

12 day of November, 20 19

Heather Reed  
\_\_\_\_\_  
Notary Public

Heather L Reed  
01RE6237654  
Notary Public, State of New York  
Qualified in Onondaga County  
My commission expires MARCH 28th, 2023

# Highly Distressed Census Tracts



**Legend**

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

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



# Short Environmental Assessment Form

## Part 1 - Project Information

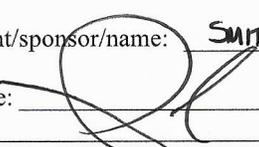
### Instructions for Completing

**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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <p style="margin-left: 40px;">Smith Restaurant Supply Building</p>			
Project Location (describe, and attach a location map): <p style="margin-left: 40px;">500 Erie Blvd E &amp; Townsend Street</p>			
Brief Description of Proposed Action: <p style="margin-left: 40px;">The Smith Restaurant Supply Building is a historic rehabilitation of an existing commercial building into a mixed-use facility within the City's Central Business District. The proposed mixed-use facility will include residential, office and commercial uses.</p>			
Name of Applicant or Sponsor: <p style="margin-left: 40px;">Smith Building, LLC</p>		Telephone: (315) 416-9566	
Address: <p style="margin-left: 40px;">225 Wilkinson Street</p>		E-Mail: matthew@paulusdevelopment.com	
City/PO: <p style="margin-left: 40px;">Syracuse</p>		State: <p style="margin-left: 40px;">NY</p>	Zip Code: <p style="margin-left: 40px;">13204</p>
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 government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.25 acres	
b. Total acreage to be physically disturbed?		.25 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.25 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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? 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"/>	
	<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? <u>Peregrine Falcon</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>Stormwater best practices to be utilized.</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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>Subject site to undergo remediation as required by the NYS standards.</u>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>SMITH BUILDING, LLC</u>	Date: <u>11/11/19</u>	
Signature: 	Title: <u>AUTHORIZED SIGNATORY</u>	

**SMITH RESTAURANT SUPPLY**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Income</b>										
Apartment Rent	421,800	430,236	438,841	447,618	456,570	465,701	475,015	484,516	494,206	504,090
Residential Income	421,800	430,236	438,841	447,618	456,570	465,701	475,015	484,516	494,206	504,090
Less: Vacancy (7%)	(29,526)	(30,117)	(30,719)	(31,333)	(31,960)	(32,599)	(33,251)	(33,916)	(34,594)	(35,286)
Adjusted Residential Income	392,274	400,119	408,122	416,284	424,610	433,102	441,764	450,600	459,612	468,804
Commercial Rent	36,584	36,584	36,584	36,584	36,584	36,584	36,584	36,584	36,584	36,584
Commercial Income	36,584	36,584	36,584	36,584	36,584	36,584	36,584	36,584	36,584	36,584
Less: Vacancy (10%)	(3,658)	(3,658)	(3,658)	(3,658)	(3,658)	(3,658)	(3,658)	(3,658)	(3,658)	(3,658)
Adjusted Commercial Income	32,925	32,925	32,925	32,925	32,925	32,925	32,925	32,925	32,925	32,925
<b>Total Income</b>	<b>\$ 425,199</b>	<b>\$ 433,045</b>	<b>\$ 441,047</b>	<b>\$ 449,209</b>	<b>\$ 457,535</b>	<b>\$ 466,027</b>	<b>\$ 474,689</b>	<b>\$ 483,525</b>	<b>\$ 492,537</b>	<b>\$ 501,729</b>

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Operating Expenses</b>										
Payroll	15,500	15,965	16,444	16,937	17,445	17,969	18,508	19,063	19,635	20,224
Contract Services	34,300	35,329	36,389	37,481	38,605	39,763	40,956	42,185	43,450	44,754
Insurance	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095
Utilities	28,860	29,726	30,618	31,536	32,482	33,457	34,460	35,494	36,559	37,656
Real Estate Taxes	20,688	21,309	21,948	22,607	23,285	23,983	24,703	25,444	26,207	26,993
Repairs & Maintenance	12,000	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657
Administrative	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Marketing	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
HCR Monitoring Fee	4,218	4,345	4,475	4,609	4,747	4,890	5,037	5,188	5,343	5,504
Management Fee	17,008	17,322	17,642	17,968	18,301	18,641	18,988	19,341	19,701	20,069
<b>Total Operating Expenses</b>	<b>158,574</b>	<b>163,135</b>	<b>167,829</b>	<b>172,662</b>	<b>177,635</b>	<b>182,755</b>	<b>188,025</b>	<b>193,449</b>	<b>199,033</b>	<b>204,781</b>
<i>Operating Expense Ratio</i>	37.3%	37.7%	38.1%	38.4%	38.8%	39.2%	39.6%	40.0%	40.4%	40.8%
<b>Net Operating Income</b>	<b>266,625</b>	<b>269,910</b>	<b>273,218</b>	<b>276,548</b>	<b>279,900</b>	<b>283,272</b>	<b>286,664</b>	<b>290,075</b>	<b>293,503</b>	<b>296,948</b>

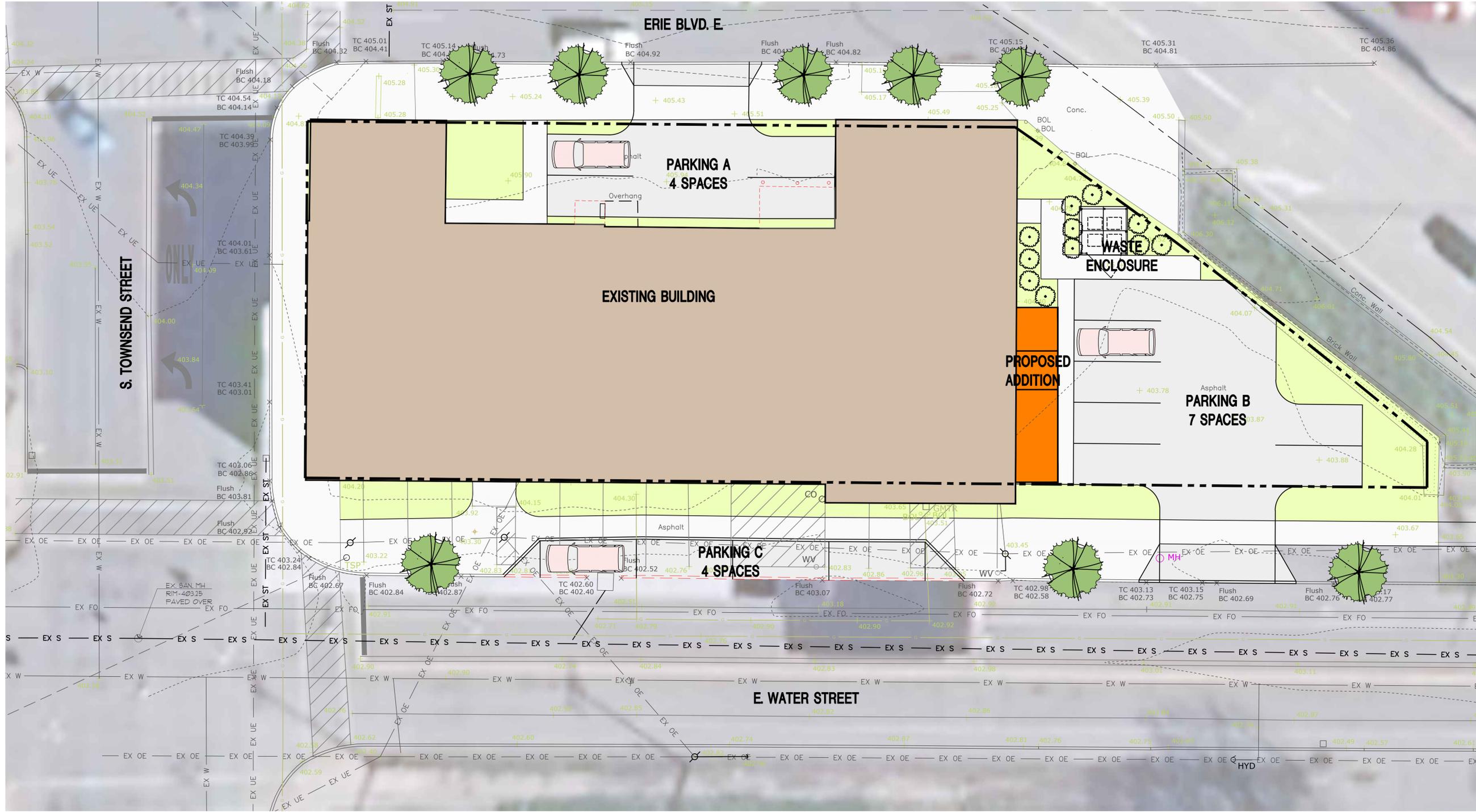
# A STRONG PAST AND A BRIGHT FUTURE

THE SMITH  
RESTAURANT  
SUPPLY BUILDING  
A Downtown  
Revitalization and  
Strategic Place Making  
project through  
transformative  
housing and economic  
development.





Client:



**SMITH BUILDING**  
 500 E. ERIE BLVD., CITY OF SYRACUSE, NY

REVISIONS	

Drawn By: V.E.R.  
 Checked By: S.L.F.  
 KFA Proj. No.: 39075  
 Date: SEPT. 06, 2019  
 Scale: AS NOTED

CONCEPT PLAN

**L-010**

**1** CONCEPT SITE PLAN  
 L-010





ARCHITECTURE

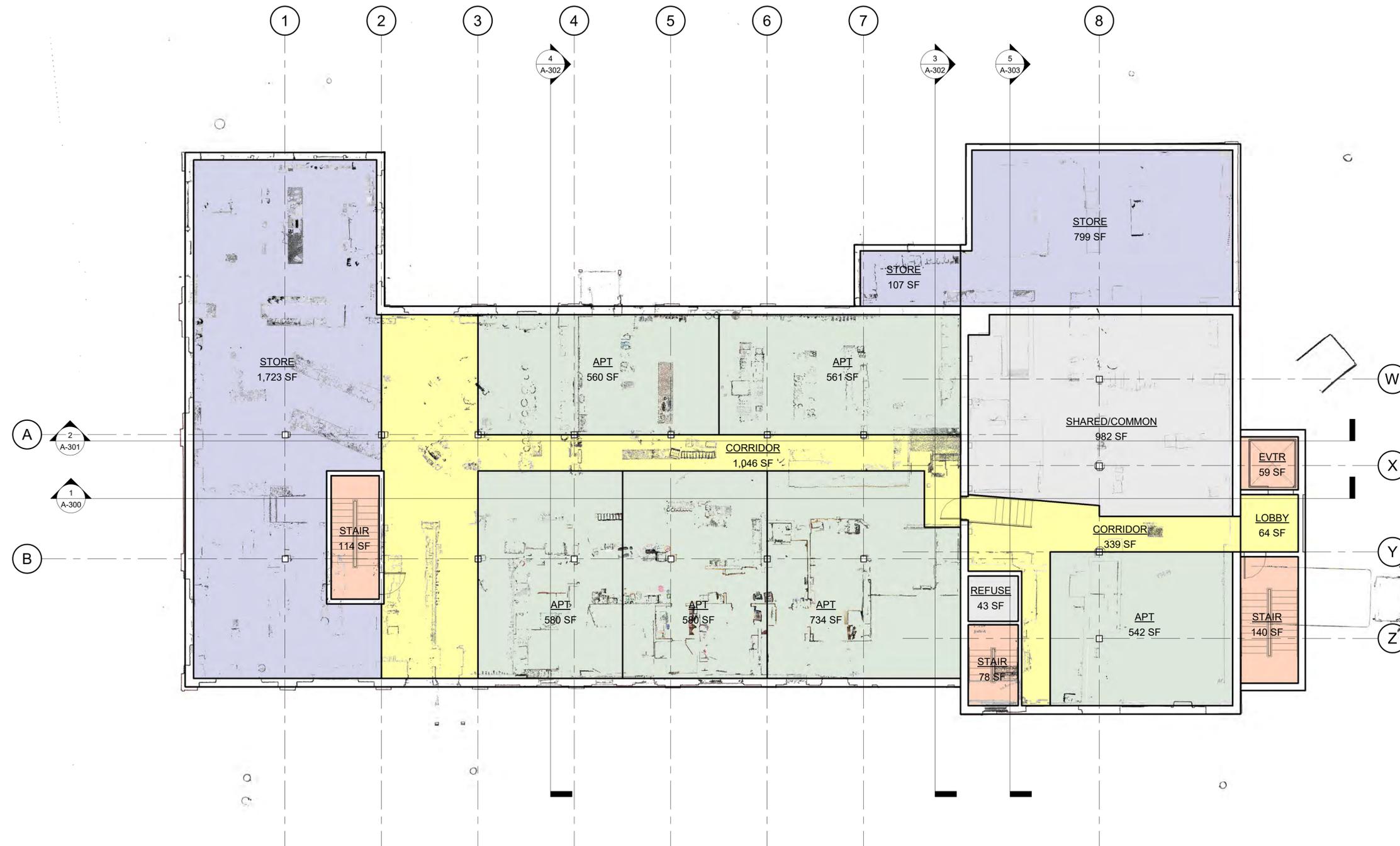
ONE WEBSTERS LANDING  
SYRACUSE, NEW YORK 13202  
315.471.5338



Project Name

Owner

Enter address here



AREA PLAN - FLOOR 01  
1/8" = 1'-0"

PRELIMINARY

MK	DATE	DESCRIPTION
B	07.12.19	PRELIMINARY
A	05.28.19	PRELIMINARY

SHEET ISSUES	
VIP PROJECT NO.	XX-0000
FILE NAME	0000_Model_ARCH.rvt
DRAWN BY	Author
CHECKED BY	ABC

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GENERAL & CODE SHEET TITLE

AREA PLAN  
FLOOR 01

SHEET NUMBER

**G-101**



ARCHITECTURE

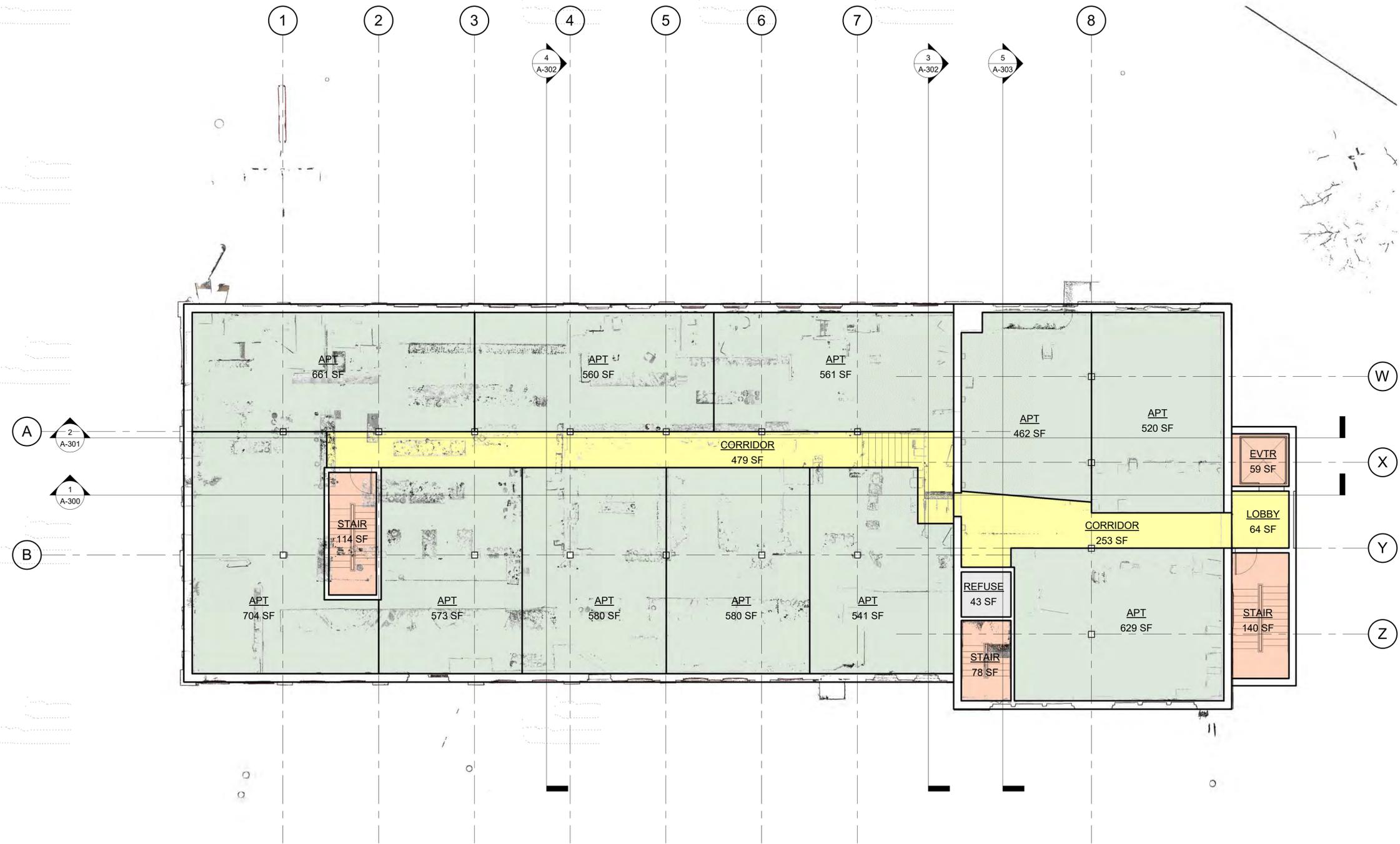
ONE WEBSTERS LANDING  
SYRACUSE, NEW YORK 13202  
315.471.5338



Project Name

Owner

Enter address here



AREA PLAN - FLOOR 02

1/8" = 1'-0"

**PRELIMINARY**

MARK	DATE	DESCRIPTION
A	05.28.19	PRELIMINARY
MK		

**SHEET ISSUES**

VIP PROJECT NO. XX-0000  
 FILE NAME 0000\_Model\_ARCH.rvt  
 DRAWN BY Author  
 CHECKED BY ABC

GENERAL & CODE SHEET TITLE

AREA PLAN  
FLOOR 02

SHEET NUMBER

**G-102**

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ARCHITECTURE

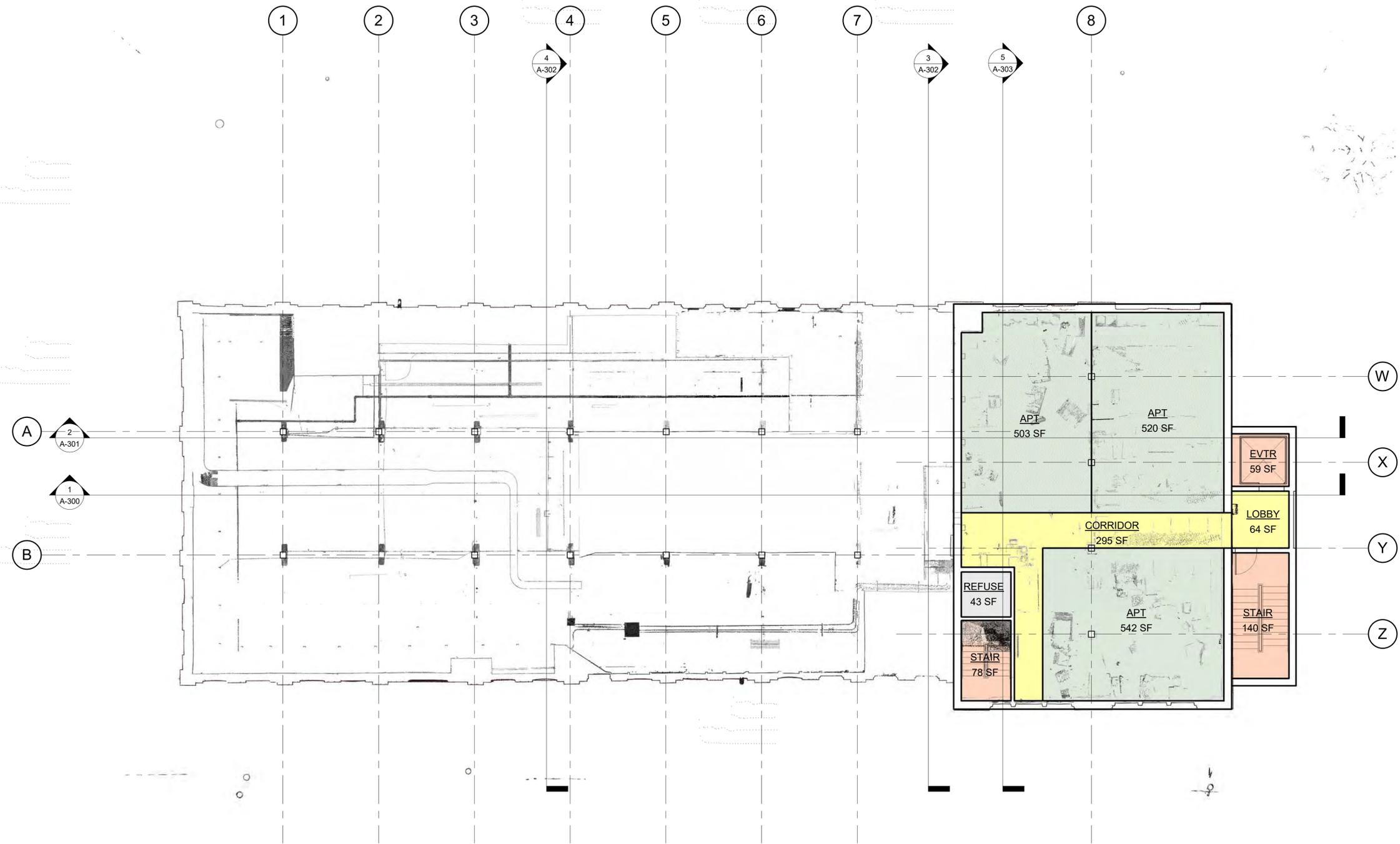
ONE WEBSTERS LANDING  
SYRACUSE, NEW YORK 13202  
315.471.5338



Project Name

Owner

Enter address here



AREA PLAN - FLOOR 03

1/8" = 1'-0"

**PRELIMINARY**

MARK	DATE	DESCRIPTION
A	05.28.19	PRELIMINARY

**SHEET ISSUES**

VIP PROJECT NO. XX-0000  
 FILE NAME 0000\_Model\_ARCH.rvt  
 DRAWN BY Author  
 CHECKED BY ABC

GENERAL & CODE SHEET TITLE

AREA PLAN  
FLOOR 03

SHEET NUMBER

**G-103**



ARCHITECTURE

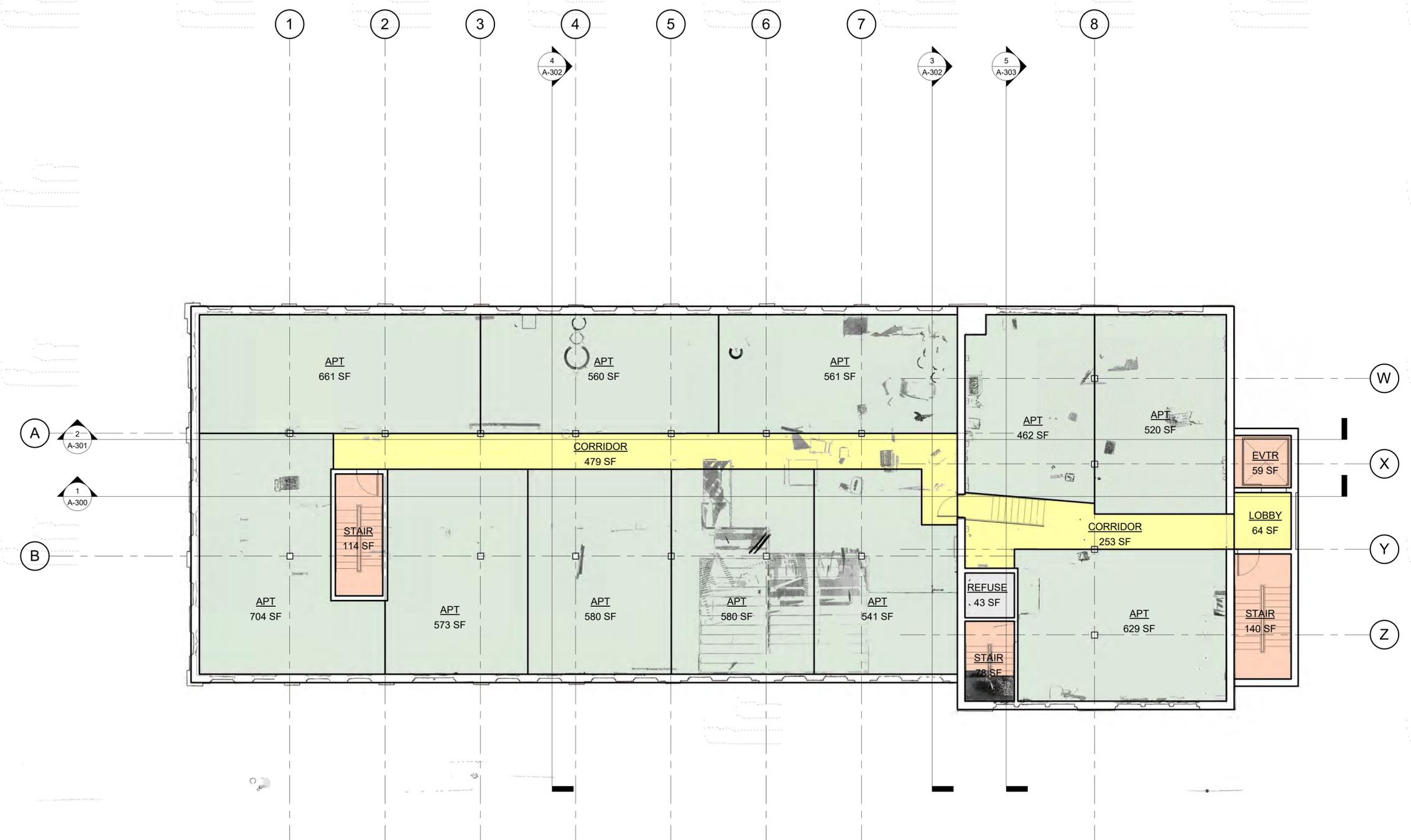
ONE WEBSTERS LANDING  
SYRACUSE, NEW YORK 13202  
315.471.5338



Project Name

Owner

Enter address here



AREA PLAN - FLOOR 04

1/8" = 1'-0"

**PRELIMINARY**

NO.	DATE	DESCRIPTION
A	05.28.19	PRELIMINARY
MK		

**SHEET ISSUES**

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 CHECKED BY ABC

GENERAL & CODE SHEET TITLE

AREA PLAN  
FLOOR 04

SHEET NUMBER

**G-104**

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ARCHITECTURE

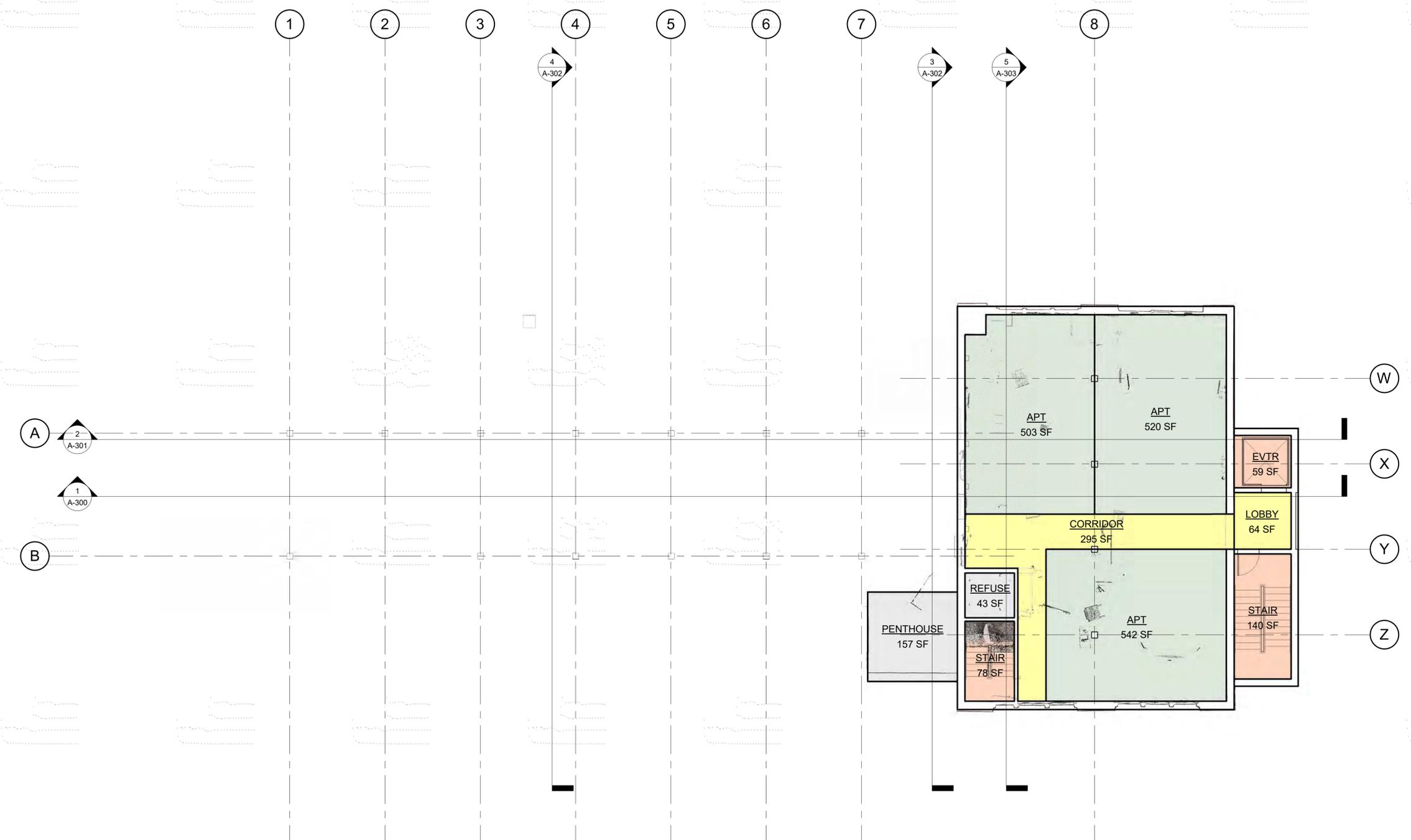
ONE WEBSTERS LANDING  
SYRACUSE, NEW YORK 13202  
315.471.5338



Project Name

Owner

Enter address here



AREA PLAN - FLOOR 05

1/8" = 1'-0"

**PRELIMINARY**

NO.	DATE	DESCRIPTION
A	05.28.19	PRELIMINARY
MK		

**SHEET ISSUES**

VIP PROJECT NO. XX-0000  
 FILE NAME 0000\_Model\_ARCH.rvt  
 DRAWN BY Author  
 CHECKED BY ABC

GENERAL & CODE SHEET TITLE

AREA PLAN  
FLOOR 05

SHEET NUMBER

**G-105**

5/28/2019 8:20:58 PM



ARCHITECTURE

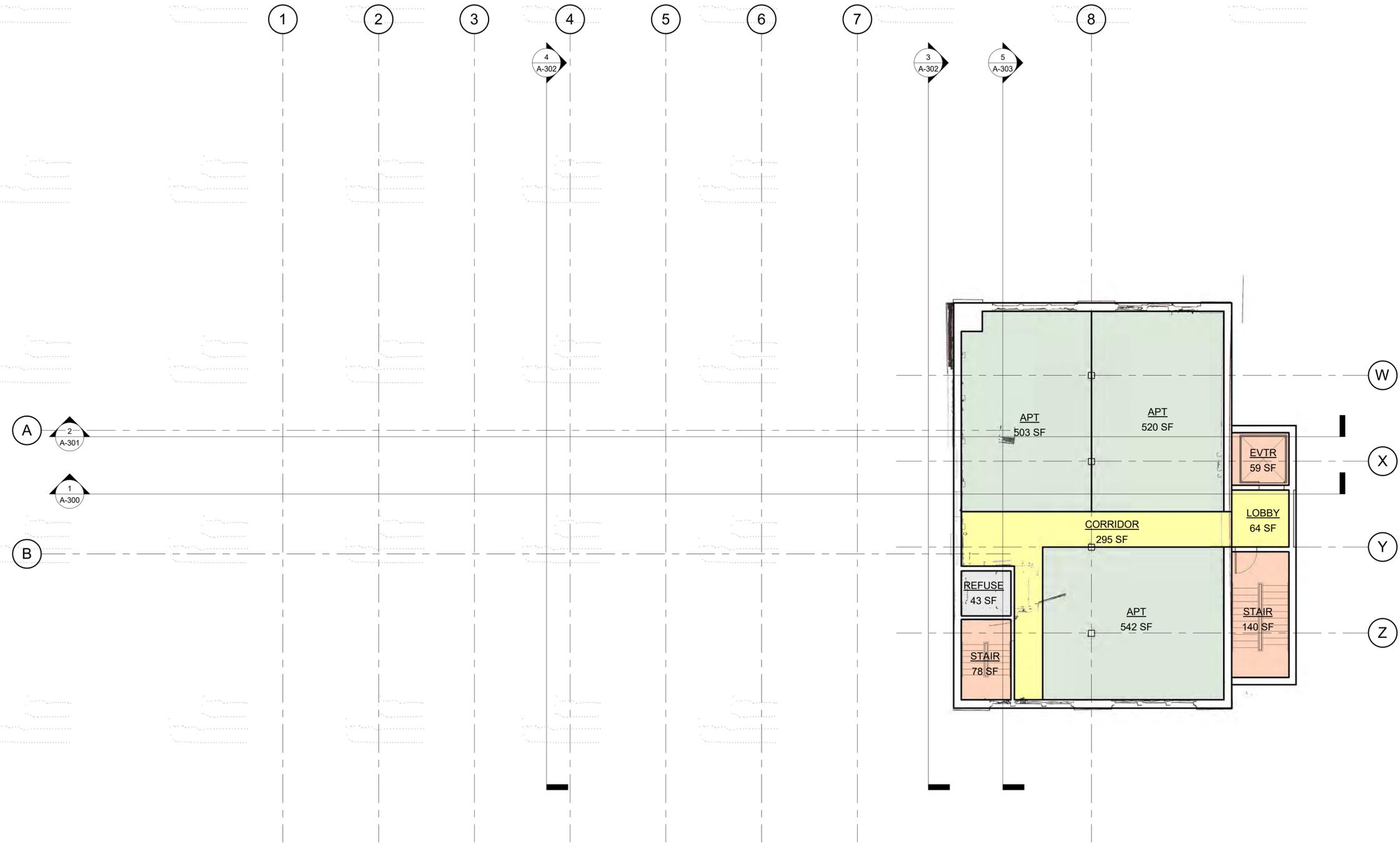
ONE WEBSTERS LANDING  
SYRACUSE, NEW YORK 13202  
315.471.5338



Project Name

Owner

Enter address here



AREA PLAN - FLOOR 06

1/8" = 1'-0"

**PRELIMINARY**

MARK	DATE	DESCRIPTION
A	05.28.19	PRELIMINARY

**SHEET ISSUES**

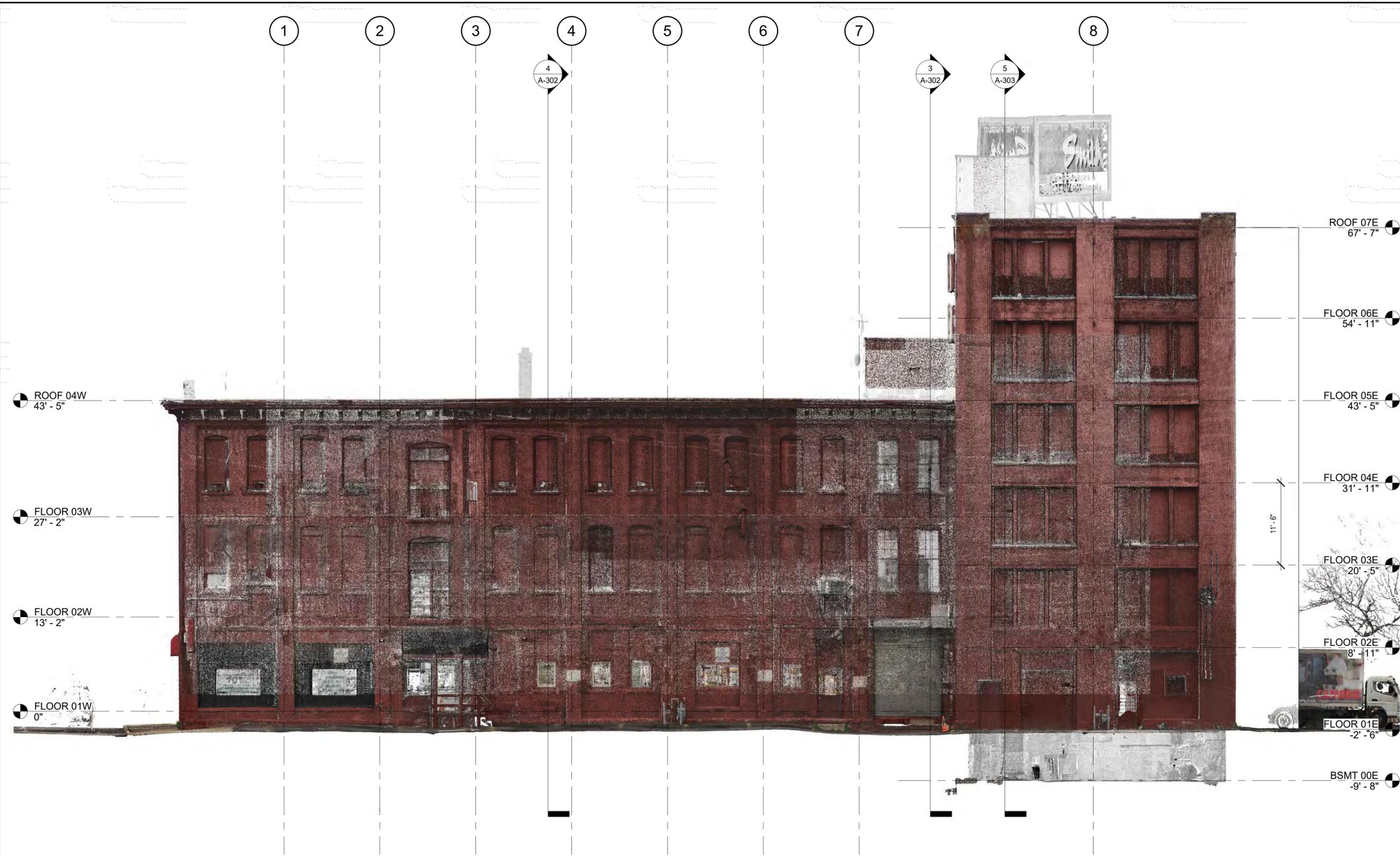
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 CHECKED BY ABC

GENERAL & CODE SHEET TITLE

AREA PLAN  
FLOOR 06

SHEET NUMBER

**G-106**



**1 SOUTH ELEVATION**

A-200 1/8" = 1'-0"

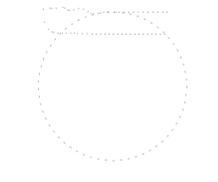
ELEVATION LEGEND: \_\_\_\_\_ GENERAL ELEVATION NOTES: \_\_\_\_\_ ELEVATION KEYNOTES: \_\_\_\_\_

**LK** LEGEND & KEYNOTES  
A-200 NO SCALE



**ARCHITECTURE**

ONE WEBSTERS LANDING  
SYRACUSE, NEW YORK 13202  
315.471.5338



**Project Name**

**Owner**

**Enter address here**

**PRELIMINARY**

NO.	DATE	DESCRIPTION
A	05.28.19	PRELIMINARY
MK		

**SHEET ISSUES**  
VIP PROJECT NO. XX-0000  
FILE NAME 0000\_Model\_ARCH.rvt  
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ARCHITECTURE SHEET TITLE  
**EXTERIOR ELEVATIONS SOUTH**

SHEET NUMBER  
**A-200**

5/28/2019 8:44:33 AM



ARCHITECTURE

ONE WEBSTERS LANDING  
SYRACUSE, NEW YORK 13202  
315.471.5338



Project Name

Owner



Enter address here



**PRELIMINARY**

NO.	DATE	DESCRIPTION
A	05.28.19	PRELIMINARY
MK		

**SHEET ISSUES**

VIP PROJECT NO.	XX-0000
FILE NAME	0000_Model_ARCH.rvt
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ARCHITECTURE SHEET TITLE  
**EXTERIOR ELEVATIONS WEST & EAST**

SHEET NUMBER  
**A-201**



**1 WEST ELEVATION**

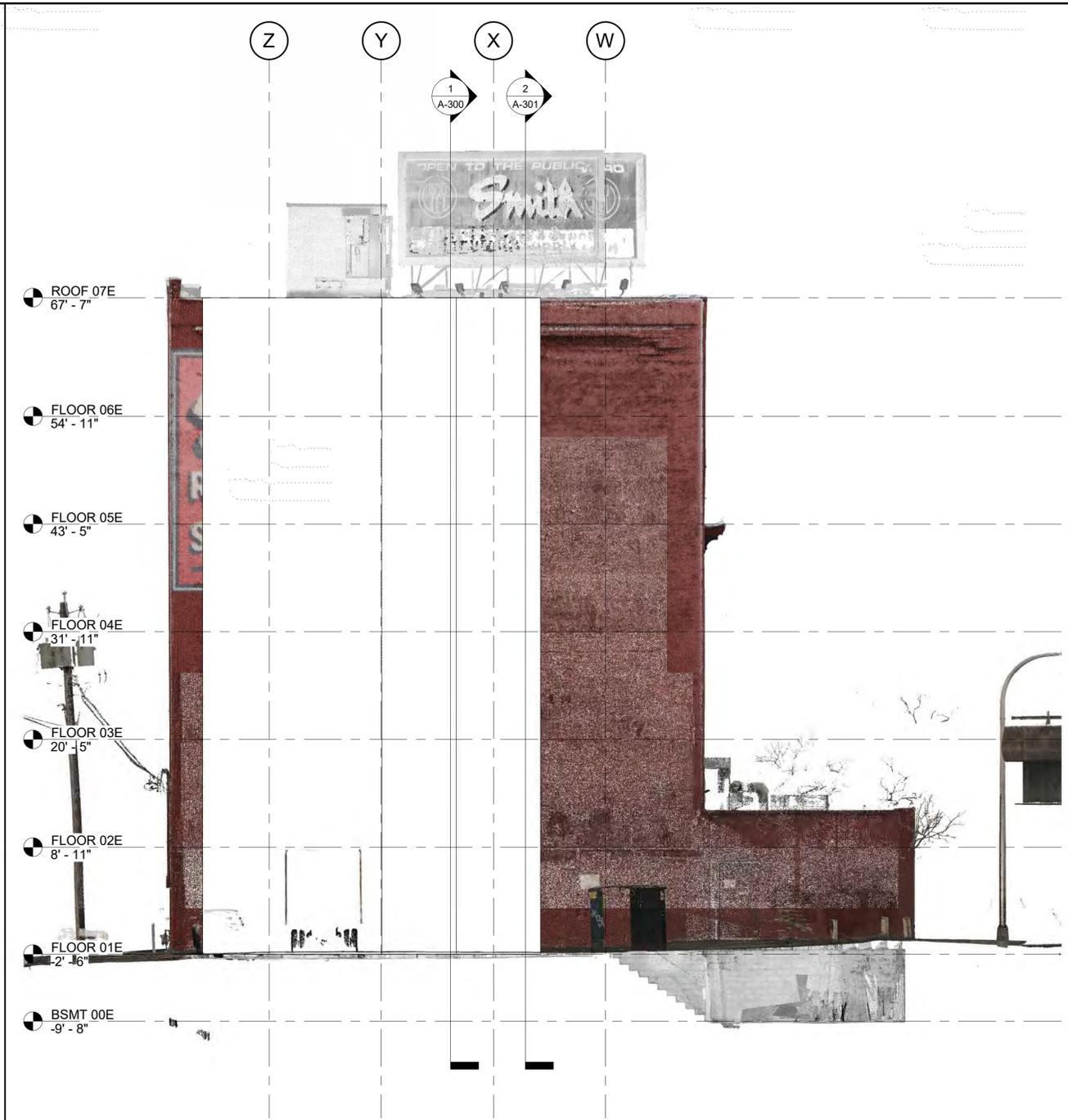
A-201 1/8" = 1'-0"

ELEVATION LEGEND:

GENERAL ELEVATION NOTES:

ELEVATION KEYNOTES:

**LK** LEGEND & KEYNOTES  
A-202 NO SCALE



**2 EAST ELEVATION**

A-201 1/8" = 1'-0"

5/28/2019 8:35:08 AM



ARCHITECTURE

ONE WEBSTERS LANDING  
SYRACUSE, NEW YORK 13202  
315.471.5338



Project Name

Owner

Enter address here



1 NORTH ELEVATION

A-202 1/8" = 1'-0"

ELEVATION LEGEND: \_\_\_\_\_ GENERAL ELEVATION NOTES: \_\_\_\_\_ ELEVATION KEYNOTES: \_\_\_\_\_

LK LEGEND & KEYNOTES  
A-201 NO SCALE

PRELIMINARY

NO.	DATE	DESCRIPTION
A	05.28.19	PRELIMINARY
MK		

SHEET ISSUES

VIP PROJECT NO.	XX-0000
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DRAWN BY	Author
CHECKED BY	ABC

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ARCHITECTURE SHEET TITLE

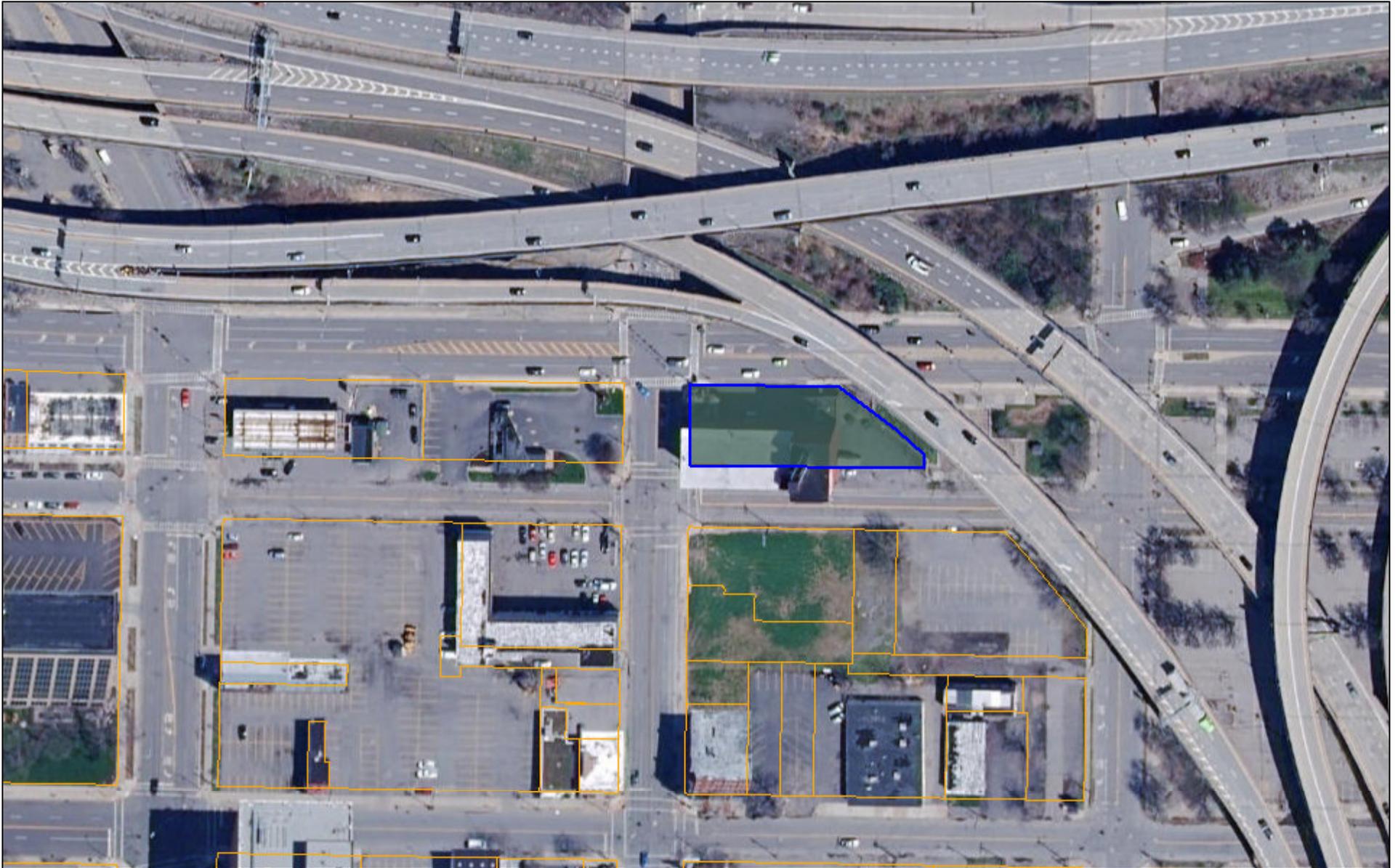
**EXTERIOR ELEVATIONS NORTH**

SHEET NUMBER

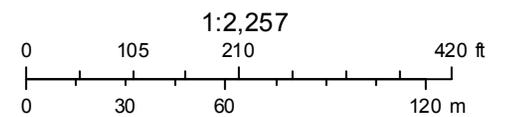
**A-202**

5/28/2019 8:47:08 AM

# 500 Eris Blvd. East- Smith Building



September 24, 2019



## RESOLUTION

A regular meeting of the City of Syracuse Industrial Development Agency was convened in public session on November 19, 2019, at 8:00 o'clock a.m. in the Common Council Chambers, City Hall, 233 East Washington Street, Syracuse, New York.

The meeting was called to order by \_\_\_\_\_ and upon the roll being duly called, the following members were:

**PRESENT:**

**THE FOLLOWING PERSONS WERE ALSO PRESENT:**

The following resolution was offered by \_\_\_\_\_ and seconded by Kenneth Kinsey:

**RESOLUTION DETERMINING THAT THE  
ACQUISITION, CONSTRUCTION, RENOVATION,  
EQUIPPING AND COMPLETION OF A MIXED-USE  
FACILITY AT THE REQUEST OF THE COMPANY  
CONSTITUTES A PROJECT; DESCRIBING THE  
FINANCIAL ASSISTANCE IN CONNECTION  
THEREWITH; AND AUTHORIZING A PUBLIC  
HEARING**

**WHEREAS**, the City of Syracuse Industrial Development Agency (the “*Agency*”) is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the “*State*”), as amended, together with Chapter 641 of the Laws of 1979 of the State of New York, as amended from time to time (collectively, the “*Act*”), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, for the purpose of promoting economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living; and

**WHEREAS**, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to grant “financial assistance” (as defined in the Act) in connection with the acquisition, reconstruction and equipping of one or more “projects” (as defined in the Act); and

**WHEREAS**, by application dated November 12, 2019 (the “*Application*”), Smith Building, LLC or an entity to be formed (the “*Company*”), requested the Agency undertake a project (the “*Project*”) consisting of: (A)(i) the acquisition of an interest in approximately 11,604 sq. ft. of real property improved by an existing multi-story approximately 31,196 sq. ft building (the “*Building*”), located at 500 Erie Boulevard East, in the City of Syracuse, New York (the “*Land*”); (ii) (a) the renovation of the Building for mixed-use to include 37 apartments, common areas and commercial space as follows: (1) on the first floor, six apartment units totaling approximately 3,557 sq. ft., commercial/retail space totaling approximately 2,629 sq. ft. and approximately 2,602 of common area space; (2) on the second floor, eleven apartment units totaling approximately 6,371 sq. ft. and approximately 967 of common area space; (3) on the third floor, three apartment units totaling approximately 1,565 sq. ft. and approximately 416 sq. ft. of common area space; (4) on the fourth floor, eleven apartment units totaling approximately 6,371 sq. ft. and approximately 967 sq. ft. of common area space; (5) on the fifth floor, three apartment units totaling approximately 1,722 sq. ft. and approximately 416 sq.ft. of common area space; and (6) on the sixth floor, three apartment units totaling approximately 1,565 sq. ft. and approximately 416 sq. ft. of common area space; and (b) the construction of an approximately 263 sq. ft. addition on the east end of the Building to accommodate stairs and an elevator for residential occupants; site improvements including but not limited to sidewalk construction, tree pits, lighting and parking landscape buffer areas, all located on the Land (collectively, the “*Facility*”); (iii) the acquisition and installation in and on the Land and Facility of furniture, fixtures and equipment (the “*Equipment*” and together with the Land and the Facility, the “*Project Facility*”); (B) the granting of certain financial assistance in the form of exemptions from real estate taxes, State and local sales and use tax and mortgage recording tax (in accordance with Section 874 of the General Municipal Law) (collectively the “*Financial Assistance*”); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, renovation, equipping and completion of the Project Facility; and (D) the lease of the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

**WHEREAS**, of the 37 apartment units in the Facility, 80% will be affordable units rented to households earning 80% of the average area median income and 20% will be affordable units rented to households earning 65% average area median income; and

**WHEREAS**, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as “*SEQRA*”), the Agency is required to make a determination with respect to the environmental impact of any “action” (as said quoted term is defined in SEQRA) to be taken by the Agency and the approval of the Project constitutes such an action; and

**WHEREAS**, the Agency has not yet made a determination under SEQRA; and

**WHEREAS**, the Agency has not approved undertaking the Project or granting the Financial Assistance; and

**WHEREAS**, the grant of Financial Assistance to the Project is subject to, among other things, the Agency finding after a public hearing pursuant to Section 859-a of the Act that the Project will serve the public purposes of the Act by promoting economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State or increasing the overall number of permanent, private sector jobs in the State.

**NOW, THEREFORE**, be it resolved by the members of the City of Syracuse Industrial Development Agency, as follows:

(1) Based upon the representations made by the Company to the Agency, the Agency makes the following findings and determinations:

(A) The Project constitutes a “project” within the meaning of the Act;

(B) The Project is located in a “Highly Distressed Area” as defined in Section 854(18) of the Act;

(C) The Financial Assistance contemplated with respect to the Project consists of assistance in the form of exemptions from real property taxes, State and local sales and use taxation and mortgage recording tax; and

(2) The Agency hereby directs that pursuant to Section 859-a of the Act, a public hearing with respect to the Project and Financial Assistance shall be scheduled with notice thereof published, and such notice, as applicable, shall further be sent to affected tax jurisdictions within which the Project is located.

(3) The Secretary or the Executive Director of the Agency is hereby authorized to and may distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

(4) A copy of this Resolution shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

**AYE**

**NAY**

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK            )  
  ) **SS.:**  
COUNTY OF ONONDAGA        )

I, the undersigned Secretary of the City of Syracuse Industrial Development Agency, **DO HEREBY CERTIFY** that I have compared the annexed extract of the minutes of the meeting of the City of Syracuse Industrial Development Agency (the “**Agency**”) held on November 19, 2019, with the original thereof on file in my office, and that the same (including all exhibits) is a true and correct copy of the proceedings of the Agency and of the whole of such original insofar as the same relates to the subject matters referred to therein.

**I FURTHER CERTIFY** that (i) all members of the Agency had due notice of such meeting, (ii) pursuant to Section 104 of the Public Officers Law (Open Meetings Law), such meeting was open to the general public and public notice of the time and place of such meeting was duly given in accordance with such Section 104, (iii) the meeting was in all respects duly held, and (iv) there was a quorum present throughout.

**I FURTHER CERTIFY** that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or rescinded.

**IN WITNESS WHEREOF**, I have set my hand and affixed the seal of the Agency this \_\_\_\_ day of November, 2019.

City of Syracuse Industrial Development Agency

\_\_\_\_\_  
Rickey T. Brown, Secretary

(S E A L)

**EXECUTIVE SUMMARY**

**Agenda Item: 11**

**Title: State Tower Building, LLC**

**Requested By: Sue Katzoff**

**OBJECTIVE:** Approval of a resolution authorizing Agency participation in mortgage refinancing and further authorizing an increase in the amount of the mortgage tax exemption previously approved by \$49,800.00.

**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 correspondence from the Company and its attorney requesting participation in both the refinancing of the mortgages on the Project and further requesting an increase in the amount of the mortgage tax exemption by \$49,800.00. The project initially approved by the Board of Directors in March of 2016 proposed the gut renovation and conversion of the 211,000 sq. ft. State Tower Building into a commercial/ residential mixed use. Mortgage exemptions were approved for the project based on a mortgage in the amount of \$15,360,000.00. In 2018 the Company reported to the Agency the Project budget had increased from \$27,300,000 to \$41,660,000 due to both the complexity of the renovation and unanticipated costs associated with it. The Company is now moving to permanent financing and is requesting an increase in the original exemption approved for the Project by \$49,800.00 to reflect the increase in the permanent mortgage financing of \$22,000,000.00.

**ATTACHMENTS:**

1. Correspondence. (2)
2. Resolution.

**REVIEWED BY:**

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

**Meeting:** November 19, 2019

**Prepared By: J. A. Delaney**

October 22, 2019

Judith Delaney  
Executive Director, SIDA  
City Hall Commons, 7th Floor  
201 East Washington Street  
Syracuse, New York 13202

Re: State Tower & Expressway (State Tower Building Project)

Dear Ms. Delaney

Pursuant to a resolution of the City of Syracuse Industrial Development Agency (SIDA) board adopted March 9, 2016 the above named project entered into a lease agreement with SIDA for the property located at 201-19 East Genesee Street Syracuse.

The construction financing related to this project matures October 1, 2019 and accordingly we are pursuing permanent financing. We have received a commitment letter from S&T Bank, the current lender, refinancing the current debt balance of \$15,360,000 with permanent financing of \$22,000,000. It is our intention to close on this financing by the end of November. As part of this refinancing we also request an increase in the mortgage tax exemption for the project of \$7,000,000.

We request that you place this issue on the November agenda for approval and in the meantime will insure that your attorney receive the loan documents for review and approval.

Thank you for your consideration of this request and continued support of our efforts to restore this Syracuse icon.

Sincerely,



Mark W. Roney, CPA  
Chief Financial Officer

Cc: S. Katzoff, J. Canfield



James J. Canfield  
*Partner*

November 15, 2019

**VIA ELECTRONIC MAIL**

Susan R. Katzoff, Esq.  
Bousquet Holstein, PLLC  
One Lincoln Center  
110 West Fayette. Street  
Syracuse, NY 13202

Re: Syracuse Industrial Development Agency: State Tower Building, LLC

Dear Sue:

This letter is in follow-up our telephone conversation of this morning and Mark W. Roney's letter of October 22, 2019 on behalf of State Tower Building, LLC (STB) to Judy Delaney, as Executive Director of the Syracuse Industrial Development Agency (SIDA).

As discussed, in light of acquisition and anticipated renovation costs, STB, through the assistance of SIDA, obtained a \$15,360,000 construction loan from S&T Bank back in 2016, SIDA joining in the mortgage in light of the existing lease/leaseback relationship. Due to unforeseen circumstances, the renovation costs substantially exceeded the initial budget, requiring substantial additional funds so as to complete the project. In light of such, STB is now looking to put permanent financing in place in the principal amount of \$22,000,000, the increase funding the additional funds needed to complete the project. This will entail an additional mortgage securing the increase in the funding of \$6,640,000. In order to facilitate such, STB has requested that SIDA, as the lessee/sublessor, to join in the additional mortgage and subsequent consolidation, which will, amongst other things, allow STB to benefit from a mortgage tax exemption on the additional funding.

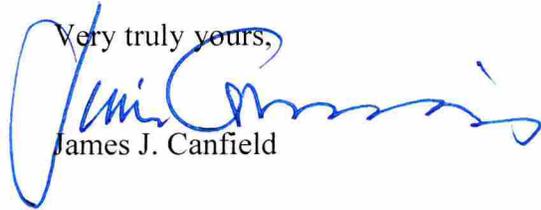
Needless to say, had STB known the final costs of the project (and supportable value), it would have sought a larger construction loan in 2016.

Susan R. Katzoff, Esq.

Page 2

As discussed, we are looking to close on the permanent loan by month's end in that the construction loan has matured. Your and SIDA's time and consideration as well as its continuing support for this project is greatly appreciated. If you have any questions, please give me a call

Very truly yours,

A handwritten signature in blue ink, appearing to read "Jim Canfield", written over the typed name "James J. Canfield".

James J. Canfield

Cc: Mark W. Roney

## RESOLUTION

A regular meeting of the City of Syracuse Industrial Development Agency was convened in public session on November 19, 2019 at 8:00 a.m. in the Common Council Chambers, City Hall, 233 East Washington Street, Syracuse, New York.

The meeting was called to order by \_\_\_\_\_ and upon the roll being duly called, the following members were:

**PRESENT:**

**THE FOLLOWING PERSONS WERE ALSO PRESENT:**

The following resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_:

### **RESOLUTION APPROVING THE AGENCY'S PARTICIPATION IN THE REFINANCING OF THE PROJECT; AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH AND AUTHORIZING AN INCREASE IN CERTAIN FINANCIAL ASSISTANCE**

**WHEREAS**, the City of Syracuse Industrial Development Agency (the "**Agency**") is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "**State**"), as amended, together with Chapter 641 of the Laws of 1979 of the State of New York, as amended from time to time (collectively, the "**Act**"), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, for the purpose of promoting economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living; and

**WHEREAS**, at the request of State Tower Building, LLC (the "**Company**"), by resolution dated March 9, 2016 (the "**Inducement Resolution**") the Agency agreed to undertake a project (the "**Project**") consisting of: (A)(i) the acquisition of an interest in approximately 1.2 acres of real property improved by an existing twenty-one (21) story, approximately 211,00 square foot building and garage (the "**Building**") located at 201-19 East Genesee Street & Warren Streets, in the City of Syracuse, New York (the "**Land**"); the renovation of the Building for use as a mixed-use complex including Class A office space and retail on the first 8 floors; approximately 57 market-rate studio, one and two bedroom apartment units on the upper 13 floors; significant façade restoration; and a 100 car on-site parking garage, all located on the Land (the "**Facility**"); (iii) the acquisition and installation in and at the Land and Facility of furniture, fixtures and equipment (the "**Equipment**") and together with the Land and the Facility,

the "**Project Facility**"); (B) the granting of certain financial assistance in the form of exemptions from State and local sales and use tax and mortgage recording tax (the "**Financial Assistance**"); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, renovation and equipping of the Project Facility; and (D) the lease of the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

**WHEREAS**, the Company and the Agency participated in one or more construction mortgages securing corresponding loans in the amount of \$15,600,000 (the "**Construction Loan**") as well as a bridge loan in the amount of \$2,981,941 (the "**Bridge Loan**" and collectively with the Construction Loan, the "**Construction Financing**") and received an exemption from mortgage recording tax related thereto; and

**WHEREAS**, due to unforeseen circumstances, including, but not limited to, the abatement costs, renovation costs substantially exceeded the initial budget, requiring additional funds ("**Debt**") to complete the Project; and

**WHEREAS**, the Company is now requesting the Agency participate in the refinance of the Construction Financing to permanent financing on the Project by refinancing the current debt balance of \$15,360,000 under the Construction Financing as well as additional debt of approximately \$6,640,000 for an aggregate of \$22,000,000 through S&T Bank (the "**Permanent Financing**") by executing and delivering: (i) a gap mortgage in the amount of \$6,640,000 and a consolidated mortgage in the amount of approximately \$22,000,000 (consolidating the Construction Loan, the Bridge Loan and the Gap Mortgage) and all related documents in favor of S&T Bank in an amount not to exceed Twenty-Two Million Dollars (\$22,000,000) to secure the permanent financing of the Project (collectively, the "**Mortgage**"); and (ii) all other documents reasonably necessary, upon advice of Agency's counsel, to effectuate the Permanent Financing (collectively, the "**Permanent Documents**"); and

**WHEREAS**, the Company has requested an increase in the amount of the Financial Assistance to accommodate the increase in the mortgage recording tax associated with the Debt required to finance the Project. As such, the Company has requested the Agency approve an increase of \$49,800 in mortgage recording tax exemption (the "**Additional Financial Assistance**"); and

**WHEREAS**, a public hearing was held on the Project including the original mortgage recording tax exemption. The requested increase does not exceed \$100,000 and therefore does not require a new public hearing; and

**WHEREAS**, the Agency Lease dated as of March 1, 2016, executed by the Company and the Agency in connection with the Project (the "**Agency Lease**"), anticipated the Agency's participation in the Permanent Financing; and

**WHEREAS**, the Permanent Financing is in furtherance of the Financial Assistance that was previously approved for the Project, which underwent an environmental review by the

Agency pursuant to the State Environmental Quality Review Act (“*SEQRA*”), and the present sales tax appointment extension request is insubstantial and does not require reconsideration or further review by the Agency under *SEQRA*.

**NOW, THEREFORE**, be it resolved by the members of the City of Syracuse Industrial Development Agency as follows:

(1) Based upon the representations made by the Company to the Agency, the Agency hereby makes the following findings and determinations:

(a) The Agency's participation in the Permanent Financing and the execution and delivery of the Permanent Documents will not result in a change to the Project as originally considered and therefore no further *SEQRA* review or action is required; and

(b) The Agency has the authority to, and hereby does, approve its participation in the Permanent Financing and the Additional Financial Assistance as well as the execution and delivery of the Permanent Documents. The Chairman, Vice Chairman and/or Executive Director of the Agency, acting individually, are each hereby authorized and directed, for and in the name and on behalf of the Agency, to execute and deliver the Permanent Documents and to execute and deliver any such additional certificates, instruments, documents or affidavits, to pay any such other fees, charges and expenses, to make such other changes, omissions, insertions, revisions, or amendments to the documents referred to herein and to do and cause to be done any such other acts and things, as they determine, on advice of counsel to the Agency, may be necessary or desirable to consummate the transactions contemplated by this Resolution. The execution thereof by the Chairman, Vice Chairman or Executive Director constitutes conclusive evidence of such approval.

(2) As a condition precedent to the Agency's participation in the Permanent Financing, the Permanent Documents and the granting of the Additional Financial Assistance, the Company will submit to the Agency the appropriate fee, including the Agency's legal fees associated with the Additional Financial Assistance, the Permanent Financing and the execution and delivery of the Permanent Documents and provide proof of insurance as required under the Agency Lease as well as any additional required certificates or documents, in exchange for the Agency's participation therein and the execution and delivery of the Permanent Documents.

(3) Should the Agency's granting of the Additional Financial Assistance or the participation in the Permanent Documents be challenged by any party, in the courts or otherwise, the Company shall defend, indemnify and hold harmless the Agency and its members, officers and employees from any and all losses arising from any such challenge including, but not limited to, the fees and disbursement of the Agency's counsel. Should any court of competent jurisdiction determine that the Agency is not authorized under the Act to participate in the Permanent Documents or Additional Financial Assistance, this Resolution shall automatically become null, void and of no further force and effect, and the Agency shall have no liability to the Company hereunder or otherwise.

(4) No covenant, stipulation, obligation or agreement contained in this Resolution or any document referred to herein shall be deemed to be the covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity. Neither the members nor officers of the Agency, nor any person executing any documents referred to above on behalf of the Agency, shall be liable thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

(5) The Secretary and/or the Executive Director of the Agency is hereby authorized to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

(6) This Resolution shall take effect immediately. A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

The question of the adoption of the foregoing Resolution was duly put to vote on a roll call, which resulted as follows:

**AYE**

**NAY**

The foregoing Resolution was thereupon declared duly adopted.



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

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**EXECUTIVE SUMMARY**

**Agenda Item: 12**

**Title: Syracuse Community Hotel Restoration Company 1, LLC  
(Phase II Project)**

**OBJECTIVE:** Approval of a resolution authorizing a retroactive extension of the Agency Agreement through February 1, 2020 and an increase in the amount of the sales tax exemption approved for the Phase II Project.

**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:** In July of 2017 the Agency Board of Directors approved financial assistance to the Company for a "Phase II" project to complete the construction of additional guest rooms and two proposed restaurants. (See Project Description attached) The Company was approved for benefits in the form of a sales tax exemption valued at \$265,627.00 and a mortgage tax exemption valued at \$60,000.00. Additionally the Board of Directors approved a waiver of the Agency's fee in the matter. The Agency has recently received correspondence from the Company indicating financing is in place and it is now ready to move forward with the expansion noting in the interim one of the restaurants was completed. The Company is requesting both a retroactive extension of the Agency Agreement and an increase in the approved sales exemption benefit by \$48,000.00 due to increases in the cost of construction over the original estimate. The Company will not make use of the mortgage tax exemption due to the type of funding secured for the Project. Cost of the Project is \$8,190,000.00

**ATTACHMENTS:**

1. Correspondence.
2. Supplemental Application.
3. Project Description.
4. Resolution.

**REVIEWED BY:**

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

**Meeting:** November 19, 2019

**Prepared By: J. A. Delaney**



**Brine Wells Development, LLC**  
500 South Warren Street  
PO Box 998  
Syracuse, New York 13201  
315.242.6091  
www.Brine-Wells.com

06.November.2019

Ms. Judith DeLaney  
Executive Director  
Syracuse Industrial Development Agency  
City of Syracuse  
201 East Washington Street  
Syracuse, New York 13202

RE: Marriott Syracuse Downtown  
Former Hotel Syracuse  
Redevelopment of the Hotel Syracuse, Phase 2 Renovations

SUB: SIDA Agency Agreement Extension  
Agreement Modifications

Dear Ms. DeLaney

On behalf of Syracuse Community Hotel Restoration Company 1, LLC (SCHRC1), and the related affiliates, I am requesting that the Agency Agreement for the Redevelopment of the Hotel Syracuse Phase 2 Renovation Program that was originally approved in 2017 be extended to 2020 to complete the remaining renovation work associated with the hotel. This extension will cover the completion of additional guestrooms and one (1) restaurant included within the previous Agency Agreement. One of the planned Phase 2 restaurants was actually completed during the prior reconstruction.

In addition to this extension SCHRC1 is requesting an increase to the Sales Tax Exemption by \$48,000.00 from \$265,627.00 to \$313,627.00. This request is made due to increases in construction costs from the original estimates in 2017 to construction costs in 2020.

It is the intent of SCHRC1 to use the PACE Loan program to fund this project, with closing on this loan scheduled for December of 2019, and construction of the added rooms and restaurant to occur in 2020. Rooms will be available for occupancy in June 2020, with final restaurant being completed in September 2020. At completion of Phase 2 Renovations, the entire building will now be renovated, including all guestroom floors and public spaces. For your reference I have included a brief project description outlining the program of the 2020 work to be completed and work completed under prior reconstruction.

Thank you for your consideration of SCHRC1's request for this extension, and should you require additional information, or we can answer further questions, please do not hesitate to contact me.

Sincerely;  
Syracuse Community Hotel Restoration Company 1, LLC

Edward M. Riley, AIA  
Managing Member, Member

Cc: Richard Engel, Esq

City of Syracuse Industrial Development Agency  
Supplemental Application and Verification

Project Name:

Marriott Syracuse Downtown - Former Hotel Syracuse Restoration

Date:

10/26/2019

### 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	within 2016 restoration
Site Work/Demo	within 2016 restoration
Building Construction & Renovation	5,700,000.00
Furniture & Fixtures	1,250,000.00
Equipment	340,000.00
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	none
Engineering/Architects Fees	295,000.00
Financial Charges	170,000.00
Legal Fees	130,000.00
Other	none
Management /Developer Fee	305,000.00
<b>Total Project Cost</b>	<b>8,190,000.00</b>

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

Amount of capital the Applicant has invested to date:	375,000.00
Amount of capital Applicant intends to invest in the Project through completion:	0.00
Total amount of public sector source funds allocated to the Project:	
Identify each public sector source of funding:	0.00
Percentage of the Project to be financed from private sector sources:	7,815,000.00
<b>Total Project Cost</b>	<b>8,190,000.00</b>

#### 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: C-PACE program - secured by Special Assessment

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? 3,920,339.00

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:

Standard

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

Yes  No

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

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

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

C. Type of Exemption/Abatement Requested:

Amount of Exemption/Abatement Requested:

<input checked="" type="checkbox"/>	Real Property Tax Abatement (PILOT)	Existing PILOT for main renovation project
<input type="checkbox"/>	Mortgage Recording Tax Exemption (.75% of amount mortgaged)	
<input checked="" type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State)	313,627.12
<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:

3.23 million per year

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

3.5 million over 5 year period

#### 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: 186 (fte)

B. Complete the following:

Estimate the number of full time equivalent (FTE) jobs to be retained as a result of this Project:	186 (existing) + 22 (added under expansion) = 208 FTE
Estimate the number of construction jobs to be created by this Project:	62
Estimate the average length of construction jobs to be created (months):	8 months
Current annual payroll at facility:	9.3 million
Average annual growth rate of wages:	approximatel 3%
Please list, if any, benefits that will be available to either full and/or part time employees:	health insurance, 401 k retirement
Average annual benefit paid by the company (\$ or % salary) per FTE job:	approximately 26.5%
Average growth rate of benefit cost:	approximately 4.5%
Amount or percent of wage employees pay for benefits:	less than 5%
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:	100%

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

Current & Planned Full Time Occupations (Job Titles)	Current Number of FTEs	Annual Salary	Estimated Number of FTE Jobs After Project Completion					
			End of Year 1	End of Year 2	End of Year 3	End of Year 4	Total New Jobs After 5 Years	Total Retained Jobs After 5 Years
Management Supervisor Positions	18	22.00 to 30.00 per hour	1	1	1	1	1	19
Skilled food service positions	18	18.00 to 25.00 per hour	3	4	5	7	7	25
Semi skilled food service positions	36	12.00 to 16.00 per hour	7	7	8	10	10	46
Skilled hotel service positions	6	18.00 to 25.00 per hour	1	1	1	1	1	7
Semi skilled hotel service positions	108	12.00 to 16.00 per hour	3	3	3	3	3	111
<b>Totals:</b>	<b>186fte</b>		<b>15</b>	<b>16</b>	<b>18</b>	<b>22</b>	<b>22</b>	<b>208</b>

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: UNITEHERE International Union Local , AFL-CIO

**V. Environmental Information**

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

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

Yes     No

If yes, please explain:

All previous abatement, demolition and miscellaneous clean up was completed under original 2016 renovation.

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.

**APPENDIX B**

**Verification**

STATE OF NEW YORK )  
 ) SS.:

COUNTY OF ONONDAGA )

EDWARD M. RILEY, deposes and says that s/he is the  
(Name of Individual)

MANAGING MEMBER, of SYRACUSE COMMUNITY HOTEL RESTORATION COMPANY 1, LLC  
(Title) (Applicant Name)

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

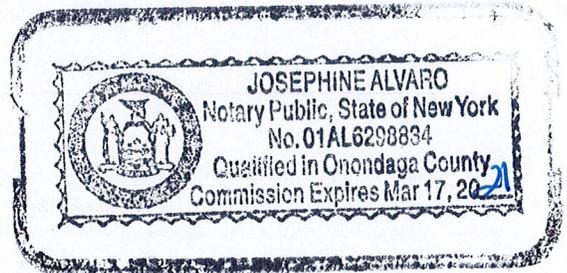
[Signature]  
Applicant Representative's Signature

MANAGING MEMBER, MEMBER  
Title

Subscribed and sworn to before me this

30th day of October, 20 19

[Signature]  
Notary Public





## Hotel Syracuse Restoration

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Marriott  
Syracuse  
Downtown  
Former Hotel Syracuse

SIDA Agency Agreement Extension  
Phase 2 Redevelopment of Hotel Syracuse

06.November.2019

Original Agency Agreement Approval – 2016

### Phase 2 Redevelopment of Hotel Syracuse - Original Project Description:

Project consisted of the finished construction of approximately 54 guestrooms within the Marriott Syracuse Downtown located on the 11th floor (partial), 3rd floor (partial) and 2nd floor (full floor) consisting of interior finished construction, FF&E and finished mechanical, electrical and plumbing systems within the unfinished “shell space”. The project also consists of the finished construction of two restaurant/bar spaces, on the ground floor of the hotel left unfinished under the main renovation project as shell areas. One restaurant area is at Warren and Harrison Street corner of the building, and the other directly west of the main Onondaga Street entrance to the hotel.

### Phase 2 Redevelopment of the Hotel Syracuse – Work completed 2016 – 2017

Restaurant located at the Warren and Harrison Street corner of the building was completed and opened as Shaughnessy’s Irish Pub and Sports Bar in 2017 and is currently in operation employing 8 FTE employees in the current 2019 year.

### Phase 2 Redevelopment of the Hotel Syracuse – Work programmed within the requested Agreement Extension

50 added guestrooms, consisting of both standard guestrooms and suites to be located on the 11th Floor (partial), 3rd Floor (partial) and 2nd Floor (full floor). These areas were completed as “shell space” under the original renovation in 2014 to 2016, with rough-in of mechanical, electrical, life safety, and plumbing systems, in addition to demolition and temporary utility installation. This phase will also complete Bridal Suite and Grooms Suite on the 11th Floor (partial). The former “Rainbow Lounge” area of the Ground Floor directly west of the Onondaga Street main entrance will be renovated for a 80 seat, upscale restaurant and bar, with the original “Rainbow Lounge” bar and interior finishes replicated as part of the scope of work. Scheduled opening of the rooms is May 2020, with restaurant opening scheduled for September 2020.

## RESOLUTION

A regular meeting of the City of Syracuse Industrial Development Agency was convened in public session on November 19, 2019 at 8:00 o'clock a.m., in the Common Council Chambers, City Hall, 233 East Washington Street, Syracuse, New York.

The meeting was called to order by \_\_\_\_\_ and upon the roll being duly called, the following members were:

**PRESENT:**

**THE FOLLOWING PERSONS WERE ALSO PRESENT:**

The following resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_:

### **RESOLUTION APPROVING AN EXTENSION OF THE AGENCY AGREEMENT BETWEEN THE AGENCY AND THE COMPANY UNTIL FEBRUARY 1, 2020 AND AUTHORIZING THE INCREASE IN CERTAIN FINANCIAL ASSISTANCE**

**WHEREAS**, the City of Syracuse Industrial Development Agency (the "**Agency**") is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the "**State**"), as amended (the "**Enabling Act**"), together with Section 926 of the General Municipal Law, as amended (said Section and the Enabling Act, collectively referred to as, the "**Act**"), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, including industrial pollution control facilities, railroad facilities and certain horse racing facilities, for the purpose of promoting, attracting, encouraging and developing recreation and economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living, and to prevent unemployment and economic deterioration; and

**WHEREAS**, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, lease, and sell real property and grant financial assistance in connection with one or more "projects" (as defined in the Act); and

**WHEREAS**, by resolution adopted on March 5, 2014 (the "**2014 Inducement Resolution**"), the Agency undertook a project at the request of Syracuse Community Hotel Restoration Company 1, LLC and Syracuse Community Hotel, Inc. (collectively, the "**Company**") as the Agency's agent for purposing of undertaking a project (the "**Original Project**") consisting of:

(A)(i) the acquisition by the Agency of a leasehold or fee interest in an approximately 1.014 acre lot of improved real property located at 100-08 Onondaga St. E. and Warren Street in the City of Syracuse, New York (the "**Land**"); (ii) the transfer by the Agency of its interest in the Land and Facility to the company by quit claim deed; (iii) the renovation and reconstruction of the existing approximate 413,000 square foot 11 story historic hotel (formerly known as the Hotel Syracuse) located on the Land for use as an approximate 261 room full service hotel with one or more restaurants, lobby, lounge and bar, with approximately 66,775 square feet of meeting space and approximately 35,000 square feet of retail/commercial space, together with landscaping and site improvements, all located on the Land and all to be designated as the "Convention Center Hotel" in connection with the Onondaga County OnCenter located near the Project (the "**Facility**"); (iv) the acquisition and installation thereon of furniture, fixtures and equipment (the "**Original Equipment**" and together with the Land and the Facility, the "**Original Project Facility**"); (B) the granting of certain financial assistance in the form of exemptions from real property tax, State and local sales and use taxation and mortgage recording tax (the "**Original Financial Assistance**"); (C) the appointment of the Company as an agent of the Agency in connection with the acquisition; renovation, reconstruction and equipping of the Project Facility; and (D) the lease of the Land and Facility by the Agency pursuant to a lease or sale agreement and the acquisition of an interest in the Equipment pursuant to a bill(s) of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

**WHEREAS**, in October 2015, the Agency and the Company closed on the lease transaction (the "**Closing**") with respect to the Original Project and conferred the approved Original Financial Assistance; and

**WHEREAS**, at the time of its Application and through its approval process, the Company indicated that there would be space on one or more floors within the Facility that would be subject to future additional build-out for use as additional hotel rooms, restaurants and common areas; and

**WHEREAS**, by resolution dated July 18, 2017 (the "**2017 Inducement Resolution**"), at the request of the Company, the Agency undertook a project (the "**Project**") consisting of: (A)(i) the continuation of its interest in the Original Project Facility; (ii) the renovation and reconstruction of approximately sixty (60) thousand square feet amongst the second, third and eleventh floors of the Facility for use as an additional approximately fifty-four (54) guest rooms and the renovation of approximately ten (10) thousand square feet within the Facility for use as two restaurants all located on the Land (the "**New Facility**"); (iii) the acquisition and installation thereon of furniture, fixtures and equipment (the "**Equipment**" and together with the Land and the New Facility, the "**Project Facility**"); (B) the granting of certain financial assistance in the form of exemptions from State and local sales and use taxation and mortgage recording tax (the "**Financial Assistance**"); (C) the appointment of the Company as an agent of the Agency in connection with the acquisition, renovation, reconstruction and equipping of the Project Facility; and (D) the continuation of its interest in the Land and Facility by the Agency pursuant to a lease or sale agreement and the acquisition of an interest in the Equipment pursuant to a bill(s) of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

**WHEREAS**, pursuant to the 2017 Inducement Resolution, the Agency appointed the Company as its agent for purposes of completing the Project and the parties entered into an Agency Agreement, as set forth at Exhibit “A” to the 2017 Inducement Resolution (the “*Agency Agreement*”), which required the Company to close on the Project on or before July 18, 2018 or obtain an extension from the Agency; and

**WHEREAS**, the Company has advised that one of the restaurants (Shaughnessy's) was actually completed as part of the Original Project; and

**WHEREAS**, the Company advised that the closing was delayed as a result of financing. The Company has now represented that they have received a commitment for financing on the Project. As such, the Company is requesting the Agency grant an extension of the Agency Agreement to provide time to close on the Project to February 1, 2020 in order to allow the Company time to finalize the financing associated with the Project and close on the transaction with the Agency (the “*Extension*”); and

**WHEREAS**, as a result of the delay in construction, the costs associated with the Project have increased causing the amount of goods and services subject to State and local sales and use tax to increase from \$3,320,337 to \$3,920,339. Therefore, the Company is requesting that the Original Financial Assistance be increased by approximately \$48,000 with respect to State and local sales and use tax exemption such that the amount of State and local sales and use tax exemption benefits awarded for the Project shall not exceed **\$313,627** (the “*Additional Financial Assistance*”); and

**WHEREAS**, the requested Additional Financial Assistance does not exceed \$100,000 and therefore does not require a new public hearing; and

**WHEREAS**, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as “*SEQRA*”), the Agency is required to make a determination whether the “action” (as said quoted term is defined in SEQRA) to be taken by the Agency may have a “significant impact on the environment” (as said quoted term is utilized in SEQRA), and the extension of the Agency Agreement and the granting of the Additional Financial Assistance constitutes such action; and

**WHEREAS**, the Original Project underwent an environmental review by the Agency pursuant to SEQRA, and the proposed extension to the Agency Agreement and the granting of the Financial Assistance are not substantial and do not require reconsideration or further review by the Agency under SEQRA; and

**NOW, THEREFORE**, be it resolved by the members of the City of Syracuse Industrial Development Agency as follows:

(1) It is the policy of the State to promote the economic welfare, recreation opportunities and prosperity of its inhabitants and to actively promote, attract, encourage and develop recreation and economically sound commerce and industry for the purpose of preventing

unemployment and economic deterioration. It is among the purposes of the Agency to promote, develop, encourage and assist in the acquiring, constructing, improving, maintaining, equipping and furnishing of certain facilities, including commercial facilities, and thereby advance the job opportunities, health, general prosperity and economic welfare of the people of the State and to improve their recreation opportunities, prosperity and standard of living.

(2) Based upon the representations made by the Company to the Agency, the Agency hereby makes the following findings and determinations:

- (a) The Extension and Additional Financial Assistance do not amount to a significant change in the Project from what was originally approved by the Agency, and therefore no further review under SEQRA is required.
- (b) Subject to the terms of this Resolution, the Agency authorizes and approves the granting of Additional Financial Assistance and the Extension, provided that there is no event of default existing under the current Agency Agreement or any of the lease documents executed and delivered by the Company in conjunction with the Original Project.
- (c) The Chairman, Vice Chairman and/or the Executive Director of the Agency, acting individually, are each hereby authorized and directed, for and in the name and on behalf of the Agency, to execute and deliver any and all documents relating to the Extension and the Additional Financial Assistance and to do and cause to be done any such other acts and things, as they determine, on advice of counsel to the Agency, may be necessary or desirable to consummate the transactions contemplated by this Resolution, including but not limited to the execution and delivery of an amended Agency Agreement.

(3) No covenant, stipulation, obligation or agreement contained in this Resolution or any document referred to herein shall be deemed to be the covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity. Neither the members nor officers of the Agency, nor any person executing any documents referred to above on behalf of the Agency, shall be liable thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

(4) As a condition precedent to the Extension and the grant of Additional Financial Assistance, the Company shall agree that it is responsible for and will tender all fees associated with the Project and the Agency Agreement and related Extension, including but not limited to any Agency fee, administrative fees and/or legal fees, regardless of whether the lease transaction contemplated by the parties ever closes.

(5) The Secretary of the Agency is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

(6) This Resolution shall take effect immediately. A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

**AYE**

**NAY**

The foregoing resolution was thereupon declared duly adopted.

STATE OF NEW YORK            )  
  ) **SS.:**  
COUNTY OF ONONDAGA        )

I, the undersigned Secretary of the City of Syracuse Industrial Development Agency, **DO HEREBY CERTIFY** that I have compared the annexed extract of the minutes of the meeting of the City of Syracuse Industrial Development Agency (the “*Agency*”) held on November 19, 2019, with the original thereof on file in my office, and that the same (including all exhibits) is a true and correct copy of the proceedings of the Agency and of the whole of such original insofar as the same relates to the subject matters referred to therein.

**I FURTHER CERTIFY** that (i) all members of the Agency had due notice of such meeting; (ii) pursuant to Section 104 of the Public Officers Law (Open Meetings Law), such meeting was open to the general public and public notice of the time and place of such meeting was duly given in accordance with such Section 104; (iii) the meeting was in all respects duly held; and (iv) there was a quorum present throughout.

**I FURTHER CERTIFY** that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

**IN WITNESS WHEREOF**, I have set my hand and affixed the seal of the Agency this \_\_\_\_\_ day of November, 2019.

**CITY OF SYRACUSE INDUSTRIAL  
DEVELOPMENT AGENCY**

By: \_\_\_\_\_  
Rickey T. Brown, Secretary

**(S E A L)**

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

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**EXECUTIVE SUMMARY**

**Agenda Item: 13**

**Title: Seneca Armory Associates LLC**

**Requested By: Sue Katzoff**

**OBJECTIVE:** Approval of a resolution authorizing a temporary sales tax appointment for the Project until January 30, 2020.

**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:** In April of 2019 the Board of Directors approved resolutions for a Project at 239-245 West Fayette Street known as the 'Seneca Building" (Mulrooney's Bar) located in the Armory Square neighborhood. The owners proposed converting the mostly vacant building to a mixed commercial residential use to include renovation of vacant commercial space on the first floor with upper floors converted to 20 residential units. Benefits approved by the Board included exemptions from Mortgage (\$20,813.00) and sales tax (\$100,000.00). The Agency is in receipt of correspondence from the owner's attorney advising the closing has been delayed due to issues with historic tax financing and is requesting approval of a temporary sales tax appointment prior to closing so that construction may get underway. Closing is anticipated to take place no later than 1/30/20.

**ATTACHMENTS:**

1. Correspondence (2)
2. Resolution.

**REVIEWED BY:**

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

**Meeting:** November 19, 2019

**Prepared By:** J. A. DeLaney



LYNN D'ELIA  
TEMES &  
STANCZYK

100 MADISON STREET  
SUITE 1905  
SYRACUSE, NY 13202  
(315) 476-1010

1177 SIXTH AVENUE  
FIFTH FLOOR  
NEW YORK, NY 10036  
(212) 328-1763

WWW.LDTS-LAW.COM

November 15, 2019

**SENT BY EMAIL**

Judith DeLaney  
Economic Development Specialist  
Neighborhood And Business Development  
City of Syracuse  
201 East Washington Street 6th Floor  
Syracuse, N.Y. 13202  
[jdolaney@syr.gov](mailto:jdolaney@syr.gov)

Susan R. Katzoff  
BOUSQUET HOLSTEIN PLLC  
110 West Fayette Street  
One Lincoln Center  
Suite 1000  
Syracuse, New York 13202-1190  
[skatzoff@bhlawpllc.com](mailto:skatzoff@bhlawpllc.com)

Re: Seneca Armory Associates, LLC

Dear Ms. Delaney and Ms. Katzoff:

We represent Seneca Armory Associates, LLC (the "Applicant") in connection with the rehabilitation of 239-245 West Fayette Street (the "Project"). Applicant had planned to close on financing for the project at the end of October and proceed with the Project. However, closing on financing has been delayed and is now expected in late December or January.

Despite the delay in financing, Applicant desires to continue construction in the interim. Therefore, Applicant requests a temporary sales tax agency appointment to enable Applicant to continue construction pending closing on financing.

Very truly yours,

LYNN D'ELIA TEMES & STANCZYK

Timothy M. Lynn



LYNN D'ELIA  
TEMES &  
STANCZYK

100 MADISON STREET  
SUITE 1905  
SYRACUSE, NY 13202  
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1177 SIXTH AVENUE  
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November 15, 2019

**SENT BY EMAIL**

Judith DeLaney  
Economic Development Specialist  
Neighborhood And Business Development  
City of Syracuse  
201 East Washington Street 6th Floor  
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Susan R. Katzoff  
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110 West Fayette Street  
One Lincoln Center  
Suite 1000  
Syracuse, New York 13202-1190  
[skatzoff@bhlawpllc.com](mailto:skatzoff@bhlawpllc.com)

Re: Seneca Armory Associates, LLC

Dear Ms. Delaney and Ms. Katzoff:

In response to my prior correspondence requesting a temporary appointment, you requested an explanation for the delay in closing on financing. Shortly before the planned closing in October, an interested historic tax credit investor submitted a letter of intent for a syndication of the historic tax credits generated by the project. Incorporating the syndication causes unavoidable delays in preparing historic equity projections, negotiating agreements with the investor, coordinating the terms with the lender, and obtaining third-party opinions necessary for the tax credits. Although we are pressing to get all these items completed quickly, the delay cannot be avoided.

Very truly yours,

LYNN D'ELIA TEMES & STANCZYK

Timothy M. Lynn

**APPROVING RESOLUTION**

A regular meeting of the City of Syracuse Industrial Development Agency was convened in public session on November 19, 2019 at 8:00 o'clock a.m., local time, in the Common Council Chambers, City Hall, 233 East Washington Street, Syracuse, New York.

The meeting was called to order by \_\_\_\_\_ and upon the roll being duly called, the following members were:

**PRESENT:**

The following persons were **ALSO PRESENT:**

The following resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_:

**RESOLUTION APPROVING THE TEMPORARY APPOINTMENT OF THE COMPANY AS AGENT OF THE AGENCY WITH RESPECT TO A PROJECT AND THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH**

**WHEREAS**, the City of Syracuse Industrial Development Agency (the “*Agency*”) is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the “*State*”), as amended, together with Chapter 641 of the Laws of 1979 of the State of New York, as amended from time to time (collectively, the “*Act*”), to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, for the purpose of promoting economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living; and

**WHEREAS**, Seneca Armory Associates, LLC, or an entity to be formed (the “*Company*”), by application dated March 8, 2019 (the “*Application*”), requested that the Agency undertake a project (the “*Project*”) consisting of: (A)(i) the acquisition of an interest in approximately 13,640 sq. ft. of real property located at 239-245 West Fayette Street, in the City of Syracuse, New York (the “*Land*”) and improved with an approximately 28,868 sq. ft. mixed-use building consisting of approximately 7,369 sq. ft. of retail space on the ground floor, approximately 14,124 sq. ft. of vacant office space on the second and third floors and approximately 7,375 sq. ft. of common area, storage and mechanical areas; (ii) the reconstruction and renovation of the existing improvements to convert the second and third floors to approximately 20 apartment units and restore the exterior façade, all located on the Land (the “*Facility*”); (iii) the acquisition and installation in and at the Land and Facility of furniture, fixtures and equipment (the “*Equipment*”) and together with the Land and the Facility, the

“*Project Facility*”); (B) the granting of certain financial assistance in the form of exemptions from State and local sales and use tax and mortgage recording tax (in accordance with Section 874 of the General Municipal Law) (collectively the “*Financial Assistance*”); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, reconstruction, renovation, equipping and completion of the Project Facility; and (D) the lease of the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

**WHEREAS**, the Agency conducted a public hearing with respect to the Project and the proposed Financial Assistance on April 16, 2019 pursuant to Section 859-a of the Act, notice of which was originally published on March 28, 2019, in the Post-Standard, a newspaper of general circulation in the City of Syracuse, New York and given to the chief executive officers of the affected tax jurisdictions by letters dated March 27, 2019; and

**WHEREAS**, by resolution adopted April 16, 2019 (the “*SEQRA Resolution*”), the Agency determined that the Project constitutes an “Unlisted Action” as defined under SEQRA and will not have a significant adverse effect on the environment and issued a negative declaration; and

**WHEREAS**, pursuant to a resolution adopted by the Agency on April 16, 2019 (the “*Inducement Resolution*”), the Agency approved the undertaking of the Project and the appointment of the Company as its agent for purposes of completing the Project; and

**WHEREAS**, the Inducement Resolution authorized State and local sales and use tax exemptions for the Project in an amount not to exceed **\$100,000**; and

**WHEREAS**, by letter dated November 15, 2019, the Company advised that the financing for the Project has been delayed due to the use of historic tax credits and the related syndication of the credits. The Company and its lender are working to finalize the historic tax credit financing and anticipate closing by the end of January 2020. Notwithstanding, the Company is seeking to undertake some construction to avoid further delays and is requesting the Agency consider executing and delivering a temporary sales tax exemption prior to the closing on the lease transactional documents with the Agency relative to the Project such that the Company can commence/continue construction and benefit from the exemption from State and local sales and use taxes while finalizing its financing (the “*Temporary Appointment*”); and

**NOW, THEREFORE**, be it resolved by the members of the City of Syracuse Industrial Development Agency as follows:

(1) It is the policy of the State to promote the economic welfare, recreation opportunities and prosperity of its inhabitants and to actively promote, attract, encourage and develop recreation and economically sound commerce and industry for the purpose of preventing unemployment and economic deterioration. It is among the purposes of the Agency to promote, develop, encourage and assist in the acquiring, constructing, improving, maintaining, equipping

and furnishing of certain facilities, including commercial facilities, and thereby advance the job opportunities, health, general prosperity and economic welfare of the people of the State and to improve their recreation opportunities, prosperity and standard of living.

(2) Based upon the representations made by the Company to the Agency, the Agency hereby makes the following findings and determinations:

(a) The action taken pursuant to this Resolution will not result in any significant adverse environmental impacts, and the previously adopted negative declaration still applies and does not need to be amended or supplemented.

(b) Pursuant to the terms of the Inducement Resolution the amount of State and local sales and use tax exemption benefits comprising the Financial Assistance approved by the Agency shall not exceed **\$100,000**.

(c) The terms and conditions of subdivision 3 of Section 875 of the Act are herein incorporated by reference and the Company shall agree to such terms as a condition precedent to the Company's Temporary Appointment as agent of the Agency and to receiving or benefiting from an exemption from State and local sales and use tax exemptions benefits.

(d) The Agency approves the Company's Temporary Appointment and delivery of an appointment letter (the "**Letter**") subject to execution of an interim project agreement by and between the Company and the Agency (the "**Interim Project Agreement**") as well as any necessary and related documents, including but not limited to, an Environmental Compliance and Indemnification Agreement and a Bill of Sale (collectively with the Letter and the Interim Project Agreement, the "**Temporary Documents**"), all effective through **January 31, 2020** (the "**Temporary Period**").

(e) As a condition precedent to the Agency's execution and delivery of the Temporary Documents, the Company has, or will: (i) execute and deliver the Agreement (as defined in the Inducement Resolution); (ii) agree to comply with the provisions thereof and of the Act; and (iii) remit to the Agency 25% of the Agency's administrative fee (currently based on the Company's Application) as well as the Agency's legal fees associated with the issuance of the Temporary Documents.

(f) The Agency approves, subject to the terms hereof, the execution and delivery of the Temporary Documents effective through **January 31, 2020**; and the Chairman and Vice Chairman of the Agency are each hereby authorized, upon review and advice of counsel, on behalf of the Agency, to execute and deliver the Temporary Documents, in form and substance similar to other such agreements entered into by the Agency. The execution thereof by the Chairman or Vice Chairman constitutes conclusive evidence of such approval.

(g) The Company may utilize, and is hereby authorized to appoint, subject to the terms and conditions of the Project Agreement (including the execution by the Additional Agent (as defined herein) of a Sub-Agent Agreement (as defined in the Project Agreement)), a Project operator, contractors, agents, subagents, subcontractors, contractors and subcontractors of such

agents and subagents (collectively, “**Additional Agents**”) to proceed with the construction and equipping of the Project, all with the same powers and the same validity as if the Agency were acting in its own behalf provided the Company execute, deliver and comply with the Temporary Documents. The Company shall provide, or cause Additional Agents to provide, and the Agency shall maintain, records of the amount of State and local sales and use tax exemption benefits provided to the Project, and the Company shall, and cause each Additional Agent to, make such records available to the Agency and the State Commissioner of Taxation and Finance (the “**Commissioner**”) upon request. The Agency shall, within thirty (30) days of providing any State sales and use tax exemption benefits, report to the Commissioner the amount of such benefits for Project, identifying the Project, along with any such other information and specificity as the Commissioner may prescribe. As a condition precedent to the Company or Project’s receipt of, or benefit from, any State or local sales and use tax exemptions, the Company must acknowledge and agree to make, or cause its Additional Agents to make, all records and information regarding State and local sales and use tax exemption benefits realized by the Project available to the Company, the Agency or its designee upon request.

(h) Counsel to the Agency is hereby authorized to work with the Company and others to prepare the Temporary Documents and all documents necessary to effect the intent of this Resolution.

(i) Should the Agency’s participation in the Temporary Documents regarding the Project Facility be challenged by any party, in the courts or otherwise, the Company shall defend, indemnify and hold harmless the Agency and its members, officers and employees from any and all losses arising from any such challenge including, but not limited to, the fees and disbursement of the Agency’s counsel. Should any court of competent jurisdiction determine that the Agency is not authorized under the Act to participate in the Letter and Interim Project Agreement, this Resolution shall automatically become null, void and of no further force and effect, and the Agency shall have no liability to the Company hereunder or otherwise.

(j) No covenant, stipulation, obligation or agreement contained in this resolution or any document referred to herein shall be deemed to be the covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity. Neither the members nor officers of the Agency, nor any person executing any documents referred to above on behalf of the Agency, shall be liable thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

(k) This Resolution shall take effect immediately.

(l) The Secretary of the Agency is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

(m) A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

**AYE**

**NAY**

The foregoing Approving Resolution was thereupon declared duly adopted.

STATE OF NEW YORK            )  
  ) **SS.:**  
COUNTY OF ONONDAGA        )

I, the undersigned Secretary of the City of Syracuse Industrial Development Agency, **DO HEREBY CERTIFY** that I have compared the annexed extract of the minutes of the meeting of the City of Syracuse Industrial Development Agency (the “**Agency**”) held on November 19, 2019, with the original thereof on file in my office, and that the same (including all exhibits) is a true and correct copy of the proceedings of the Agency and of the whole of such original insofar as the same relates to the subject matters referred to therein.

**I FURTHER CERTIFY** that (i) all members of the Agency had due notice of such meeting, (ii) pursuant to Section 104 of the Public Officers Law (Open Meetings Law), such meeting was open to the general public and public notice of the time and place of such meeting was duly given in accordance with such Section 104, (iii) the meeting was in all respects duly held, and (iv) there was a quorum present throughout.

**I FURTHER CERTIFY** that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or rescinded.

**IN WITNESS WHEREOF**, I have set my hand and affixed the seal of the Agency this \_\_\_\_ day of November, 2019.

City of Syracuse Industrial Development Agency

\_\_\_\_\_  
Rickey T. Brown, Secretary

(S E A L)

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

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**EXECUTIVE SUMMARY**

**Agenda Item: 14**

**Title: Grossman St. Amour CPAs PLLC**

**Requested By: John Vavonese**

**OBJECTIVE:** Approval of proposed engagement letters for public accounting services for fiscal year 2019.

**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:**

Attached please find engagement letters from the Agency's independent accounting firm to provide auditing services for the fiscal year 2019. The fee for the services will remain the same as last year - \$17,000.00.

**ATTACHMENTS:**

1. Audit Engagement Letter.
2. Investment Engagement Letter.

**REVIEWED BY:**

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

**Meeting:** November 19, 2019

**Prepared By: J. A. Delaney**



## grossman st. amour

CERTIFIED PUBLIC ACCOUNTANTS PLLC

Gary A. Grossman, CPA, CFP  
Steven J. St. Amour, CPA/ABV, CVA  
Mark R. Ciaralli, CPA, CFE  
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Scott M. Heyman, CPA  
Tanya Hilbert  
Kathleen Kaminski, CPA  
Susan R. St. Amour, CPA

November 19, 2019

Ms. Judith Delaney, Executive Director  
City of Syracuse Industrial Development Agency  
City Hall Commons, 6<sup>th</sup> Floor  
201 East Washington Street  
Syracuse, New York 13202

Dear Judy:

The following represents our understanding of the services we will provide the City of Syracuse Industrial Development Agency (SIDA).

You have requested that we audit the financial statements of the business-type activities of SIDA, as of December 31, 2019, and for the year then ended and the related notes to the financial statements, which collectively comprise SIDA's basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on the business-type activities.

Accounting principles generally accepted in the United States of America require that management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:



Ms. Judith Delaney, Executive Director

November 19, 2019

Page 2

1) Management's Discussion and Analysis (MD&A)

Supplementary information other than RSI will accompany SIDA's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and perform certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

1) Supplemental Schedule of Revenue Bonds and Other Bonds (Conduit Debt Obligations)

**Auditor Responsibilities**

We will conduct our audit in accordance with U.S. GAAS. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the basic financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the basic financial statements, whether due to fraud or error, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements.

An audit also includes evaluating the appropriateness of accounting policies used, and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the basic financial statements. If appropriate, our procedures will therefore include tests of documentary evidence that support the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of cash, investments, and certain other assets and liabilities by correspondence with creditors and financial institutions. As part of our audit process, we will request written representations from your attorneys, and they may bill you for responding. At the conclusion of our audit, we will also request certain written representations from you about the basic financial statements and related matters.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements (whether caused by errors, fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS *and in accordance with Government Auditing Standards and/or any state or regulatory audit requirements.*

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the basic financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the basic financial statements that we have identified during the audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

### **Compliance with Laws and Regulations**

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of SIDA's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Management Responsibilities**

Our audit will be conducted on the basis that management and those charged with governance acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
3. To provide us with:
  - a. Access to all information of which *management* is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
  - b. Additional information that we may request from *management* for the purpose of the audit; and
  - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
4. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by the entity's auditor;
5. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
6. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole; and

7. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of our audit process, we will request from management, written confirmation concerning representations made to us in connection with the audit.

### **Reporting**

We will issue a written report upon completion of our audit of SIDA's basic financial statements. Our report will be addressed to the governing body of SIDA. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

We also will issue a written report on SIDA's Public Authority Investment Report upon completion of our examination agreement in accordance with attestation standards of Government Auditing Standards. A separate engagement letter has been issued for this examination engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

### **Other**

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

### **Provisions of Engagement Administration, Timing and Fees**

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

The timing of our audit will be scheduled for performance and completion as follows:

	<i>Begin</i>	<i>Complete</i>
Document internal control and preliminary tests	Dec 2019	Jan 2020
Prepare confirmations (as needed)	Jan 2020	Jan 2020
Perform year-end audit procedures	Mid Feb 2020	Early March 2020
Issue audit report		By March 31, 2020

Michael Lisson is the engagement partner for the audit services specified in this letter. His responsibilities include supervising Grossman St. Amour CPA's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fees are based on the amount of time required at various levels of responsibility, inclusive of actual out-of-pocket expenses. Invoices will be rendered upon substantial completion of the engagement. We estimate that our fee for the audit will be \$17,000 (\$16,000 for the financial statement audit and \$1,000 for the public authority investment report examination). We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. Whenever possible, we will attempt to use SIDA's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

We will prepare the draft financial statements of SIDA from the management prepared trial balances, which is a nonattest service. With respect to any nonattest services we perform, SIDA's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

*Government Auditing Standards* require that we also document an assessment of the skills, knowledge, and experience of management, should we participate in any form of preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

Ms. Judith Delaney, Executive Director  
November 19, 2019  
Page 6

We agree to retain our audit documentation or work papers for a period of at least seven years from the date of our report.

At the conclusion of our audit engagement, we will communicate to the board of directors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of Grossman St. Amour CPAs and constitutes confidential information. However, we may be requested to make certain audit documentation available to New York Regulators pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Grossman St. Amour CPA's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these parties. The parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,



**GROSSMAN ST. AMOUR,  
CERTIFIED PUBLIC ACCOUNTANTS, PLLC**

Ms. Judith Delaney, Executive Director  
November 19, 2019  
Page 7

RESPONSE:

This letter correctly sets forth our understanding.

**City of Syracuse Industrial Development Agency**

Acknowledged and agreed on behalf of the City of Syracuse Industrial Development Agency by:

\_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



## grossman st. amour

CERTIFIED PUBLIC ACCOUNTANTS PLLC

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Tanya Hilbert  
Kathleen Kaminski, CPA  
Susan R. St. Amour, CPA

November 19, 2019

Ms. Judith Delaney, Executive Director  
City of Syracuse Industrial Development Agency  
City Hall Commons, 6th Floor  
201 East Washington Street  
Syracuse, New York 13202

Dear Judy:

You have requested that we examine the Public Authority Investment Report as required by Section 2925 of Public Authorities Law; Sections 10, 11, and 858-a of General Municipal Law of New York State of the City of Syracuse Industrial Development Agency ("SIDA") as of or for the period ended December 31, 2019. We are pleased to confirm our acceptance and our understanding of this examination engagement by means of this letter. Our examination will be conducted with the objective of expressing an opinion as to whether the Public Authority Investment Report is presented fairly, in all material respects, in accordance with (or based on) SIDA's investment policies, in all material respects.

### Practitioner Responsibilities

We will conduct our examination in accordance with the attestation standards established by the American Institute of Certified Public Accountants and, in accordance with the attestation standards of Government Auditing Standards. An examination involves performing procedures to obtain evidence about SIDA's Public Authority Investment Report. The nature, timing and extent of procedures selected depend on the practitioner's judgment, including the assessment of the risks of material misstatement of the subject matter, whether due to fraud or error.

Because of the inherent limitations of an examination engagement, together with the inherent limitations of internal control, an unavoidable risk exists that some material misstatements may not be detected, even though the examination is properly planned and performed in accordance with the attestation standards. However, we will inform you of any material noncompliance with laws or regulations, uncorrected misstatements, fraud, and when relevant to the subject matter, internal control deficiencies that comes to our attention, unless clearly inconsequential.



Ms. Judith Delaney, Executive Director

November 19, 2019

Page 2

In accordance with the requirements of Government Auditing Standards, we will also issue a written report describing the scope of our testing over internal control over financial over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the examination and, therefore, no such opinion will be expressed.

Our responsibility is limited to the period covered by our examination and does not extend to any other periods.

### **Management Responsibilities**

Our examination will be conducted on the basis that management and, those charged with governance acknowledge and understand that they have responsibility:

- a. For the preparation and presentation of the Public Authority Investment Report in accordance with (or based on) SIDA's investment policies;
- b. For the design, implementation, and maintenance of internal control to prevent, or detect and correct, misstatement of the Public Authority Investment Report due to fraud or error;
- c. For selecting and determining the suitability and appropriateness of the criteria upon which the Public Authority Investment Report will be evaluated; and
- d. To provide us with:
  - (1) Access to all information of which management is aware that is relevant to the Public Authority Investment Report such as records, documentation, and other matters and that you are responsible for the accuracy and completeness of that information;
  - (2) Additional information that we may request from management for the purpose of the examination; and
  - (3) Unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence.

We will prepare the draft financial statements of SIDA from the management prepared trial balances, which is a nonattest service. With respect to any nonattest services we perform, SIDA's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Government Auditing Standards require that we also document an assessment of the skills, knowledge, and experience of management, should we participate in any form of preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

As part of our examination process, we will request from management, written confirmation concerning representations made to us in connection with the examination.

### **Reporting**

We will issue a written report upon completion of our examination of the Public Authority Investment Report. Our report will be addressed to SIDA. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Ms. Judith Delaney, Executive Director  
November 19, 2019  
Page 3

## **Other**

We understand that your employees will locate any documents or support for any other transactions we select.

During the course of the engagement, we may communicate with you or with your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

The timing of our examination will be scheduled for performance and completion during the same timeframe as SIDA's financial statement audit.

Michael Lisson is the engagement partner for the services specified in this letter. His responsibilities include supervising Grossman St. Amour CPA's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the attest report.

Our fees are based on the amount of time required at various levels of responsibility, inclusive of actual out-of-pocket expenses. We estimate that our fee for the examination will be \$1,000. We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate.

We will maintain the confidentiality of your personal information and will apply procedures to protect against any unauthorized release of your personal information to third parties.

The audit documentation for this engagement is the property of Grossman St. Amour CPAs and constitutes confidential information. However, we may be requested to make certain audit documentation available to New York Regulators pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Grossman St. Amour CPA's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these parties. The parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of Government Auditing Standards, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

We agree to retain our attest documentation or work papers for a period of at least seven years from the date of our report.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our examination including our respective responsibilities. If you have any questions, please let us know.

We appreciate the opportunity to be of service to you and look forward to working with you and your staff.

Ms. Judith Delaney, Executive Director  
November 19, 2019  
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Respectfully,

**GROSSMAN ST. AMOUR,  
CERTIFIED PUBLIC ACCOUNTANTS, PLLC**

RESPONSE:

This letter correctly sets forth our understanding.

**City of Syracuse Industrial Development Agency**

Acknowledged and agreed on behalf of the City of Syracuse Industrial Development Agency by:

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Title: \_\_\_\_\_

Date: \_\_\_\_\_

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

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**EXECUTIVE SUMMARY**

**Agenda Item: 15**

**Title: Board of Directors Performance Evaluation**

**Requested By: Judith Delaney**

**OBJECTIVE:** Completion of annual evaluation of Board performance.

**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:**

As required by the NYS Authorities Budget Office, attached is the annual performance evaluation to be completed by each Board member. Please return the completed evaluations to Michael Frame (Chairman Board of Directors/ Governance Committee) when completed. Copies will be provided at the Board meeting of 11/19/19.

**ATTACHMENTS:**

1. Board questionnaire.

**REVIEWED BY:**

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

**Meeting:** November 19, 2019

**Prepared By: J. A. Delaney**

### Confidential Evaluation of Board Performance

Criteria	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Board members have a shared understanding of the mission and purpose of the Authority.				
The policies, practices and decisions of the Board are always consistent with this mission.				
Board members comprehend their role and fiduciary responsibilities and hold themselves and each other to these principles.				
The Board has adopted policies, by-laws, and practices for the effective governance, management and operations of the Authority and reviews these annually.				
The Board sets clear and measurable performance goals for the Authority that contribute to accomplishing its mission.				
The decisions made by Board members are arrived at through independent judgment and deliberation, free of political influence, pressure or self-interest.				
Individual Board members communicate effectively with executive staff so as to be well informed on the status of all important issues.				
Board members are knowledgeable about the Authority's programs, financial statements, reporting requirements, and other transactions.				
The Board meets to review and approve all documents and reports prior to public release and is confident that the information being presented is accurate and complete.				
The Board knows the statutory obligations of the Authority and if the Authority is in compliance with state law.				
Board and committee meetings facilitate open, deliberate and thorough discussion, and the active participation of members.				
Board members have sufficient opportunity to research, discuss, question and prepare before decisions are made and votes taken.				
Individual Board members feel empowered to delay votes, defer agenda items, or table actions if they feel additional information or discussion is required.				
The Board exercises appropriate oversight of the CEO and other executive staff, including setting performance expectations and reviewing performance annually.				
The Board has identified the areas of most risk to the Authority and works with management to implement risk mitigation strategies before problems occur.				
Board members demonstrate leadership and vision and work respectfully with each other.				

Date Completed: \_\_\_\_\_