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

To: Board of Directors
City of Syracuse Industrial Development Agency

From: Judith DeLaney

Date: May 11, 2018

Re: Board of Directors Meeting Agenda – May 15, 2018

The City of Syracuse Industrial Development Agency will hold a Board of Directors Meeting on **Tuesday, May 15, 2018 at 8:30 a.m.** in the Common Council Chambers, 304 City Hall, 233 East Washington St., Syracuse, N.Y. 13202.

I. Call Meeting to Order –

II. Roll Call –

III. Proof of Notice – 1a

Minutes – 1b

Approval of minutes from the February 20, 2018 and March 20, 2018 Board of Directors meetings

IV. New Business –

Rapid Response Monitoring Services Incorporated – Nora Spillane – 2

Approval of resolutions authorizing a Public Hearing on the Project.

Attachments:

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

Maguire Family Limited Partnership – Sue Katzoff – 3

Notification and clarification of the Project description.

Attachments:

1. *Correspondence.*

Vanderbilt/ Larned Parking Garage Project – Sue Katzoff – 4

Approval of a resolution authorizing the early termination of the Agency's leasehold interest in a portion of the Project.

Attachment:

1. *Resolution.*

Streaming Services – Nora Spillane – 5

Authorization of an allocation of funds not to exceed \$7500.00 to the City of Syracuse for streaming services relative to Agency Board of Directors meetings.

Agency Counsel – Nora Spillane – 6

Discussion.

V. Adjournment –

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

PLEASE POST

PLEASE POST

PLEASE POST

PUBLIC MEETING NOTICE

THE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

HAS SCHEDULED

A

BOARD OF DIRECTORS MEETING

TUESDAY MAY 15, 2018

At 8:30 a.m.

**IN THE
COMMON COUNCIL CHAMBERS
304 City Hall
233 East Washington Street
Syracuse, NY 13202**

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

Minutes
Board of Directors Meeting
Tuesday April 17, 2018

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

Board Members Excused: Michael Frame

Staff Present: Honora Spillane, Matt Kerwin, Esq., Meghan Ryan, Esq., Judith DeLaney, John Vavonese.

Others Present: Wendy Loughnot, Mitch Latimer, Mel Menon, Lauryn LaBorde, Rich Pulchalski, Stephanie Pasquale, Aggie Lane , Peter King, Donna Harris, Alex Grant, Gail Montplasil, Joe Driscoll, Gary Thurston.

Media Present: Rick Moriarty, Syr. Com.; Charles McChesney, CNY Business Journal.

I. Public Hearing –

Joint School Construction Board

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

After Ms. Spillane read the notice to those in attendance, she asked if anyone in attendance wished to speak in favor of the Project. No one spoke. She then asked an additional two times if anyone in attendance wished to speak in favor of the Project. No one spoke.

Ms. Spillane then asked if anyone in attendance wished to speak in opposition to the Project. No one spoke. She asked an additional two times if anyone in attendance wished to speak in opposition to the Project no one spoke.

Mr. Thompson closed the Public Hearing at 8:35a.m.

BVSHSSF Syracuse LLC

Mr. Thompson opened the Public Hearing at 8:36 a.m. asked Ms. Spillane to read verbatim the Notice of Public Hearing on the Project. A copy of the Notice is attached and included in the minutes.

After Ms. Spillane read the notice to those in attendance, she asked if anyone in attendance wished to speak in favor of the Project. James Trasher representing the Project owner spoke in favor. Mr. Trasher

advised the Board members the construction budget for the Project increased by \$4.6 million dollars due to changes in the Project and unanticipated expenses some incurred by the relocation of the utilities underground. In response to a question by Mr. Thompson, Mr. Trasher said National Grid and the City's Fire Department required the utilities relocation.

Ms. Spillane then asked an additional two times if anyone in attendance wished to speak in favor of the Project. No one spoke.

Ms. Spillane than asked if anyone in attendance wished to speak in opposition to the Project. No one spoke. She asked an additional two times if anyone in attendance wished to speak in opposition to the Project no one spoke.

Mr. Thompson closed the Public Hearing at 8:42 a.m.

State Tower Building LLC

Mr. Thompson opened the Public Hearing at 8:43 a.m. and asked Ms. Spillane to read verbatim the Notice of Public Hearing on the Project. A copy of the Notice is attached and included in the minutes.

After Ms. Spillane read the notice to those in attendance, she asked if anyone in attendance wished to speak in favor of the Project. No one spoke. She then asked an additional two times if anyone in attendance wished to speak in favor of the Project. No one spoke.

Ms. Spillane than asked if anyone in attendance wished to speak in opposition to the Project. Rich Pulchalski who identified himself as Executive Director of Syracuse United Neighborhoods (SUN) spoke in opposition. Mr. Pulchalski said he opposed additional benefits to this Project located in the downtown neighborhood while at the same time there were over 1500 vacant apartments with code violations on the South and near West side neighborhoods . He also noted the Land Bank had seized over 800 tax delinquent properties all of which needed financial assistance.

Aggie Lane of the Urban Jobs Taskforce also spoke. Ms. Lane urged the Board of Directors to consider implementing the LPB Tracker system to track jobs.

After Mr. Pulchalski and Ms. Lane concluded their remarks Ms. Spillane asked an additional two times if anyone else in attendance wished to speak n opposition. No one else spoke in opposition.

Mr. Thompson closed the Public Hearing at 8:52 a.m.

I. Call Meeting to Order

Mr. Thompson called the meeting to order at 8:53 a.m.

II. Roll Call

Mr. Thompson acknowledged all Board members were present with the exception of Mr. Frame who was excused.

III. Proof of Notice

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

IV. Finance Committee Report

Ms. Murphy advised the Board members the Finance Committee met earlier this date and reviewed an application from the Joint School Construction Board for bond financing. She said after review the Committee members approved a motion to recommend to the Board of Directors approval of the request.

V. New Business

Joint School Construction Board (JSCB) Series 2018B Bonds

Mr. Kerwin, noting both a Public Hearing had just concluded on the Project and the recommendation of the Finance Committee requested the Board members approve an Inducement resolution for the Project. There being no discussion Mr. Thompson asked for a motion to approve the resolution. Mr. Kinsey made the motion. Ms. Murphy seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPROVING THE UNDERTAKING BY THE ISSUER OF A CERTAIN PROJECT CONSISTING OF THE ACQUISITION BY THE ISSUER OF AN INTEREST IN, AND CONSTRUCTION, RECONSTRUCTION, RENOVATING AND EQUIPPING OF EXISTING SCHOOL BUILDINGS AT THE REQUEST OF THE SYRACUSE JOINT SCHOOLS CONSTRUCTION BOARD AND THE ISSUANCE OF ONE OR MORE SERIES OF THE ISSUER'S TAX-EXEMPT AND/OR TAXABLE SCHOOL FACILITY REVENUE BONDS (SERIES 2018B) IN AN AGGREGATE AMOUNT SUFFICIENT TO FINANCE THE COST THEREOF, THE COSTS OF SUCH ISSUANCE AND FUNDING CAPITALIZED INTEREST AND A DEBT SERVICE RESERVE FUND, IF ANY, BUT NOT TO EXCEED \$80,000,000.**

Mr. Kerwin then asked the Board members to approve a Bond Resolution for the Project. There being no discussion Mr. Thompson asked for a motion to approve the resolution. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF ONE OR MORE SERIES OF THE ISSUER'S TAX-EXEMPT AND/OR TAXABLE SCHOOL FACILITY REVENUE BONDS (SYRACUSE CITY SCHOOL DISTRICT PROJECT), SERIES 2018B IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$80,000,000 AND THE EXECUTION OF RELATED DOCUMENTS.**

BVSHSSF Syracuse LLC (Peak Campus Project)

Noting a Public Hearing had also just concluded on this Project, Mr. Kerwin requested the Board members consider a resolution approving an increase in the sales tax exemption for the Project. The amount of the increase is \$359,919.36.

There being no discussion Mr. Thompson 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 INCREASE IN THE AMOUNT OF FINANCIAL ASSISTANCE**

AWARDED TO THE PROJECT IN THE FORM OF AN EXEMPTION FROM STATE AND LOCAL SALES AND USE TAX; AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH

State Tower Building LLC

Mr. Kerwin noting a Public Hearing had just concluded on this Project also asked the Board members to approve a resolution authorizing an increase in the amount of the sales tax exemption. The amount of the increase is \$596,114.00.

There being no discussion Mr. Thompson asked for a motion to approve the resolution. Mr. Kinsey made the motion Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPROVING AN INCREASE IN THE AMOUNT OF FINANCIAL ASSISTANCE AWARDED TO THE PROJECT IN THE FORM OF AN EXEMPTION FROM STATE AND LOCAL SALES AND USE TAX; AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH.**

Syracuse Economic Development Corporation (SEDCO)

Ms. Spillane noting a copy was included in the Board's agenda packet reviewed a proposed memorandum of understanding (MOU) between the Agency and SEDCO memorializing the terms of a verbal agreement between the two relative to the sale of the Deys Centennial Plaza building by SEDCO in December of 2009. She reminded the Board members that at a Finance Committee held in February 2018 the Committee members recommended terms of the original agreement be put in an MOU to be approved and executed by both Boards. She advised there were no changes from the original verbal agreement saying the agreement.

There being no discussion Mr. Thompson asked for a motion to approve the agreement. Ms. Murphy made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT APPROVED A MOTION AUTHORIZING THE MEMORANDUM OF UNDERSTANDING AS PRESENTED.**

Salina/Montgomery Parcels (Salina 1st LLC)

Ms. Spillane advised the Board members that Salina 1st LLC, the buyers of the Agency parcels on Salina/Montgomery St. were requesting an extension of time to complete the purchase through March 31, 2019 to allow them time to apply for additional grant funding for the overall Project.

Gail Montplaisir an owner of the Company was present and advised the Board the time would allow them to explore different funding opportunities not available until later this year.

After a brief discussion Mr. Thompson asked for a motion to approve the resolution. . Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE AMENDMENT OF A PURCHASE AGREEMENT FOR AND THE SALE OF CERTAIN LAND LOCATED AT 1029-1111 SOUTH SALINA STREET AND 1016-1018, 1020, 1028 AND 1030 MONTGOMERY STREET, CITY OF SYRACUSE.**

Salina First LLC

As with the prior agenda item Ms. Spillane advised the Board members the Company was also requesting an extension of the Agency Agreement for the Project until March 19, 2018 in order to explore additional funding opportunities not available until later this year.

There being no discussion Mr. Thompson asked for a motion to approve the resolution. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPROVING AN EXTENSION OF THE AGENCY AGREEMENT BETWEEN THE AGENCY AND THE COMPANY UNTIL MARCH 31, 2019.**

Symphony Tower LLC

Ms. Spillane noting the Company had submitted an updated application for financial assistance (included in the Board's agenda packet) advised the Board members the owners recently contacted the Agency and advised they were ready to move forward after several delays in project startup. She said the Company is requesting a temporary sales tax appointment allowing it to commence some necessary work prior to a closing anticipated for late May. In addition Ms. Spillane requested the Board to approve an amendment to the PILOT resolution to reflect the current tax rate.

After a brief discussion, Mr. Thompson asked for motions to approve the resolution authorizing a temporary sales tax appointment. Mr. Kinsey made the motion. Ms. Murphy seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPROVING THE ISSUANCE OF A TEMPORARY SALES TAX APPOINTMENT LETTER AND THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH.**

Mr. Thompson then asked for a motion on the PILOT resolution. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPROVING AN AMENDED PAYMENT IN LIEU OF TAX SCHEDULE AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS BY THE AGENCY IN CONNECTION WITH A PILOT AGREEMENT.**

Lakefront Redevelopment/Lipe Art Park

Ms. Spillane advised the Board members that it was the Agency's responsibility to handle grounds maintenance on the Creekwalk and fountain area in Franklin Square along with mowing at Lipe Art Park. She said the Agency had inherited the Creekwalk and fountain responsibilities from the defunct Lakefront Development Corporation and noted the Agency is the owner of the Lipe Art Park parcel. She said typically the cost generally does not exceed \$25,000.00 and asked the Board to approve a resolution authorizing the Agency to offer a contract to the lowest responsible bidder.

After a brief discussion, Mr. Thompson asked for a motion to approve the resolution. Ms. Murphy made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPROVING AN AGREEMENT FOR GROUNDS MAINTENANCE IN THE LAKEFRONT REDEVELOPMENT AREA.**

Third National Associates

Mr. Kerwin advised the Board advised the Board in June of 2017 a resolution was adopted authorizing the Agency to transfer fee title back to the Company. The attorney for the Company has advised an omission in the legal description provided inadvertently omitted a parcel of the land and is requesting the Agency execute a new quit claim deed to transfer the omitted parcel. Barclay Damon's real estate department has confirmed the omission.

Counsel advised they will prepare a new quit claim deed and that no new resolution is necessary to do so.

VI. Adjournment

There being further items to discuss Mr. Thompson asked for a motion to adjourn the meeting. Mr. Brown made the motion. Ms. Murphy seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN THE MEETING AT 9:30 a.m.**

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

EXECUTIVE SUMMARY

Agenda Item: 2

Title: Rapid Response Monitoring Services Inc.

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 Company for a Project to be undertaken at its headquarters at 400 West Division St. The Company proposes a renovation and upgrade of the 37,500 sq. ft. original building to including all mechanical systems. The cost is estimated to be \$5,025,000.00 and the Company is requesting a sales tax exemption benefit from the Agency in the amount of \$400,000.00. It should be noted that in 2012 the Agency approved a project for the renovation of the subject building along with a 20,000 sq. ft. addition eventually expanded to 37500 sq. ft. At that time the Agency provided sales tax and mortgage tax exemptions along with PILOT agreement. The Company has informed the Agency that due to the cost of the 37500 sq. ft. expansion now completed the Company did not make planned renovations to the existing building as contemplated at that time. Due to the now planned investment staff will be reviewing the PILOT agreement to see if amendment made be called for.

ATTACHMENTS:

1. Application for Financial Assistance.
2. Resolution.

REVIEWED BY:

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

Meeting: May 15, 2018

Prepared By: J. A. Delaney



CITY OF SYRACUSE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY PROJECT APPLICATION INSTRUCTIONS

1. Fill in all blanks, using "none", "not applicable" or "not available" where the question is not appropriate to the Project, which is the subject of this Application (the "Project"). If you have any questions about the way to respond, please call the City of Syracuse Industrial Development Agency ("SIDA" or the "Agency") at (315)473-3275.
2. If an estimate is given as the answer to a question, put "(est.)" after the figure or answer, which is estimated.
3. If more space is needed to answer any specific question, attach a separate sheet.
4. When completed, return this application by mail or fax to the Agency at the address indicated below. A signed application may also be submitted electronically in PDF format to Honora Spillane, SIDA Executive Director at hspillane@syrgov.net. **An application will not be considered by the Agency until the application fee has been received.**
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Environmental Assessment Form concerning the Project, which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>
6. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the SIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant feels that there are elements of the Project which are in the nature of trade secrets which, if disclosed to the public or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, this Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officers Law, the SIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The Applicant will be required to pay the Agency application fee and legal fee deposit upon submission. If accepted as a project of the agency, the Applicant is responsible for all administrative and legal fees as stated in Appendix D.
8. A complete application consists of the following 10 items:
 - This Application
 - Conflict of Interest Statement - Appendix A
 - Environmental Assessment Form - Appendix B (Short Form)
 - Verification - Appendix C
 - A Project description, including a feasibility statement indicating the need for the requested benefits
 - Provide site plans, sketches, and/or maps as necessary
 - 10 year pro forma operating budget, including funding sources
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Barclay Damon, LLP in the amount of \$2,500

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

Return to:

City of Syracuse Industrial Development Agency
201 East Washington Street, 6th Floor
Syracuse, NY 13202
Phone: 315-473-3275
hspillane@syrgov.net

City of Syracuse Syracuse Industrial Development Agency Application

I. APPLICANT DATA

A. Contact Information

| | | | | |
|------------------|--|---|----------------|---------------|
| Company Name: | RAPID RESPONSE MONITORING SERVICES, INCORPORATED | | | ("Applicant") |
| Mailing Address: | 400 WEST DIVISION STREET | | | |
| City: | SYRACUSE | State: | NY | Zip: 13204 |
| Phone: | (315) 422-7709 | Fax: | (315) 478-6946 | |
| Contact Person: | DAVID PIDA | | | |
| Email Address: | DPIDA@RRMS.COM | | | |
| Industry Sector: | WHOLESALE ALARM MONITORING CENTRAL STATION | | | |
| NAICS Code: | 541990 | Federal Employer Identification Number: | 16-1432416 | |

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 |
|--------------------|-------------|--|----------------|--------------|
| RUSSELL MACDONNELL | 100% | 400 WEST DIVISION STREET SYRACUSE, NY 13204 | (315) 422-7709 | RRM@RRMS.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

04/01/1992
NEW YORK

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: | TIMOTHY MURPHY | | |
| Firm: | HANCOCK & ESTABROOK, LLP | | |
| Mailing Address: | 100 MADISON AVENUE | | |
| City: | SYRACUSE | State: | NY Zip: 13202 |
| Phone: | (315) 565-4500 | Fax: | (315) 565-4653 |
| Email Address: | TMURPHY@HANCOCKLAW.COM | | |

F. Applicant's Accountant:

| | | | |
|------------------|--------------------------------|--------|----------------|
| Name: | JOHN MARSHALL | | |
| Firm: | THE BONADIO GROUP | | |
| Mailing Address: | 432 NORTH FRANKLIN STREET, #60 | | |
| City: | SYRACUSE | State: | NY Zip: 13204 |
| Phone: | (315) 214-2720 | Fax: | (315) 254-2384 |
| Email Address: | JMARSHALL@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

RAPID RESPONSE RECEIVED BENEFITS FROM SIDA IN CONJUNCTION WITH THE CONSTRUCTION OF THE EXPANSION LOCATED AT 400 WEST DIVISION STREET STARTING IN 2014. RAPID RECEIVED SALES AND MORTGAGE TAX EXEMPTIONS, AS WELL AS REDUCTION IN REAL ESTATE TAXES UNDER THE PILOT PROGRAM.

II. PROJECT INFORMATION

A. Project Location

| | | | |
|--|--------------------------|--|-------------|
| Address: | 400 WEST DIVISION STREET | Legal Address (if different) | |
| City: | SYRACUSE | | |
| Zip Code: | 13204 | | |
| Tax Map Parcel ID(s): | 118.-02.-06.6 | | |
| Current Assessment: | \$5,200,000 | Square Footage /Acerage of Existing Site: | 60 X 426.66 |
| Square Footage of Existing Building, if any: | 75,000 | Census Tract: (Please See Appendix E for Census Tracts) | 1 |

B. Type (Check all that apply):

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

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 ORIGINAL BUILDING LOCATED AT 400 WEST DIVISION CONSISTED OF A 37,500 SQUARE FOOT COMMERCIAL BUILDING BUILT IN 1992. DURING AUGUST OF 2017 RAPID RESPONSE COMPLETED THE 37,500 SQUARE FOOT EXPANSION. THE NOW 75,000 SQUARE FOOT BUILDING SITS ON A 60 X 426.66 LOT. IN DECEMBER OF 2017 RAPID BEGAN THE RENOVATION OF THE ORIGINAL BUILDING. THE CURRENT AND FUTURE INTENDED USE OF THE BUILDING IS TO BE THE MAIN FACILITY FOR THE COMPANY'S CALL CENTER, INCLUDING EMPLOYEES AND SUPPORT STAFF. THE ORIGINAL BUILDING REQUIRES NOT ONLY TO BE COSMETICALLY UPDATED, BUT ALL OF THE ELECTRICAL AND MECHANICAL SYSTEMS ARE REQUIRED TO BE UPGRADED, (INCLUDING HVAC, LIGHTING, AND PLUMBING.) IN ORDER TO MAKE THE BUILDING A COHESIVE UNIT.

D. Is the Applicant the owner of the property?

- Yes No

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

E. Infrastructure: Please indicate whether the following are onsite, need to be constructed, or need to be renovated/expanded:

| | | | |
|--------------------|--------|-------------------|--------|
| Water | Onsite | Electric | Onsite |
| Sanitary/ Storm | Onsite | Private Roads | Onsite |
| Sewer Gas | Onsite | Telecommunication | Onsite |

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:

[Empty text box]

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 text box]

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 text box]

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

[Empty text box]

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

12/01/2017

Construction Completion

03/31/2020

Date of Occupancy

OCCUPIED

2. Please list any other key Project milestones:

[Empty text box]

3. Has work begun? Yes No

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

\$250,000.00

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 | \$ 0.00 |
| Site Work/Demo | \$ 0.00 |
| Building Construction & Renovation | \$ 3,500,000.00 |
| Furniture & Fixtures | \$ 750,000.00 |
| Equipment | \$ 750,000.00 |
| Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing) | \$ 0.00 |
| Engineering/Architects Fees | \$ 25,000.00 |
| Financial Charges | \$ 0.00 |
| Legal Fees | \$ 0.00 |
| Other | \$ 0.00 |
| Management /Developer Fee | \$ 0.00 |
| Total Investment | \$ 5,025,000.00 |

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: | \$ 250,000.00 |
| Amount of capital Applicant intends to invest in the Project through completion: | \$ 4,775,000.00 |
| Total amount of public sector source funds allocated to the Project: | \$ 0.00 |
| Identify each public sector source of funding: | N/A |
| Percentage of the Project to be financed from private sector sources: | 0.00% |
| Percentage of the Project to be financed from public sector sources: | 0.00% |

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 checked="" type="checkbox"/> | Real Property Tax Abatement (PILOT) | TBD |
| <input type="checkbox"/> | Mortgage Recording Tax Exemption (.75% of amount mortgaged) | |
| <input checked="" type="checkbox"/> | Sales and Use Tax Exemption (\$4% Local, 4% State) | \$ 400,000.00 |
| <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:

\$ 5,500,000.00

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

\$ 5,000,000.00

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:

473

B. Complete the following:

| | |
|--|---------------------------------|
| Estimate the number of full time equivalent (FTE) jobs to be retained as a result of this Project: | 473 |
| Estimate the number of construction jobs to be created by this Project: | 50 |
| Estimate the average length of construction jobs to be created (months): | 12 |
| Current annual payroll at facility: | \$ 25,000,000.00 |
| Average annual growth rate of wages: | \$ 1,250,000.00 |
| Please list, if any, benefits that will be available to either full and/or part time employees: | Medical, Vision, Dental, 401(k) |
| Average annual benefit paid by the company (\$ or % salary) per FTE job: | 20% |
| Average growth rate of benefit cost: | 17% |
| Amount or percent of wage employees pay for benefits: | 15% |
| 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 | Salary (Annual or Hourly) | Estimated Number of FTE Jobs After Project Completion | | | | |
|--|------------------------|---------------------------|---|---------------|---------------|---------------|------------------------------|
| | | | End of Year 1 | End of Year 2 | End of Year 3 | End of Year 4 | Total New Jobs After 5 Years |
| SEMI SKILLED | 410 | \$ 16.47 | 435 | 460 | 485 | 510 | 100 |
| SKILLED | 63 | \$ 75,000.00 | 63 | 63 | 63 | 63 | 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

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

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

Yes No

If yes, please explain:

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

Yes No

If yes, please attach to this application.

VI. REPRESENTATIONS & AFFIRMATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

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

Initial 

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

Initial 

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

Initial 

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

Initial 

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

Initial 

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

Initial 

G. Annual Sales Tax Filings: In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors

Initial 

H. Annual Employment Reports and Outstanding Bonds: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency on an annual basis, reports regarding the number of FTE at this Project site. The Applicant also understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the Project that is requested by the Comptroller of the State of New York.

Initial 

I. Absence of Conflicts of Interest: The Applicant has received from the Agency a list of the members, officers and employees of the Agency. No member, officer or employee of the Agency has an interest, whether direct or indirect in any transaction contemplated by this Application, except as hereinafter described in Appendix B.

Initial 

J. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

Initial 

K. False or Misleading Information: The Applicant understands and agrees that the submission of knowingly false or knowingly misleading information in this Application may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

Initial 

L. GML Compliance: The Applicant certifies that, as of the date of the Application, the proposed project is in substantial compliance with all provisions of NYS General Municipal Law Article 18-A, including but not limited to Sections 859-a and 862(1).

Initial 

M. SIDA's Policies: The Applicant is familiar with all of SIDA's policies posted on its website (http://www.syr.gov.net/Syracuse_Industrial_Development_Agency.aspx) and agrees to comply with all applicable policies.

Initial 

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

Initial 

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

Initial 

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as the policies of the City of Syracuse Industrial Development Agency.

Name of Applicant Company

RAPID RESPONSE MONITORING SERVICES, INC.

Signature of Officer or Authorized Representative



Name & Title of Officer or Authorized Representative

DAVID PIDA, CFO

Date

5.9.2018

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

RAPID RESPONSE MONITORING SERVICES, INC.

Signature of Officer or Authorized Representative



Name & Title of Officer or Authorized Representative

DAVID PIDA, CFO

Date

5.9.2018

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

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

1. Susan Katzoff, Esq., 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:

DAVID J. PIDA

Title:

CFO

Date:

5.9.2018

| | | |
|---|-------------------------------------|-------------------------------------|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ THERE WAS A UNDERGROUND FUEL TANK THAT WAS LOCATED AND REMOVED IN CONJUNCTION WITH THE CONSTRUCTION OF PARKING LOT. CLOSURE REPORT ATTACHED. | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. | | |
| Applicant/sponsor name: <u>DAVID PIDA</u> Date: <u>05/09/2018</u> | | |
| 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?"

| | 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 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? | <input type="checkbox"/> | <input type="checkbox"/> |
| 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. |
| <input type="text"/> | <input type="text"/> |
| Name of Lead Agency | Date |
| <input type="text"/> | <input type="text"/> |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| <input type="text"/> | <input type="text"/> |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

PRINT

APPENDIX C

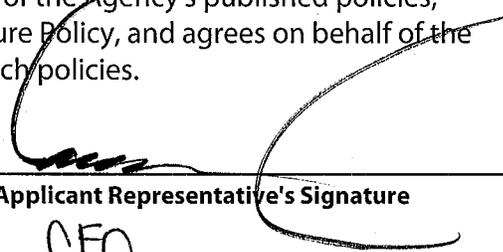
Verification

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

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

CFO of Rapid Response Monitoring Svcs, Inc.
(Title) (Applicant Name)

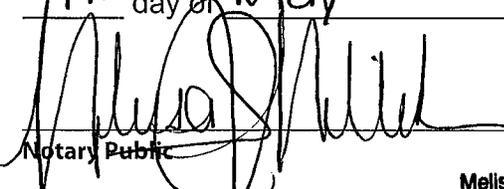
that s/he has read the foregoing Application and knows the contents thereof and that the same is true, accurate, and complete to the best of her/his knowledge, as subscribed and affirmed under the penalties of perjury. The grounds of deponent's beliefs relative to all matters in the said Application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



Applicant Representative's Signature
CFO

Title

Subscribed and sworn to before me this

9th day of May, 2018


Notary Public

Melissa J.S. Milliken
Notary Public, State of New York
No. 01MI5051522
Qualified in Oswego County
My Commission Expires:
November 6, 2021

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.) |

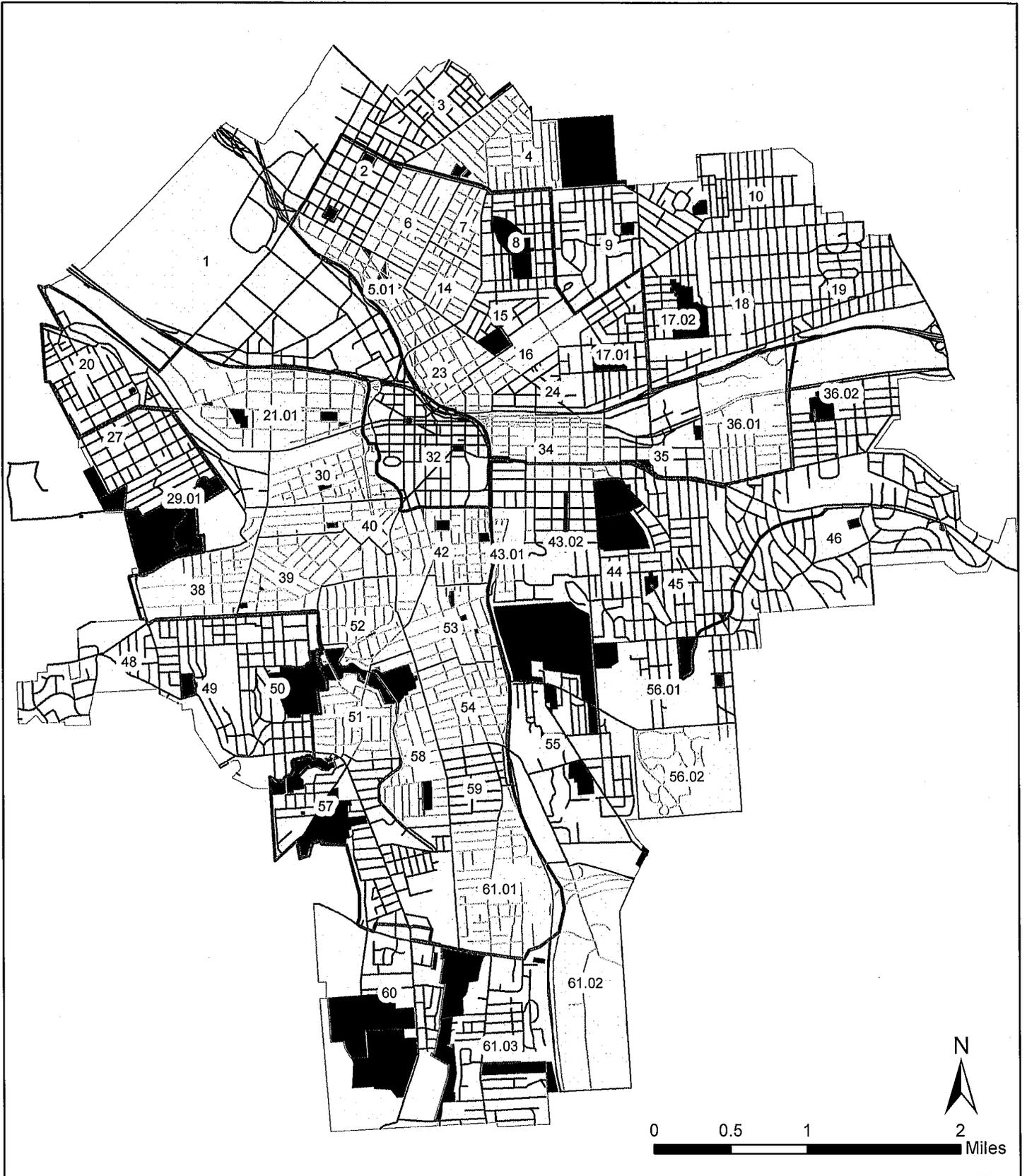
Post-Closing Items for Bond and Straight Lease Transactions:

| | |
|---|---|
| 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.



RAPID RESPONSE MONITORING SERVICES, INC.
PROJECT DESCRIPTION – RENOVATION OF 400 WEST DIVISION STREET

During the fourth quarter of 2017, Rapid Response completed the expansion and began the renovation of its facility located at 400 West Division Street, Syracuse. In 2012, Rapid was awarded a financial assistance package from the Syracuse Industrial Agency (“SIDA”) for the construction of a 35,000 square foot expansion, otherwise known as the “RAPID RESPONSE MONITORING SERVICES, INC PROJECT.” The financial assistance and support received from SIDA enabled Rapid Response to increase its capital expenditures from the original budget of \$12.5 to completed construction costs of over \$22 million. In early 2018, Rapid began the renovation of the original building to provide a better flow for the employees, to create more usable space, as well as to improve the facility to match the energy efficiencies and working conditions of the newly constructed expansion. In addition, Rapid is projecting another spike in its constantly growing account base which will require the need for additional hardware, software and personnel.

RESOLUTION

A regular meeting of the City of Syracuse Industrial Development Agency was convened in public session on May 15, 2018, at 8:30 o'clock a.m. in the Common Council's Chambers, City Hall, 233 East Washington Street, Syracuse, New York.

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

PRESENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT: Staff: _____;
Others: _____; Media: _____.

The following resolution was offered by _____ and seconded by _____:

RESOLUTION DETERMINING THAT THE ACQUISITION, CONSTRUCTION, RENOVATION AND EQUIPPING OF COMMERCIAL FACILITY AT THE REQUEST OF THE COMPANY FOR USE AS A CALL CENTER/SERVICE FACILITY 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, in 2014, at the request of Rapid Response Monitoring Services, Inc. (the "**Company**"), the Agency authorized a project (the "**Original Project**") consisting of: (A)(i) the acquisition of an interest in approximately 65,000 square feet of improved real property located at 400 West Division Street, 365 Spencer Street (rear), 301 Spencer Street and Solar Street in the

City of Syracuse, New York (the “**Land**”); (ii) the renovation of an approximately 37,500 square foot building (the “**Existing Building**”) and the construction of an approximately 20,000 square foot building to be used as the Company’s main call center and related activities; and related parking all located on the Land (collectively, the “**Original Facility**”); (iii) 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, mortgage recording tax and sales and use taxation (collectively, the “**Original Financial Assistance**”); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, renovation and equipping of the Project Facility; and (D) the lease of the Project Facility by the Agency pursuant to a lease agreement and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

WHEREAS, prior to closing on the Original Project, by letter dated October 14, 2014 (the “**Letter**”), the Company advised the Agency that the scope of the project had increased from an approximate 20,000 square foot 2 story addition to an approximate 35,000 square foot 3 story addition to accommodate the necessary growth of the Company (the “**Increased Project Scope**”) and requested a change in the Project description to reflect the increased square footage; and

WHEREAS, the Company has advised that while the renovation of the Existing Facility was intended to be included as part of the Original Project, the Original Financial Assistance was consumed by the Increased Project Scope; and

WHEREAS, by application dated May 9, 2018, the Company has requested the Agency undertake a Project consisting of: (A)(i) the acquisition or continuation of an interest in approximately 65,000 square feet of improved real property located at 400 West Division Street, 365 Spencer Street (rear), 301 Spencer Street and Solar Street in the City of Syracuse, New York (the “**Land**”); (ii) the renovation of an approximately 37,500 square foot building (the Existing Building) to be used as part of the Company’s main call center and related activities located on the Land (collectively, the “**Facility**”); (iii) the acquisition and installation thereon 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 property tax and sales and use taxation (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 and equipping of the Project Facility; and (D) the lease of the Project Facility by the Agency pursuant to a lease agreement 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 as to whether any additional review is required under SEQRA;

WHEREAS, the Agency has not approved undertaking the Project or granting the Financial Assistance;

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; and

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; and

(B) The Financial Assistance contemplated with respect to the Project consists of assistance in the form of exemptions from real property tax and sales and use taxation.

(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 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.

(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 a vote on 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 May 15, 2018, 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 May, 2018.

**CITY OF SYRACUSE INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____
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: Maguire Family Limited Partnership

Requested By: Sue Katzoff

ATTACHMENTS:

None.

OBJECTIVE: Notification and clarification of the Project description.

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 been informed that there is a correction to the Project Agreement approved by the Agency in December of 2017. The changes are related to corrected site acreages as follows:

1. The North site including 406-10 State Fair Blvd and 959 Hiawatha Blvd. W is 13.312 acres rather than 7.5 acres as previously indicated due to a clerical error. The tax parcels remain the same.
2. The South site including 1027 Hiawatha Blvd. W., 401 and 403 State Fair Blvd and 101 and 103 Rusin Avenue is 3.825 acres rather than 4.2 acres as previously indicated due to a clerical error. The tax parcels remain the same.

REVIEWED BY:

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

Meeting: May 15, 2018

Prepared By: J. A. Delaney

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

EXECUTIVE SUMMARY

Agenda Item: 4

Title: Vanderbilt/Larned Parking Garage

Requested By: Sue Katzoff

OBJECTIVE: Approval of a resolution authorizing the early termination of the Agency's leasehold interest in a portion of 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: Agency bonds in this matter matured April 1, 2018 and at its meeting of March 2018 the Board of Directors approved lease terminations relative to the payment of the bonds. Additionally sub leases were entered into with Community Development Properties and M&T Bank for the parking garage that do not expire until March 31, 2025. The parties are now requesting those subleases also be terminated.

ATTACHMENTS:

1. Resolution.

REVIEWED BY:

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

Meeting: May 15, 2018

Prepared By: J. A. Delaney

APPROVING RESOLUTION

A regular meeting of the City of Syracuse Industrial Development Agency was convened in public session on May 15, 2018 at 8:30 a.m. in the Common Council Chambers, City Hall, 233 East Washington Street, Syracuse, New York.

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

PRESENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT: Staff Present: .; Others Present: ; Media/Press Present:

The following Resolution was offered by _____ and seconded by _____:

RESOLUTION APPROVING THE AGENCY’S EARLY TERMINATION OF CERTAIN LEASES AND THE EXECUTION AND DELIVERY OF ALL NECESSARY DOCUMENTS IN CONNECTION THEREWITH

WHEREAS, the policy of the State of New York (the “*State*”) set forth in Title 1 of Article 18-A of the General Municipal Law of the State, as amended (the “*IDA Act*”), is to promote the economic welfare, recreation opportunities and prosperity of its inhabitants and to actively promote, attract, encourage and develop recreation, economically sound commerce and industry through governmental action for the purpose of preventing unemployment and economic deterioration by the creation of industrial development agencies and to protect and promote the health of the inhabitants of the State and to increase trade through promoting the development of facilities to provide recreation for the citizens of the State and to attract tourists from other states; and

WHEREAS, the IDA Act further provides that the use of all the foregoing powers and rights is a public purpose essential to the public interest for which public funds may be expended; and

WHEREAS, City of Syracuse Industrial Development Agency (the “*Agency*”) constitutes an industrial development agency established under the IDA Act and Chapter 641 of the Laws of 1979 of the State of New York, as amended from time to time (the “*Enabling Act*” and together with the IDA Act, the “*Act*”) and is thereby authorized and empowered 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, educational or cultural facilities, railroad facilities and certain horse racing facilities, thereby advance the job

opportunities, health, general prosperity and economic welfare of the people of the State and improve their recreation opportunities, prosperity and standard of living; and

WHEREAS, on or about April 1, 1991, the Agency entered into a lease agreement with M&T Bank, fka OnBank (***M&T***) whereby the Agency accepted a leasehold interest in portions of certain properties located at 140 Genesee St. E & Warren St (tax ID # 104-24-07.0) and 131 Salina St. South & Washington St. (tax ID # 104-24-08.0) (collectively the "***Parking Land***") to be used as a parking garage (the "***Parking Garage Lease***"). Following the execution of the Parking Garage Lease, M&T transferred fee title ("***Title***") to the Agency of three parcels of land, including the Parking Land, located at 101 Salina St. South & Water Street E (tax ID # 1043-24-09.0), 140 Genesee St. E & Warren St (tax ID # 104-24-07.0) and 131 Salina St. South & Washington St. (tax ID # 104-24-08.0) (collectively, the "***Land***") ***subject to*** the Parking Garage Lease. After taking Title to the properties, the Agency leased to M&T portions of the Land including all spaces other than the Parking Land, back to M&T (the "***Retail Lease***"); and

WHEREAS, following the execution of the Parking Garage Lease, on or about April 1, 1991, the Agency entered into a sublease agreement with Community Development Properties, Vanderbilt/Larned, Inc. ("***CDP***") to sublease a portion of the property leased to the Agency under the Parking Garage Lease (the "***CDP Lease***"). Both the Parking Garage Lease and the CDP Lease have a termination date of March 31, 2025; and

WHEREAS, in conjunction with the foregoing, the Agency issued its Civic Facility Revenue Bonds (Community Development Properties – Vanderbilt/Larned Project), Series 1991 in the aggregate principal amount of \$12,000,000 (the "***Series 1991 Bonds***") to undertake the renovation, construction and equipping of the properties (the "***Project***"). Thereafter, in or about March 1995, the Agency issued its Civic Facility Revenue Bonds (Community Development Properties – Vanderbilt/Larned Project), Series 1995 to refund the outstanding Series 1991 Bonds (the "***Series 1995 Bonds***"); and

WHEREAS, the Series 1995 Bonds matured on April 1, 2018 (the "***Maturity Date***"); and in accordance with the terms of the Retail Lease, the Retail Lease terminates on the Maturity Date and the Agency was obligated to transfer title to the Larned Property, the Vanderbilt Property and the On Bank Property, for the sum of One Dollar (\$1.00), subject, however, to the Parking Garage Lease Agreement, to M&T. For purposes of this Resolution, the Larned Property, the Vanderbilt Property and the On Bank Property comprise the Land; and

WHEREAS, Given the maturity of the Series 1991 Bonds, the parties are now desirous of terminating the Parking Garage Lease and the CDP Lease to avoid any costs related to the operation of same to the Agency; and as such seek authority to execute and any and all necessary documents to effectuate the termination of the leases, effective as of April 1, 2018, (collectively, the "***Termination Documents***").

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

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

(a) The Agency has the authority to execute and deliver the Termination Documents in accordance with the terms hereof and the terms of the Parking Garage Lease and the CDP Lease upon review and advice of counsel. 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 Termination Documents and to make such other changes, omissions, insertions, revisions, or amendments to the Termination Documents 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 and/or Executive Director constitutes conclusive evidence of such approval.

(b) As a condition precedent to the Agency's participation in the execution of the Termination Documents, the CDP and/or M&T, unless the Agency agrees otherwise, shall remit any and all fees, administrative or otherwise, owing to the Agency, including but not limited to its legal fees and filing fees associated or incurred with respect to the Termination Documents.

(c) Should the Agency's participation in the execution of the Termination Documents be challenged by any party, in the courts or otherwise, CDP and/or M&T, unless the Agency agrees otherwise, 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 execution of the Termination Documents, this Resolution shall automatically become null, void and of no further force and effect, and the Agency shall have no liability to CDP and/or M&T hereunder or otherwise.

(d) The Agency is not making any finding, nor taking any action at this time, on the Parking Termination request. The Agency reserves the right to consider this request at a later time.

(e) No covenant, stipulation, obligation or agreement contained in this resolution or any document referred to above 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.

(f) The Secretary and/or the Executive Director of the Agency are hereby authorized and may distribute copies of this Resolution to CDP and M&T and to do such further things or

perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

(g) 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 May 15, 2018, 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 May, 2018.

**CITY OF SYRACUSE INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____
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: 5

Title: Streaming Services

Requested By: Nora Spillane

OBJECTIVE: Authorization of an allocation of funds not to exceed \$7500.00 for streaming services

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 City of Syracuse under the auspices of WCNY will provide streaming services of all SIDA Board of Directors Meetings beginning with the May 15, 2018 meeting. The cost of the service on an hourly basis (\$312.50 est.) along with a one-time administrative fee.. The total cost is not expected to exceed \$7500.00 on an annual basis.

ATTACHMENTS:

None.

REVIEWED BY:

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

Meeting: May 15,2018

Prepared By: J. A. Delaney