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

Board of Directors Meeting
Tuesday Minutes
July 17, 2018

Board Members Present: Kenneth Kinsey, Rickey T. Brown, Steven Thompson, Michael Frame

Board Members Excused: Kathleen Murphy

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

Others Present: **Charlie Wallace**, Lauryn LaBorde, Aggie Lane, Jim Mason, D. Mitch Latimor, Bob Wilmot, Athena.

Media: Rick Moriarty

I. Call Meeting to Order

Mr. Frame called the meeting to order at 8:31 a.m.

II. Roll Call

Mr. Frame acknowledged all Board members were present except for Kathleen Murphy who was excused.

III. Proof of Notice

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

IV. Minutes

Mr. Frame asked for a motion approving the minutes from the June 19, 2018 Board of Directors Meeting.

Mr. Thompson made the motion. Mr. Kinsey seconded the motion for the June 19, 2018 Board of Directors Meeting. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES FROM THE JUNE 19, 2018 BOARD OF DIRECTORS MEETING.**

V. New Business

101 North Salina St. LLC

Ms. Spillane advised the Agency was in receipt of an application for assistance from the owners of the former Post Standard building located in Clinton Square and requested the Board authorize a Public Hearing on the Project. She gave a brief review noting it entailed an extensive renovation of the two floor building along with the addition of three stories and a new façade. She said at completion the building would contain 205,000 sq.

ft. of commercial space and 50,000 sq. ft. of residential space. She noted the cost of the Project was estimated to be \$31,863,500 and said the company was requesting benefits from the Agency in the form of mortgage and sales tax exemptions along with a PILOT agreement. She further noted the Company advised Advance Media would remain a tenant and that it would be relocating 144 employees from its associated firm VIP Structures with anticipated hiring of an additional 44 employees.

Charles Wallace an owner of the Company was also present and in response to a question from Mr. Thompson said that VIP Structures would be relocating from the Webster's Landing building.

Ms. Katzoff asked about timing. Mr. Wallace responded they would like to commence construction in the fourth quarter of this year with completion in 2020.

There being no further discussion Mr. Frame asked for a motion to approve a resolution authorizing a Public Hearing. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED RESOLUTION DETERMINING THAT THE ACQUISITION, 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.**

Gerharz Equipment Inc.

Ms. Spillane said the Company has submitted an application for financial assistance to the Agency for a Project to be located at 222 Teall Avenue and requested the Board members approve a resolution authorizing a public hearing. She said the owner proposed acquiring and renovating an 85000 sq. ft. building at that location to accommodate the merged operation of the existing Gerharz Equipment business along with the recently acquired Central Restaurant Supply business. She said the Company estimates the cost of the Project to be \$4,965,000 and is asking for benefits from the Agency to include sales and mortgage tax exemptions along with a 10 year PILOT agreement. She noted an estimated 40 employees of the merged companies would relocate to the new location, along with a forecasted increase of 8 new employees.

After a brief discussion Mr. Frame asked for a motion to approve the resolution. Mr. Brown made the motion. Mr. Thompson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION DETERMINING THAT THE ACQUISITION, 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.**

Former Syracuse Rigging Site (City Crossroads)

Ms. Spillane advised that C&S Engineers was preparing a "Periodic Review Report" for the NYSDEC as required by the terms of "Interim Site Management Plan" for the brownfield site and advised staff would have a further report for the Board relative to this at the next Board meeting.

V. Adjournment

There being no further business to discuss Mr. Frame asked for a motion to adjourn the meeting. Mr. Thompson made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN THE MEETING AT 8:40 a.m.**