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**City of Syracuse**  
**Industrial Development Agency**  
201 East Washington Street, 6<sup>th</sup> Floor  
Syracuse, NY 13202  
Tel (315) 448-8100

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**To: Board of Directors**  
**City of Syracuse Industrial Development Agency**

**From: Judith DeLaney**

**Date: January 13, 2023**

**Re: Board of Directors Meeting Agenda – January 17, 2023**

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**The City of Syracuse Industrial Development Agency will hold a Board of Directors Meeting on Tuesday, January 17, 2023, at 8:00 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 – 1**

**IV. Minutes – 2**

Approval of the minutes from the Board of Directors meetings of December 20, 2022, meeting.

**V. Executive Session –**

Discussion of potential disposition of property.

**VI. New Business –**

**Agency Policies – Judy DeLaney**

Discussion.

**VI. Adjournment –**

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Industrial Development Agency  
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**PUBLIC MEETING NOTICE**

**THE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY**

**HAS SCHEDULED**

**A**

**BOARD OF DIRECTORS MEETING**

**FOR**

**TUESDAY JANUARY 17, 2023**

**AT**

**8:00 A.M.**

**IN**

**THE COMMON COUNCIL CHAMBERS**

**THIRD FLOOR**

**CITY HALL**

**233 EAST WASHINGTON STREET**

**SYRACUSE, NEW YORK 13202**

**For More Information, Please Contact Judith DeLaney, Executive Director**

**[jdelaney@syrgov.net](mailto:jdelaney@syrgov.net)**

**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, December 20, 2022

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**Board Members Present:** Kathleen Murphy, Steven Thompson, Kenneth Kinsey, Dirk Sonneborn, Rickey T. Brown

**Staff Present:** Judith DeLaney, Susan Katzoff, Esq.,

**Others Present:** Kathleen Bennett, Esq., Sarah Stevens, Jim Stevenson, Colin Cleghorn, Geoff Persons

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**I. Call Meeting to Order**

Ms. Murphy called the meeting to order at 8:02 a.m.

**II. Roll Call**

Ms. Murphy acknowledged that in addition to herself, Board members Steven Thompson, Kenneth Kinsey, Dirk Sonneborn and Rickey T. Brown were present.

**III. Proof of Notice**

Ms. Murphy acknowledged that notice of the meeting had been duly and properly provided.

**IV. Public Hearing**

Ms. Murphy opened the public hearing for the Anoplate project at 8:02 a.m. and asked Ms. DeLaney to read the Notice of Public Hearing on the project. A copy of the notice is attached and included in the minutes.

Ms. DeLaney read the notice that was published in the newspaper into the record. No written comments were received. Ms. Murphy asked if anyone wished to speak in favor of the project.

Ms. Stevens, consultant for Anoplate spoke in favor of the project. Thanked Board and staff for their time and said Anoplate is excited about potential to expand and continue to grow their company and workforce.

Ms. Murphy then asked if anyone wished to speak in opposition to the project. No one spoke in opposition to the project.

Ms. Murphy closed the Public Hearing at 8:07 a.m.

## **V. Minutes**

Ms. Murphy asked for a motion approving the minutes from the November 18, 2022 and November 22, 2022 Board of Directors meetings, copies of which are included in the Board's packet. Mr. Sonneborn made the motion. Mr. Kinsey seconded the motion. There being no discussion, **THE MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 18, 2022 AND NOVEMBER 22, 2022 BOARD OF DIRECTORS MEETINGS WAS UNANIMOUSLY APPROVED.**

## **VI. Finance Committee Report**

Ms. Murphy reported that the Finance Committee met on December 13, 2022. At the meeting the application for Anoplate Corporation was presented and discussed and questions were answered by the applicant. In addition, an application from One Remington, LLC was presented and discussed and questions answered by the applicant. Both items were recommended for consideration of approval by the Board of Directors.

## **VII. New Business**

### **Anoplate Corporation**

Ms. Katzoff noted a Public Hearing had just concluded with respect to this project.

Ms. Katzoff asked the Board to consider the Inducement Resolution and noted that included in this resolution is a review of SEQRA and the adoption of the City of Syracuse Planning Commission's prior determination that the project will not have a significant environmental impact. The Agency is adopting those findings. The Inducement Resolution further authorizes the undertaking of the project, the granting of certain financial assistance and the execution and delivery of an Agency Agreement which she noted needs to be executed by the Company and returned within 14 business days in order for the approvals to remain in place. The resolution also authorizes the appointment of the Company as agent of the Agency for purposes of undertaking the project and the award of State and local sales and use tax exemptions in an amount not to exceed \$270,000 and authorizes a mortgage recording tax exemption in the approximate amount of \$22,500.

There being no discussion Ms. Murphy asked for a motion to approve the Inducement Resolution. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE UNDERTAKING, ACQUISITION, CONSTRUCTION, RENOVATION, EQUIPPING AND COMPLETION OF A PROJECT; APPOINTING THE COMPANY AS AGENT OF THE AGENCY FOR THE PURPOSE OF THE ACQUISITION, CONSTRUCTION, RENOVATION, EQUIPPING AND COMPLETION OF THE PROJECT; AND**

## **AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT BETWEEN THE AGENCY AND THE COMPANY**

Ms. Katzoff then requested the Board consider a PILOT resolution for the project providing a standard 15-Year PILOT in accordance with the Agency's UTEP. There is no deviation from the Agency's UTEP policy. The Company will continue to pay 100% of real property taxes on the property as it exists today. The PILOT abatement outlined in the resolution applies only to the improvements that are being made on the property.

Ms. Murphy noted that the Company currently employs approximately 200 people and the expansion will add another 20 jobs.

There being no discussion Ms. Murphy asked for a motion to approve the PILOT resolution. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPROVING A PAYMENT IN LIEU OF TAX SCHEDULE AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS BY THE AGENCY IN CONNECTION THEREWITH**

Ms. Katzoff then requested consideration of a Final Approving Resolution for the project authorizing the execution and delivery of all necessary lease transactional documents to confer the benefits awarded to the project pursuant to the terms of the resolutions.

There being no discussion, Ms. Murphy asked for a motion to approve the final resolution. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS BY THE AGENCY IN CONNECTION WITH A COMMERCIAL PROJECT UNDERTAKEN AT THE REQUEST OF THE COMPANY.**

### **One Remington LLC**

Ms. Murphy noted the Public Hearing was held on November 18, 2022. There were no comments in opposition to the application and no written comments were received. There is a representative from the Company in attendance for comments, questions, concerns.

Ms. Katzoff said this is a project located at 466 East Brighton Avenue seeking benefits to construct an approximately 18,000 square foot building to act as additional office and warehouse space to expand their current business.

She advised the first resolution for consideration was a SEQRA resolution. Ms. Katzoff stated the Board appointed itself as Lead Agency for purposes of conducting an uncoordinated review and determined that this was an Unlisted Action. A Short Environmental Assessment Form was submitted and reviewed and it was determined that the project will not have a significant environmental impact and a negative declaration is attached to the resolution.

There being no discussion Ms. Murphy asked for a motion to approve the SEQRA resolution. Mr. Sonneborn made the motion. Mr. Thompson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION CLASSIFYING A CERTAIN PROJECT AS AN UNLISTED ACTION PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT, DECLARING THE AGENCY LEAD AGENCY FOR PURPOSES OF AN UNCOORDINATED REVIEW THEREUNDER AND DETERMINING THAT THE ACTION WILL NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.**

Ms. Katzoff then asked the Board to consider the Inducement Resolution for the project authorizing the undertaking of the project, the granting of certain financial assistance and the execution and delivery of an Agency Agreement. It authorizes the appointment of the Company as agent of the Agency for purposes of undertaking the project and receiving State and local sales and use tax exemptions in an amount not to exceed \$160,000 and approves a mortgage recording tax exemption in the approximate amount of \$23,250. Ms. Katzoff noted that at the Finance Committee meeting there was concern about information staff received regarding outstanding code violations but those were clarified and it turns out those violations existed prior the applicant taking ownership of those properties. Outstanding violations were rectified.

Ms. Murphy clarified that the applicant's business model was to purchase distressed and underinvested properties and improve them for rental or sale into the market. Colin Cleghorn, 50% owner of the applicant confirmed that all but three properties have been sold. Ms. Murphy said all violations have been corrected.

There being no further discussion, Ms. Murphy asked for a motion to approve the Inducement Resolution. Mr. Kinsey made the motion. Mr. Sonneborn seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE UNDERTAKING, ACQUISITION, CONSTRUCTION, EQUIPPING AND COMPLETION OF A PROJECT; APPOINTING THE COMPANY AS AGENT OF THE AGENCY FOR THE PURPOSE OF THE ACQUISITION, CONSTRUCTION, EQUIPPING AND COMPLETION OF THE PROJECT; AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT BETWEEN THE AGENCY AND THE COMPANY**

Ms. Katzoff then requested the Board consider a PILOT Resolution for the project providing a standard 10-Year PILOT in accordance with the Agency's UTEP. There is no deviation from the Agency's policy. The Company will continue to pay 100% of real property taxes on the property as it exists right now. The exemption applies only to the improvements that are being made on the project.

There being no discussion Ms. Murphy asked for a motion to approve the PILOT resolution. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPROVING A PAYMENT IN LIEU OF TAX SCHEDULE AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS BY THE AGENCY IN CONNECTION WITH A PILOT AGREEMENT.**

Ms. Katzoff then requested consideration of a final resolution for the project authorizing the execution and delivery of all necessary lease transactional documents which confer the approved financial assistance benefits to the project.

There being no discussion Ms. Murphy asked for a motion to approve the final resolution. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS BY THE AGENCY IN CONNECTION WITH A COMMERCIAL PROJECT UNDERTAKEN AT THE REQUEST OF THE COMPANY.**

### **Beacon Armory LLC**

Ms. Katzoff stated that this project, located at 120-24 Walton Street, closed in December 2021 and experienced the same delays as many other projects related to supply chain delays and has requested an extension of their agent appointment from December 31, 2021 to July 31, 2023 to complete the project. They are not asking for any additional financial assistance. The sales tax exemption approved by the board was \$200,000. The Company advised it has used less than \$100,000 of the exemption amount.

There being no discussion, Ms. Murphy asked for a motion to approve the request for an extension of the agency appointment relative to sales tax exemption. Mr. Brown made the motion. Mr. Sonneborn seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPROVING AN EXTENSION OF THE APPOINTMENT OF THE COMPANY AS AGENT OF THE AGENCY UNTIL JULY 31, 2023; AND AUTHORIZING THE EXECUTION OF ANY AND ALL NECESSARY DOCUMENTS.**

### **1970 West Fayette LLC**

Ms. Katzoff said the project originally closed in November 2022. At the time the Company took a small construction loan and now they are taking the balance of their construction loan and asking the Agency participate in those documents which they are obligated to do under the lease documents. No additional financial assistance is being requested.

Ms. Murphy reminded the Board this is the Strathmore Paint building.

There being no discussion, Ms. Murphy asked for a motion to approve the request for an extension of the agency appointment relative to sales tax exemption. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION APPROVING THE AGENCY'S PARTICIPATION IN OBTAINING A SUPPLEMENTAL CONSTRUCTION LOAN FOR THE PROJECT; AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH.**

### **Rezone Project – Clarion Associates LLC**

Ms. DeLaney said that Clarion Associates is the consultant on the ReZone Syracuse Project which has been going on for several years. The Board approved a contract with them in late 2021.

Contract was initially for \$80,000 for consultant services and there is an unused balance left of approximately \$39,000. Owen Kearney, who is leading the ReZone project for the City has asked that the Agency extend the contract to permit the use of the balance of the funds through December 31, 2023 to complete the work which includes the production of a manual and to execute any necessary documents necessary to extend such period. No additional money being requested.

There being no discussion, Ms. Murphy asked for a motion to approve the request for an extension of the agreement with Clarion to utilize the funding. Mr. Sonneborn made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION THE EXECUTION AND DELIVERY OF AN AMENDMENT TO EXTEND THE TERM OF A CONTRACT WITH CLARION ASSOCIATES IN FURTHERANCE OF THE REZONE PROJECT.**

### **2023 Board of Directors Meeting Schedule**

The 2023 meeting schedule is included in the Board's agenda package.

### **VIII. Executive Session**

Ms. Murphy asked for a motion to move into Executive Session for the purposes of discussing property acquisition and possible property disposition.

At 8:28 a.m., Mr. Brown made a motion to enter executive session to discuss possible acquisition of property. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN TO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING ACQUISITION OF PROPERT AND POSSIBLE PROPERTY DISPOSITION.**

Ms. Murphy asked for a motion to adjourn out of executive session. At 9:16 a.m. Mr. Brown made a motion to leave executive session. Mr. Kinsey seconded the motion.

**ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN OUT OF EXECUTIVE SESSION.**

### **IX. Adjournment**

There being no further business to discuss, Ms. Murphy asked for a motion to adjourn the meeting. Mr. Sonneborn made a motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN THE MEETING AT 9:19 AM.**