

Minutes

Syracuse Economic Development Corporation
Board of Directors Meeting
Thursday, September 7, 2023
3:30 – 4:30 PM

Meeting was held in-person at:
The Permits Conference Room in City Hall Commons
201 E. Washington Street
Syracuse, NY 13202

Board Members Present: Richard Driscoll, Andrew Fish, Stephen Gross, Eric Ennis, Calvin Corridors, Jr., Rita Paniagua, Patrick Lannon

Board Members Excused: Karolina Marcinkowski, Ashanti Dickerson, Mark Barbee, Sheena Solomon

Staff Present: Vaughn Davis, Suzanne Macpherson, Jakia Durham Kelly, Fred Marty, Esq.

I. Call Meeting to Order

Mr. Ennis called the meeting to order at 3:42 PM.

II. Roll Call

Mr. Ennis acknowledged that all Board Members were present except for Karolina Marcinkowski, Sheena Solomon Ashanti Dickerson, and Mark Barbee

III. Proof of Notice

Mr. Ennis made a note acknowledging proof of notice was sent out in a timely manner and the change of location.

IV. Minutes

Mr. Ennis reviewed the SEDCO Board meeting minutes from June 1, 2023 + electronic correspondence, and asked for a motion for approval.

Ms. Paniagua made the motion. Mr. Fish seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED THE MEETING MINUTES FROM JUNE 1, 2023.**

V. New Business

1. ARPA Small Business Assistance Fund Request:

- COBRA Construction

Mr. Davis provided an overview of the request from COBRA Construction seeking \$25,000 for a period of five (5) years and 2% interest. The funding was requested to purchase transportation and safety equipment to help with specific construction jobs in the area, including lead abatement.

It was recommended by staff to grant COBRA Construction \$20,000.

Mr. Ennis made the motion. Mr. Fish seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED.**

- Twisted Images

Mr. Davis provided an overview of the request from Twisted Images seeking \$23,000 for a period of five (5) years and 2% interest. The funding was requested for capital upgrades to their display cases, marketing and professional website development, and a tattoo removal machine that will allow them to offer an increase in services to their current clientele.

It was recommended by staff to grant Twisted Images \$15,000.

After further discussion, the Board determined that, due to reconsider Twisted Images' application in the future due to the company's owner is also the owner of COBRA Construction.

2. ARPA Community Impact Fund Request:

- Mastro Restaurant Group

Mr. Davis provided an overview of the request from Mastro Restaurant Group seeking \$200,000 for a period of ten (10) years (120 Months) and 3% interest. The first six (6) months would be an interest-only period giving the applicant time to become established and begin generating revenue. The funding was requested to complete the buildout needed renovate the restaurant space for "The Tap House" to open.

It has been made public that the business owner has debts and closed two restaurants earlier this year.

As collateral, SEDCO would seek to hold a subordinate lien through a UCC filing on all the furniture, fixtures and equipment purchased with the funds for capital

upgrades. SEDCO will also secure personal guarantees from K. Mastropietro and his spouse as the founder and owner of the applicant entity.

SEDCO would also place the following contingencies below:

- Before the loan deal is closed, the applicant must provide repayment arrangements for all judgments referenced above.
- A contract showing the finalized negotiations with proposed investors detailing how much funds:
 - Are being invested in totality.
 - The percentage of ownership each investor will have upon investing into the bar.
 - A guarantee that all funds invested will go towards the Taphouse **only**, and not towards any other debts
- Work with an attorney, and co-borrower to structure between Tap house LLC in addition to MRG, Inc.
- Documentation required for executed sublease & operating agreement.

Mr. Ennis made the motion to move forward with the included collateral and contingencies. Mr. Driscoll seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED.**

- *Infinity Events, Inc.*

Mr. Davis provided an overview of the request from Infinity Events, Inc. seeking \$199,773. The funding was requested to assist with upgrading their event space, making it more energy efficient and appealing to a larger client base.

Staff recommended that the Board approve the applicant for \$199,500 for a period of ten (10) years (120 months) and 3.5% interest rate, with the first six (6) months being an interest-only period giving the applicant time to begin generating revenue.

Mr. Fish made the motion. Mr. Driscoll seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED.**

- *Shekinah Global Ministries, Inc.*

Mr. Davis provided an overview of the request from Shekinah Global Ministries Inc. DBA Hope Cafe seeking \$62,500. The funding was requested to assist with filling the gap for the buildout of their new restaurant space at 444 East Genesee Street.

Staff recommended that the Board approve the applicant for \$62,500 for a period of five (5) years (60 months) and 3.0% interest rate to reflect the term of the lease. This is subject to change as the applicant is working with the landlord to extend the lease further

Ms. Paniagua made the motion. Mr. Fish seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED.**

- Teamwork Coatings, Inc.

Mr. Davis provided an overview of the request from Teamwork Coatings, Inc. seeking \$200,000. The funding was requested to assist with rebuilding the roof on their warehouse and office space, which would allow for more of the building to be used, and allow the company to take on more bids.

Staff recommended that the Board approve the applicant for \$175,000 for a period of fifteen (15) years (180 months) and 3.0% interest rate. The first six months would be interest-only for the roof project to get underway and completed.

Mr. Fish made the motion. Mr. Driscoll seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED.**

- Punch & Die Metal Fabrication

Mr. Davis provided an overview of the request from Punch & Die Metal Fabrication seeking \$115,000. The funding was requested to assist purchasing three major pieces of equipment, a laser cutting table, a press brake and a laser welding machine.

Staff recommended that the Board approve the applicant for \$120,000 for a period of fifteen (15) years (180 months) and 3.0% interest rate, with a period of 6 months interest-only so that the company may become more established and begin generating revenue.

Ms. Paniagua made the motion. Mr. Lannon seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED.**

- Sarah's Guest House

Mr. Davis provided an overview of the request from Sarah's Guest House seeking \$200,000. The funding was requested to assist with completing Phase II of their renovation and buildout of the 100 Roberts Avenue property.

Staff recommended that the Board approve the applicant for \$185,000 for a period of ten (10) years (120 months) and 3.0% interest rate, with a period of 6 months interest-only so that the organization has time to complete the renovation project and help more families.

Mr. Gross made the motion Ms. Paniagua seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED.**

VI. Adjourn

Mr. Gross made a motion to adjourn the meeting. Mr. Lannon seconded the motion. **ALL BOARD MEMBERS PRESENT VOTED IN FAVOR TO ADJOURN THE MEETING.**

The meeting was adjourned at 4:58PM.