
City of Syracuse
Industrial Development Agency
300 South State Street, Suite 700
Syracuse, NY 13202
Tel (315) 448-8100

To: Board of Directors
City of Syracuse Industrial Development Agency

From: Eric Ennis, Executive Director

Date: December 15, 2023

Re: Board of Directors Meeting Agenda – December 19, 2023

The City of Syracuse Industrial Development Agency will hold a Board of Directors Meeting on Tuesday, December 19, 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

VI. Minutes – 2

Approval of the minutes from the Board of Directors meeting of November 21, 2023

VI. New Business –

McCarthy Manor Housing, Limited Partnership – Sue Katzoff – 3

Approval of a resolution authorizing a public hearing on the project.

Attachments:

1. *Executive Summary*
2. *Application*
3. *Resolution*

Symphony Tower – Eric Ennis – 4

Consideration of a request to extend the sales tax exemption period from December 31, 2023 for a 90 day period until March 31, 2024.

Attachments:

1. *Correspondence*

One Remington, LLC – Eric Ennis – 5

Consideration of a request to extend the Agency Agreement and lease documents for a six-month period through June 30, 2024.

Attachments:

1. *Correspondence*

Choice Neighborhood Implementation Opportunity Grant (CNI) – Eric Ennis – 6

Approval of a resolution authorizing a cooperation agreement with Urban Strategies, Inc. to allocate funds in the amount not to exceed \$85,000.00 in support of an application for grant funding from the Housing and Urban Development Corporation.

Attachments:

1. *Executive Summary*
2. *Correspondence*

2024 Meeting Schedule – Eric Ennis – 7

Attachment:

1. *2024 Proposed Meeting Schedule*

Agency Fee Schedule – Eric Ennis – 8

Attachment:

1. *Proposed Revised Fee Schedule*

EPA Multi-purpose Grant Consulting RFP – Eric Ennis – 9

Discussion regarding plans to issue a request for proposals for consulting services.

Agency Uniform Tax Exemption Policy – Kathy Murphy – 10

Discussion regarding effective date of UTEP and possible amendments.

IX. Adjournment

City of Syracuse
Industrial Development Agency
300 S. State Street, Suite 700
Syracuse, NY 13202
315 448-8100

PLEASE POST

PLEASE POST

PLEASE POST

PUBLIC MEETING NOTICE

THE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

HAS SCHEDULED A

BOARD OF DIRECTORS MEETING

FOR

TUESDAY DECEMBER 19, 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 Eric Ennis, Executive Director at:

EEnnis@syr.gov

City of Syracuse Industrial Development Agency

One Park Place
300 South State Street, Suite 700
Syracuse, NY 13202
Tel (315) 448-8100

Minutes
Board of Directors Meeting
Tuesday, November 21, 2023

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

Staff Present: Eric Ennis, Susan Katzoff, Esq., Lori McRobbie

Others Present: Wendy Lougnot, Esq., Merike Treier, Shawn Murphy, Dino Peios, John Michael Duby, Gary Ayers, Nayel Ashkar, Jeremy Boyer

I. Call Meeting to Order

Ms. Murphy called the meeting to order at 8:00 a.m.

II. Roll Call

Ms. Murphy acknowledged that all board members 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 hearing at 8:01 a.m. and asked Mr. Ennis to read the Notice of Public Hearing on the project. A copy of the notice is attached and included in the minutes.

Mr. Ennis read the notice.

Ms. Lougnot, counsel to the applicant reiterated that the approximately \$24,000,000 project being proposed is a 100,000 square foot new warehouse/logistics center across from the current JMA campus. The project will create approximately 40 new jobs and expand the JMA footprint and bring more revitalization to that area of the City.

Ms. Murphy asked for people wishing to speak in favor or in opposition of the project. There were no other comments.

The hearing was closed at 8:06 a.m.

V. Minutes

Ms. Murphy asked for a motion approving the minutes from the September 19, 2023 Board of Directors meeting, a copy of which was 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 SEPTEMBER 19, 2023 BOARD OF DIRECTORS MEETING WAS UNANIMOUSLY APPROVED.**

VI. Finance Committee Report

Ms. Murphy reported that the Finance Committee held a meeting on November 8, 2023 and the committee reviewed and considered: (1) the application for the new JMA proposal; and (2) a mid-year contract review of the Downtown Committee contract and associated amendments. Both items were recommended for positive consideration by the Board of Directors.

VII. New Business

JMA Tech Properties, LLC

Ms. Katzoff said the first item on the agenda is the Inducement Resolution for the new JMA project for which a public hearing was just held. This project leverages the company's original investment in 2020 in the manufacturing campus. It is looking to grow and expand through the creation of a global logistics and staging center which will be across the road from the original campus. The project will create 40 new jobs. It will relocate and consolidate other facilities it has in and out of state but it is important to note that those locations are operating on a month to month tenancy, so no issues with lease or other occupancy issues related to those relocations.

The resolution seeks to have the board undertake and approve the project, appoint the company as your agent for the purposes of completing the project, authorizing state and local sales and use tax exemption in an amount not to exceed \$1,550,000; mortgage recording tax in amount of the approximate amount of \$183,500. It also authorizes the execution and delivery of an Agency Agreement attached to the resolution.

In addition, the board previously authorized the execution and delivery of a Preferred Developer Agreement with JMA when they originally approached the Agency regarding the project. The Agreement was executed by both parties. Through the use of that Preferred Developer Agreement, the acquisition of certain of the parcels that will comprise this project were acquired. The Company would like the ability to access those acquired parcels that are currently in the name of the Agency in order to clean up the debris and trash and to secure the property with fencing for security reasons. The resolution also includes a request and approval to enter into a revocable license agreement to allow the company access to clean up those parcels while finalizing the lease/leaseback transaction.

There being no further discussion, Ms. Murphy asked for a motion to approve the amended Inducement Resolution. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING (1) THE UNDERTAKING, ACQUISITION, DEMOLITION, CONSTRUCTION, EQUIPPING AND COMPLETION OF A PROJECT; (2) APPOINTING THE COMPANY AS AGENT OF THE AGENCY FOR THE PURPOSE OF THE ACQUISITION, DEMOLITION, CONSTRUCTION, EQUIPPING AND COMPLETION OF THE PROJECT; (3) AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT BETWEEN THE AGENCY AND THE COMPANY; AND (4) AUTHORIZING THE EXECUTION AND DELIVERY OF A LICENSE AGREEMENT.**

Ms. Katzoff discussed the resolution seeking authority to execute and deliver a 15-year PILOT abatement schedule which complies with the Agency's UTEP. It is not a deviation. The applicant will continue to pay 100% of all real property taxes currently owed on the properties that form the basis of this project and all special taxes. The abatement schedule will start after the remediation and construction period for the project has ended. So, assuming that the lease/leaseback transaction is approved and closes by the end of 2023, the property will go off the tax rolls July 1, 2024. The company will continue to pay 100% of property taxes until after the 4-5 month remediation period and 21 month construction period. Once that is done, the first abatement will kick in on July 1, 2026.

There being no further discussion, Ms. Murphy asked for a motion to approve the PILOT Resolution with schedule included. 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 explained the Final Resolution authorizes the execution and delivery by the Agency of lease transactional documents to confer the benefits that have been previously awarded.

There being no further 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 MIXED-USE PROJECT UNDERTAKEN AT THE REQUEST OF THE COMPANY.**

Ranalli/Taylor St., LLC

Ms. Katzoff advised this is a resolution relative to the original JMA campus project that closed in 2020. That project includes four parcels: 1022 Clinton Street, 1080-82 Clinton Street, and 222-24 Tallman Street and Clinton Street South and 226 Tallman Street. Those parcels now need to be carved

out of the original lease documents so they can be included in the new project. These parcels were not a part of the PILOT Agreement for the first project.

Mr. Sonneborn asked why were these parcels included in the original project? Ms. Katzoff said some renovation was done on the parcels including paving and leveling.

There being no further discussion, Ms. Murphy asked for a motion to approve the request. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE AMENDMENTS TO CERTAIN TRANSACTIONAL DOCUMENTS AND THE EXECUTION AND DELIVERY THEREOF.**

Maguire Family Limited Partnership

Mr. Ennis said the Maguire dealership project located on Hiawatha Boulevard was previously approved by the Agency.

The First request is for an extension of sales tax appointment period which is currently set to expire November 30, 2023. The request is to extend the appointment for six months due to additional supply chain issues. The Company advised the project is approximately 86% complete.

Mr. Ennis reported that the Company had also requested waivers for two subcontractors regarding the Agency's local labor policy. Correspondence from the Company was included in the board's packets.

The first waiver request is from Flex Epoxy Flooring based out of Buffalo, New York. The Company sent out bid requests and received no responses within the 6 county local labor region.

The second waiver request is regarding Autel DCFC, an EV charging station supplier based out of Port Washington, New York. The Company advised that there are no EV charging station suppliers within the approved 6 county region.

Mr. Ennis said there is a representative of the Company available for questions.

Mr. Murphy, a representative of the general contractor indicated that the company has had supply chain issues and that the project is 80-90% complete. EV chargers have been a big hurdle. They are ordered but will not be delivered and installed until the 3rd quarter of 2024.

Mr. Brown asked what the bidding process looked like regarding the flooring companies. Mr. Murphy said the bidding process took place two years ago and bids were solicited through newspaper and their own Smart-Bid system. The job was rebid two or three times over three months.

Mr. Murphy stated again that the EV chargers have been ordered but will not be delivered until August 2024.

After a discussion, Ms. Katzoff suggested an extension of the sales tax appointment through December 1, 2024 with an update to the board at its October 2024 meeting.

There being no further discussion, Ms. Murphy asked for a motion to approve an extension through December 1, 2024 with a requirement that the Company appear at the October 2024 board meeting and provide an update on the status of the project. Mr. Sonneborn made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AN EXTENSION OF THE APPOINTMENT OF THE COMPANY AND ITS SUB-AGENTS AS AGENTS OF THE AGENCY THROUGH DECEMBER 1, 2024 AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH.**

Mr. Sonneborn stated that the sales tax exemption applies to the purchase and not the installation. Mr. Thompson asked if Autel was being used in all dealerships? Mr. Murphy said yes.

Ms. Murphy also asked for a motion to approve the Company's request for waivers of the Agency's Local Access Policy with regards to Flex Epoxy Flooring and Autel DCFC. Mr. Brown made the motion. Mr. Thompson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING WAIVERS OF THE AGENCY'S LOCAL ACCESS POLICY.**

TLSP Coda, LLC

Mr. Ennis presented the second quarterly report on the Coda on Crouse project and told the board that representatives of the general contractor, Hueber Breuer were in attendance for questions and updates.

Mr. Ennis reviewed the MWBE Utilization report which shows a breakdown per the board's request. The Company has exceeded the 10% goal to date.

Mr. Brown said he is glad to see these numbers and showing both minority and women businesses being taken into consideration.

Mr. Duby of Hueber Breuer reported on the status of project. He stated that construction is approximately 35% complete and framing is approximately 40% complete.

Ms. Murphy congratulated Mr. Duby for being the first project to fall under the new policy and said she is grateful for their cooperation as the compliance is being reported.

Mr. Ennis reviewed the local hiring report and noted the Company is meeting its goals and stated that the next report is due in January 2024.

Mr. Ennis reported that the Company is also requesting waivers of the Agency's local labor policy for two subcontractors that fall outside the 6-county area; namely, Ragoni Foundations and Kohler Builders a wood framing contractor. He stated that as shown on the reporting just reviewed, there are a number of subcontractors being used that do fall within the local labor area.

Mr. Sonneborn asked if timing was the issue? Mr. Ennis said his understanding is that it was both a timing and scale and capacity issue.

Mr. Brown asked what the framing issues were? Mr. Duby said the framing job was bid in the fall of last year. Kohler and a local joint venture company were the two responses considered. The joint venture company's timeframe was 30 weeks. Kohler's was 22 weeks. The joint venture company said they could do the job in 22 weeks but would increase the cost by \$300,000 in overtime and acceleration costs.

There being no further discussion, Ms. Murphy also asked for a motion to approve the Company's request for waivers of the Agency's Local Access Policy with regards to Ragoni Foundations and Kohler Builders. Mr. Sonneborn made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING WAIVERS OF THE AGENCY'S LOCAL ACCESS POLICY.**

VIII. Old Business

Downtown Committee Budget Modification

Mr. Ennis reported that the Finance Committee previously discussed the Downtown Committee's request to reallocate a portion of the funds under the existing contract. Unexpended funds from the first year of that contract would be reallocated for the purposes of marketing. In year two, security patrol portion would remain constant but the environmental maintenance and service line would be partially reallocated to support marketing efforts.

Ms. Treier of the Downtown Committee reiterated that repurposing/reallocation request due to the environmental maintenance position which has been difficult to consistently fill. Seasonal nature of work needs to be taken into account. There is a need for marketing and advertising, throughout the year but also during the holiday season to support businesses within the district.

There being no further discussion, Ms. Murphy asked for a motion to approve the reallocation of existing funds as presented. Mr. Sonneborn made the motion. Mr. Kinsey seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING THE DOWNTOWN COMMITTEE OF SYRACUSE TO REALLOCATE EXISTING FUNDS APPROVED WITH RESPECT TO A PROJECT AND AUTHORIZING ANY NECESSARY DOCUMENT AMENDMENTS.**

IX. Adjournment

There being no further business to discuss, Ms. Murphy asked for a motion to adjourn the meeting. Mr. Kinsey made a motion. Mr. Sonneborn seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN THE MEETING AT 8:42 AM.**

City of Syracuse
Industrial Development Agency
300 South State Street, Suite 700
Syracuse, NY 13202
Tel (315) 448-8100

EXECUTIVE SUMMARY

Agenda Item: 3

Title: McCarthy Manor Housing, Limited Partnership

Requested By: Eric Ennis

OBJECTIVE: Approval of a resolution authorizing a public hearing for a project involving the rehabilitation and acquisition of a 176-unit unit housing property known as McCarthy Manor, and would include the issuance of tax exempt bonds by the Agency.

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 a request for the renovation of an existing 176-unit affordable property for seniors and disabled individuals. The Property, McCarthy Manor, is situated at 501 S. Crouse Ave. It consists of one 8-story building with an elevator. The Property's 176 units are comprised of 175 1-bedroom units and one non-revenue 2-bedroom employee unit. The total project cost is approximately \$40,667,298. The applicant is seeking to finance an acquisition and renovation of the property with local tax-exempt bonds issued by the Agency of approximately \$23,281,000, as well as sales tax exemption of approximately \$560,000 and mortgage recording tax exemption of \$174,750. The renovation and improvement costs will be approximately \$12 Million. The scope of work will include: modernization of 100% of units including new baths, kitchens, flooring, A/C units, painting; new windows; landscaping and hardscape improvements; modernization of community spaces; and the addition of new site-wide free Wi-Fi. McCarthy Manor was previously renovated with tax credits and bonds over 15 years ago, but is in need of additional rehabilitation and improvements. All but one of the 176 units are subsidized by a project-based Section 8 HAP contract. This contract will be extended for an additional 20 years, the maximum term allowed by HUD. In addition, the Property will be subject to 30 years of affordability.

ATTACHMENTS:

1. Application
2. Project Description
3. Resolution

REVIEWED BY:

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

Meeting: December 15, 2023

Prepared By: E. Ennis



CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR BENEFITS

INSTRUCTIONS

1. The person completing this application on behalf of the company/applicant shall be a person who is either the CEO of the company/applicant or a person authorized to bind the company/applicant and each statement contained in this application shall be made by such a person. Fill in all blanks, using "none", "not applicable" or "not available" where the question is not appropriate to the Project, which is the subject of this Application (the "Project"). If you have any questions about the way to respond, please call the City of Syracuse Industrial Development Agency ("SIDA" or the "Agency") at (315) 448-8100.
2. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any "financial assistance" (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes "public funds" within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant's obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
3. If an estimate is given as the answer to a question, put "(est.)" after the figure or answer, which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. 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 Eric Ennis at EEnnis@syr.gov.

All projects approved for benefits by the SIDA Board will close with the Agency within 12-months of the inducement date. If this schedule cannot be met, the applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to SIDA Board for consideration.

An application will not be considered by the Agency until the application fee has been received.

7. 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>
8. 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

SIDA Application

h \ O oφ

u u

h

- u
- # @ o "
- - 7 #
- †)
- ° h

- h
-
-
- " = h00#

@ h h

h h

k

o @)
- † o 7
o V'
h

City of Syracuse Industrial Development Agency Application

SECTION I: APPLICANT INFORMATION

Please answer all questions. Use "None", "Not Applicable" and "See Attached" where necessary.

Submittal Date: 8/10/2023

A. Contact Information

Company Name:	McCarthy Manor Housing, L.P. ("Applicant")			
Mailing Address:	30 Hudson Yards, 72nd Floor			
City:	New York	State:	NY	Zip: 10001
Phone:	646-582-2276	Fax:		
Contact Person:	Brian Samson			
Email Address:	brian.samson@related.com			
Industry Sector:	Real Estate - Affordable Housing			
NAICS Code:	531110	Federal Employer Identification Number:	93-2490598	

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
None - The only Owner of the Applicant with more than a 5% interest will be the 99.99% Investor Limited Partner which				
will either be a Bank or a Tax Credit Syndication Fund				
General Partner is	McCarthy Manor	Housing GP, LLC		

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

Corporation
 Private Public

Date and Location of
 Incorporation/Organization:

Partnership
 General Limited

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

Other Sole Proprietorship
 Limited Liability Company/Partnership

E. Applicant's Counsel:

Name:	David Boccio				
Firm:	Levitt & Boccio				
Mailing Address:	423 West 55th Street, 8th Floor				
City:	New York	State:	NY	Zip:	10019
Phone:	212.801.3769	Fax:			
Email Address:	DBoccio@levittboccio.com				

F. Applicant's Accountant:

Name:	Greg Wasiak				
Firm:	DOZ				
Mailing Address:	501 Congressional Blvd				
City:	Carmel	State:	IL	Zip:	46032
Phone:	317-819-6145	Fax:			
Email Address:	gwasiak@dozllc.com				

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

Is the Applicant, its management, or its principal owners now a plaintiff or defendant in any civil or criminal litigation? Yes No

Has any person listed in Section 1(c) ever been convicted of a criminal offense (other than a minor traffic violation)? Yes No

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

See attached Bankruptcy and Litigation Exhibit

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 or the Syracuse Local Development Corporation (SLDC) in the past? If yes, please give year, Project name, description of benefits, and address of Project.

Yes No

SECTION II: PROJECT AND SITE INFORMATION

A. Project Location

Address:	501 S. Crouse Ave.	Legal Address (if different)*	
City:	Syracuse		
Zip Code:	13210		
Tax Map Parcel ID(s):	048-19-03.0		
Current Assessment:	\$10,451,000 (Property has an existing shelter rent agreement)	Square Footage /Acreage of Existing Site*:	2.72
Square Footage of Existing Building, if any:	137,520	Census Tract: (Please See Appendix E for Census Tracts)	0043.02

*Please verify that the address and sq. ft. on <https://ocfintax.ongov.net/lmate/search.aspx> matches what you are proposing here or explain discrepancy in box below.

B. Type (Check all that apply):

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

C. Description of Project: Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not limited to: i) a description of your Company’s background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site; (ii) the size of the Project in square feet and a breakdown of square footage per each intended use; (iii) the size of the lot upon which the Project sits or is to be constructed; (iv) the current use of the site and the intended use of the site upon completion of the Project; (vi) describe your method for site control (Own, lease, other); and (vii) Company history and any additional circumstances the Agency should be aware of relative to the project or Company.

D. Is the Applicant the owner of the property?

- Yes
 No

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

The current owner is McCarthy Manor Preservation, L.P., which is an affiliate of the Applicant. The site will be acquired via a purchase and sale agreement.

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

Water	On site	Electric	On site
Sanitary/Storm Sewer	On site	Private Roads	N/A
Gas	On site	Telecommunications	On site

F. Local Approvals (Site Plan and Environmental Review)

1. Have site plans been submitted to the appropriate City department?

- Yes. What is the status?
 No. When will the plans be submitted.

This is an existing building, so we're not anticipating a site planning submission review other than what would go through the normal permit review process

2. Has the project received site plan approval from the Planning Commission?

Yes No

3. If no, what is the anticipated date? We don't anticipate any significant changes to the site

4. If yes, provide the Agency with a copy of the Planning Board's approval resolution.

G. 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?

H. Likelihood of Undertaking Project without Receiving Financial Assistance

Please confirm by checking a box below, whether this Project will move forward without the requested incentives?

Yes No

If the Project will be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be given economic incentives by the Agency:

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

Will the Project primarily consist of retail facilities as defined in Section 862(2)(a) of the GML?

Yes No

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

Yes No

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

Yes No Please see Appendix E for the map of distressed census tracts in the city of Syracuse.

K. Is the Project site designated as an Empire Zone?

Yes No

L. Construction

1. Project Timeline (approximate):

[4/1/24] # [12/31/24] \) [N/A - Occupied]

h h
 = x V

@
 []

o-#u@V @hk\K-#u#\ ouo 7@°V#@8

h #
 o

) # u	u "
O	\$18,700,000
o †)	
" # k	\$5,003,200
7 7	\$100,000
- o V'oh o u - U	\$7,000,000
- 7	\$250,000
7 #	\$682,728
O 7	\$403,500
\	\$4,151,435
U) 7	\$4,376,435
u h # y	\$40,667,298

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

Amount of capital the Applicant has invested to date:	
Amount of capital Applicant intends to invest in the Project through completion:	\$1,619,128
Total amount of public sector source funds allocated/awarded to the Project:	\$23,281,000
Amount of the Project to be financed from private sector sources:	\$15,767,170
Total Project Sources* *This \$ should match the total Project Costs (Uses) above.	\$40,667,298

3. Public Sector Sources:

Identify each public sector source of funding:	Amount of Public Sector Funding*
Tax-Exempt Bonds	\$23,281,000

*The total amount of public sector funding should equal the public sector amount listed in (A)(ii) above.

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.

1. Is the Applicant expecting that the financing of the Project will be secured by one or more mortgages: Yes No

If yes, amount requested and name of lender:

\$23,281,000; TBD senior lender

2. 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?

\$7,000,000

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

**The property already has an existing shelter rent agreement

SIDA Application

If yes, identify from the Agency's UTEP the category of PILOT requested:

4. 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.

5. 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. . At such time, the Applicant will affirm, in the form attached hereto at **Exhibit "A"** (the "**Benefit Affirmation**"), that it acknowledges and accepts the PILOT benefit and other benefits set forth therein, agrees to incorporate same herein by reference and requests such benefits be granted by the Agency.

**** This Application will not be deemed complete and final nor will benefits be awarded until Exhibit A hereto has been completed and executed****

C. Type of Exemption/**Abatement** Requested: Amount of Exemption/Abatement Requested:

<input type="checkbox"/>	Real Property Tax Abatement (PILOT)	
<input checked="" type="checkbox"/>	Mortgage Recording Tax Exemption (.75% of amount mortgaged as listed on page 6 (B)(i))	\$174,750
<input checked="" type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State of total amount listed on page 6(b)(ii))	\$560,000
<input checked="" type="checkbox"/>	Tax Exempt Bond Financing (Amount Requested)	\$23,281,000
<input type="checkbox"/>	Taxable Bond Financing (Amount Requested)	

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

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

SECTION IV. EMPLOYMENT AND PAYROLL INFORMATION

***Full Time Equivalent (FTE) is equivalent to 35 hours of work per week or 1,820 hours per year. To convert part-time jobs into FTEs, divide the total number of hours for all part-time resources by 35 hours per week or 1,820 hours per year.**

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

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

Yes No

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

Yes No

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

Yes No

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

Yes No

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

Yes No

B. Are there people currently employed by the Company/end user?

Yes No

C. Of those jobs in (B) above, how many will be retained:

Estimate the number of full time equivalent (FTE) jobs to be retained as a result of this Project:	6
Estimate the number of construction jobs to be created by this Project:	25
Estimate the average length of construction jobs to be created (months):	12
Current annual payroll of retained jobs:	\$359,000
Average annual growth rate of wages for retained jobs:	3%
Please list, if any, benefits that are available to either full and/or part time employees retained:	Medical, dental, vision, HSA, life, AD&D, EAP, supplemental life, supplemental AD&D, spouse life, spouse AD&D, child life, child AD&D, critical illness, hospital, accident, legal, pet, auto & home, ID theft, health care FSA, dependent care FSA, parking, transit, 401(k), STD, LTD

Average annual benefit paid by the company (\$ or % salary) per FTE job:	11.5%
Average growth rate of benefit cost:	3%
Amount or percent of wage employees pay for benefits:	12.8%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new permanent FTE jobs as well as those filling retained jobs?	

D. Complete the following chart indicating the number of FTE jobs presently employed by the Company/end user 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.**

Permanent Occupations in Company and/or Tenant of Project	Current Jobs by Occupation (jobs being RETAINED)	Annual Salary range	Annual benefits	Projected NEW FTEs in Years 1-5 by Occupation					Total Job Information	
	No. of FTE Employees			1st Year NET of Current RETAINED Employees	2nd Year NET of Prior Years	3rd Year NET of Prior years	4th Year NET of Prior Years	5th Year NET of Prior Years	Total New Jobs Created in 5 Year Period	Total Jobs Retained in 5 Year Period
Professional/ Managerial/ Technical	3	\$45K - \$60K	\$22K	0	0	0	0	0	0	3
Skilled	3	\$34K - \$48K	\$28K	0	0	0	0	0	0	3
Unskilled/ Semi-skilled										

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).

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

Yes No If yes, provide the name and local:

SECTION V. ENVIRONMENTAL INFORMATION

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

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

Yes No

If yes, please explain:

The site contains suspect ACM based on a 2021 Phase 1 and has an asbestos O&M. As part of our upcoming HUD application process, thorough asbestos testing will take place. Any asbestos disturbed during renovations will be abated in accordance with NYS DOL regulations.

B. Has any public body undertaken a State Environmental Quality Review Act ("SEQRA") review?

Yes No

Has any public body issued a SEQRA determination for this Project?

Yes No

If yes to either of the foregoing, please attach to this application all SEQRA forms (e.g. EAF) and any determinations.

SECTION VI. REPRESENTATIONS & AFFIRMATIONS BY THE APPLICANT

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

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



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, the Company shall comply with Section 862-b of the GML.



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,



SIDA Application

unless otherwise approved by the Agency as reasonably necessary to preserve the competitive position of the Project in its respective industry.

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.



E. City of Syracuse and MWBE: The applicant understands and agrees that every Project must commit to incorporate vendors that are minority and/or women-owned business enterprises, as certified by the State or the municipality ("MWBE"), equal to a minimum of 10% of all SIDA abatements during the construction phase. MWBE vendors must be located within Onondaga County in accordance with the Agency's Project Approval Policy, a copy of which is attached hereto at **Exhibit "B"** and made a part hereof.



F. City Resident Hiring. *To qualify for any exemptions* under the Agency's Uniform Tax-Exempt Policy, every Project must commit to hiring 10% of its construction workforce, on a full-time basis, from residents of the City of Syracuse as set forth in the Agency's Project Approval Policy, a copy of which is attached hereto at **Exhibit "B"** and made a part hereof.



G. 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. **** Requesting a waiver to 75%.**



H. 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



I. 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.



J. 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.



K. 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.



L. 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



SIDA Application

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.

M. 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.



N. 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.



O. 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.



P. 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.



Q. Legal Fees: The Applicant acknowledges that all by submitting this application, they are contractually obligated to pay all of SIDA's legal fees associated with this application, the project and the financial assistance sought regardless of whether any benefits are approved or conferred.



R. Prevailing Wage: The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a "covered project" pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.



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

Name of Applicant Company	McCarthy Manor Housing, L.P.
Signature of Officer or Authorized Representative	
Name & Title of Officer or Authorized Representative	David Pearson, Vice President of McCarthy Manor Housing GP, LLC, the General Partner of the Applicant
Date	8/10/2023

SECTION VII. 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	McCarthy Manor Housing, L.P.
Signature of CEO or a person authorized to bind the company/applicant	
Name & Title of Officer or Authorized Representative	David Pearson, Vice President of McCarthy Manor Housing GP, L.L.C, the General Partner of the Applicant
Date	8/10/2023

EXHIBIT "A"

BENEFIT AFFIRMATION

The undersigned, David Pearson, being the Vice President and authorized signatory of the General Partner of McCarthy Manor Housing, L.P., (the "**Company**" or "**Applicant**"), does hereby *certify and affirm under the penalty of perjury* the following:

On or about 8/10/2023 the Company submitted an application for financial assistance (the "**Application**") to the City of Syracuse Industrial Development Agency (the "**Agency**") requesting the Agency consider undertaking a project (the "**Project**") consisting of:

An existing 176-unit affordable property for seniors. The Property, McCarthy Manor, is situated at 501 S. Crouse Ave., Syracuse, NY 13210. It consists of one 8-story building with an elevator. McCarthy Manor was built in 1980 and contains a lobby, leasing office, indoor fish pond, community room, library, business center, fitness center, and on-site laundry. The Property's 176 units are comprised of 175 1-bedroom units and one non-revenue 2-bedroom employee unit. 175 of the 176 units are subsidized by a project-based Section 8 HAP contract.

The Agency is governed by the New York State General Municipal Law which, effective June 15, 2016, requires, pursuant to Section 859-a, among other things, that each project applicant affirm, *under penalty of perjury*, the estimated amount of benefits requested from the Agency.

That the following PILOT benefit schedule reflects the estimated real property tax benefits related to the Project, including an estimated savings valuation totaling \$ _____ to be realized by the Company over the _____ () year term of the payment in lieu of taxes ("**PILOT**") agreement requested by the Company:


PILOT Benefit Schedule	
Comparison	Amount
Estimated ___ year Taxes w/o PILOT benefit	\$
Estimated ___ year PILOT Payments	\$
Estimated ___ year PILOT Savings	\$

In addition, as set forth by the Company within its Application: (i) the purchase of goods and services relating to the Project, and subject to New York State and local sales and use taxes, are estimated to cost an amount up to \$ 7,000,000 and therefore, the value of the State and local sales and use tax exemption benefits sought from the Agency shall not exceed \$ 560,000 ; and (ii) the mortgage recording tax

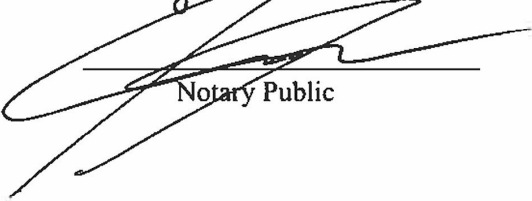
exemption shall be approximately \$ 174,750 based upon the Company's estimation in its Application that the principal amount of the mortgage on the Project will be \$ 23,281,000.

The undersigned, deposes and says that: (i) (s)he has the authority to bind the Company; (ii) (s)he has read the foregoing affirmation outlining the financial assistance sought by the Company from the Agency for the Project; and (iii) acknowledges same to be true, accurate and complete, as subscribed and affirmed hereby under the penalty of perjury.

McCarthy Manor Housing, L.P.

By: 
Title: David Pearson, Vice President of McCarthy Manor Housing GP, LLC, the General Partner of the Applicant

Sworn to before me this 10th day
of August, 2022.



Notary Public

SEAN FERNANDES
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FE6437658
Qualified in New York County
Commission Expires 08/01/2026

EXHIBIT "B"

PROJECT APPROVAL POLICY

City of Syracuse Industrial Development Agency

201 E. Washington Street, 6th Floor
Syracuse, New York 13202
Tel (315) 448-8100 Fax (315) 448-8036

PROJECT APPROVAL POLICY

I. STATEMENT OF PURPOSE

The City of Syracuse Industrial Development Agency ("**Agency**") has adopted this Project Approval Policy (the "**Policy**") in accordance with Section 859-a (5) of the New York State General Municipal Law. This Policy shall be consistent with and in compliance with the provisions of Chapter 1030 of Laws of 1969 of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "**Enabling Act**") and Chapter 641 of the Laws of 1979 of the State of New York, as amended from time to time (said Chapter and the Enabling Act being hereinafter collectively referred to as the "**Act**"), and any other applicable law.

II. PROJECT APPROVAL

Eligible projects for consideration hereunder shall comply with the Act

A. DEFINITIONS: For purposes of this Policy, the following definitions shall apply:

"**Distressed Census Tract**" shall have the meaning ascribed thereto by the applicable federal, state or local tax credit program applicable to the Qualified Project.

"**FTE**" means one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.

"**NRSA**" means the Neighborhood Revitalization Strategy Areas as defined by the City of Syracuse Department of Neighborhood and Business Development Syracuse Consolidated Plan found at the following link: http://www.syr.gov.net/uploadedFiles/Departments/Neighborhood_and_Business_Development/Content/Consolidated%20Plan%202015-19%20Final%20-%2001-06-2016.pdf.

B. Each of the following must occur **prior** to the adoption of a resolution approving the grant of financial assistance for a project:

(i) Assessment

The members shall assess **all** material information included in connection with the application for financial assistance (the "**Application**") submitted by or on behalf of the company seeking such financial assistance (the "**Company**") in order to afford a reasonable basis for the decision by the Agency to provide financial assistance for a proposed project

(the "**Assessment**"). As one part of their assessment of a proposed project, the members shall consider the priority industries and/or the North American Industry Classification System ("**NAICS**") sectors, all as set forth in **Exhibit "A"** attached hereto, as well as the number of retained or new FTEs resulting from the Project. No one factor qualifies or guaranties a project for approval or conference of any specific financial assistance. It is up to the Agency, in its sole and absolute discretion, to review, analyze and weigh all factors and policy initiatives when considering projects for approval.

(ii) Cost-Benefit Analysis

The members shall prepare or cause to be prepared a written cost-benefit analysis, including a ratio of abatement to new community investment (the "**Cost-Benefit Analysis**") identifying:

- the extent to which a proposed Project will create and/or retain permanent, private sector jobs;
- the applicable priority industry and/or North American Industry Classification System (**NAICS**) sector as set forth on **Exhibit "A"** attached hereto, if applicable;
- the estimated value of any tax exemptions to be provided;
- the amount of private sector investment generated or likely to be generated by the proposed Project;
- the likelihood of the proposed Project being completed in a timely fashion;
- the extent to which the proposed Project will provide additional sources of revenue for the municipality and school district; and
- other public and community benefits that might occur as a result of the proposed Project.

(C) City Resident Hiring. *To qualify for any exemptions* under the Agency's Uniform Tax-Exempt Policy, every Project must commit to hiring 10% of its construction workforce, on a full-time basis, from residents of the City of Syracuse (the "**City**").

(D) MWBE Requirements. *To qualify for any exemptions* under the Agency's Uniform Tax-Exempt Policy, every Project must commit to incorporate vendors that are minority and/or women-owned business enterprises, as certified by the State or the municipality ("**MWBE**"), equal to a minimum of 10% of all SIDA abatements (exclusive of any enhancement under the Agency's Community Benefit Policy) during the construction phase. MWBE vendors must be located within Onondaga County. Such hiring may be accomplished through CNY Works, Syracuse Build or other existing programs aimed at training and promoting local hiring.

During construction and following completion of construction, evidenced by the earlier of (i) the date a certificate of occupancy is issued for the Project by the City; or (ii) the completion date under the lease documents between the proposed Project owner and the Agency to confer approved benefits, the proposed Project owner must demonstrate to the satisfaction of the Agency compliance with each (c) and (d) above. Failure to do so shall give rise to an event of default under the lease documents and the Agency's ability to recapture benefits under its Recapture Policy.

The proposed Project owner may seek a waiver of either (c) and/or (d) above, if and only if, such owner can demonstrate, to the sole satisfaction of the Agency, that notwithstanding all efforts, the owner was not able to find residents of the City able to fill the requisite number of construction jobs and/or an inability to hire the requisite number of MWBE vendors as set forth above. Any such request must, at a minimum, demonstrate the attempts made by the owner to satisfy the requirement.

Adopted: September 27, 2022

Effective: As of January 1, 2023

EXHIBIT A

SELECTION CRITERIA BY PROJECT TYPE

High Tech, Manufacturing, Warehouse, Distribution

1. Wage rates (as compared to median wage for area)
2. Regional wealth creation (% sales/customers outside five county Central New York Region)
3. Regional purchases (% of overall purchases)
4. Research and development activities
5. Investments in energy efficiency
6. Location, land use, including use of brownfields or locally designated development areas
7. Support of existing local businesses
8. Use of LEED/renewable resources
9. Retention/flight risk
10. North American Industry Classification System (NAICS) Sectors:

Sector	Description
22	Utilities
31-33	Manufacturing
42	Wholesale Trade
48-49	Transportation & Warehousing
51	Information
811	Repair & Maintenance

Agricultural, Food Processing

1. Wage rates (as compared to median wage for area)
2. Regional wealth creation (% sales/customers outside five county Central New York Region)
3. Regional purchases (% of overall purchases)
4. Research and development activities
5. Investments in energy efficiency
6. Location, land use factors, proximity to local agricultural production
7. Use of LEED/renewable resources
8. Retention/flight risk
9. North American Industry Classification System (NAICS) Sectors:

Sector	Description
11	Agriculture, Forrestry, Fishing & Hunting
311	Food Manufacturing
312	Beverage and Tobacco Product Manufacturing
3331	Agriculture, Construction, and Mining Machinery Manufacturing

Professional Services, Back Office, Data, Call Centers

1. Wage rates (as compared to median wage for area)
2. Regional wealth creation (% sales/customers outside area)
3. Regional purchases (% of purchases from local vendors)
4. Support of local business
5. Retention/flight risk
6. Use of LEED/renewable resources
7. North American Industry Classification System (NAICS) Sectors:

Sector	Description
52	Finance & Insurance
561	Administrative and Support Services
54	Professional, Scientific, & Technical Services
55	Management of Companies and Enterprises

Energy Production

1. wage rates (above median wage for area)
2. in region purchases (% of overall purchases, local construction jobs/suppliers)
3. advances renewable energy production/transmission goals
4. provides capacity or transmission to meet local demand or shortage

Adaptive Reuse, Community Development

1. Location within distressed census tract
2. Age of structure
3. Elimination of slum and blight
4. Building or facility vacancy
5. Redevelopment supports local community development plan
6. Environmental or safety issues
7. Use of LEED/renewable resources
8. Building or site has historic designation
9. Site or structure has delinquent property or other local taxes
10. Project developer's return on investment
11. Ability to obtain conventional financing

Tourism

1. Market study (documenting demand and impact on existing tourism and businesses)
2. Regional wealth creation
3. Proximity to and/or support of regional tourism attractions/facilities
4. Support of local official(s), convention visitors bureau
5. Regional purchases, support of local vendors
6. Use of LEED/renewable resources
7. Generation of additional local revenues (such as room occupancy taxes)

Retail

1. Meets all requirements of General Municipal Law Section 862
2. Market study documenting need
3. Goods or services not readily available
4. Impact on existing businesses
5. Regional wealth creation
6. Location within highly distressed census tract
7. Elimination of slum and blight
8. Alignment with local planning and development efforts

Senior Housing/Affordable

1. Market study (documenting unmet need and impact on existing housing facilities)
2. Location within a highly distressed census tract
3. Alignment with local planning and development efforts
4. Local official(s) support
5. Located in areas that provide support for below median income seniors
6. Location promotes walkable community areas
7. Project developer's return on investment
8. Ability to obtain conventional financing
9. Provision of senior-specific amenities (community rooms, health services, etc.)
10. Income level of potential residents (at or below median income)

Affordable Housing

1. Market study (documenting unmet need and impact on existing housing facilities)
2. Location within a highly distressed census tract
3. Alignment with local planning and development efforts
4. Local official(s) support
5. Located in areas that provide support for below median income individuals
6. Location promotes walkable community areas
7. Project developer's return on investment
8. Ability to obtain conventional financing
9. Income level of potential residents (at or below median income)

Miscellaneous Projects

1. Location within a highly distressed census tract
2. Alignment with local planning and development efforts
3. Support from local official(s) and the community
4. Promotion of transit-oriented or walkable community areas

APPENDIX A

City of Syracuse Industrial Development Agency

Agency Fee Schedule

(Revised 1/15/19)

Bond and Straight Lease Transactions:

Application & Processing Fee\$1,000.00

Project Commitment/Legal Fee\$2,500.00

(Due with fully executed Application; Amount applied to SIDA's counsel fee)

Administrative Fee:

Issuance of Bonds1% Project Cost

(Without regard to principal amount of bonds issued.)

Straight Lease/Agency Appointment.....1% Project Cost

(Exemption from one or more mortgage recording, real property or sales and use taxes)

Refunding of Bonds.....1% of Project Cost

New Money/Additional Financing on Existing Project:

Refinancing of project where only Financial Assistance is MRTE – ¼ of new money financed (exclusive of original mortgage amount).

Refinancing of project where additional Financial Assistance is sought (in addition to MRTE) – 1% of new money financed.

Post-Closing Items for Bond and Straight Lease Transactions:

Annual Administrative Reporting Fee\$250.00

(Paid at time of closing and annually thereafter for duration of SIDA's interest in Project Facility)

Extension of sales tax exemption.....\$500.00

Modification or Amendment of Closing Documents*\$1,000.00

***including but not limited to refinancing of original mortgage**

Subsequent lender closing\$250.00

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by SIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to SIDA's attorneys, engineers, and consultants. SIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are nonrefundable. 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.

APPENDIX B

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

CONFLICT OF INTEREST STATEMENT

Agency Board Members

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

Agency Legal Counsel & Auditor

1. Bousquet Holstein, PLLC
2. Grossman St. Amour, PLLC.

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

--	--

Signature:



Authorized Representative:

David Pearson

Title:

David Pearson, Vice President of McCarthy Manor Housing GP, LLC, the General Partner of the Applicant

Date:

8/10/2023

APPENDIX C

Go to:

<https://www.dec.ny.gov/permits/6191.html>

to obtain the online EAF Mapper Application and EAF Forms.

APPENDIX D

SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY APPLICATION

Verification

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

David Pearson deposes and says that s/he is the
(Name of Individual)
Vice President of the General Partner of McCarthy Manor Housing, L.P.
(Title) (Applicant Name)

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



Applicant Representative's Signature

David Pearson, Vice President of McCarthy Manor
Housing GP, LLC, the General Partner of the Applicant
Title

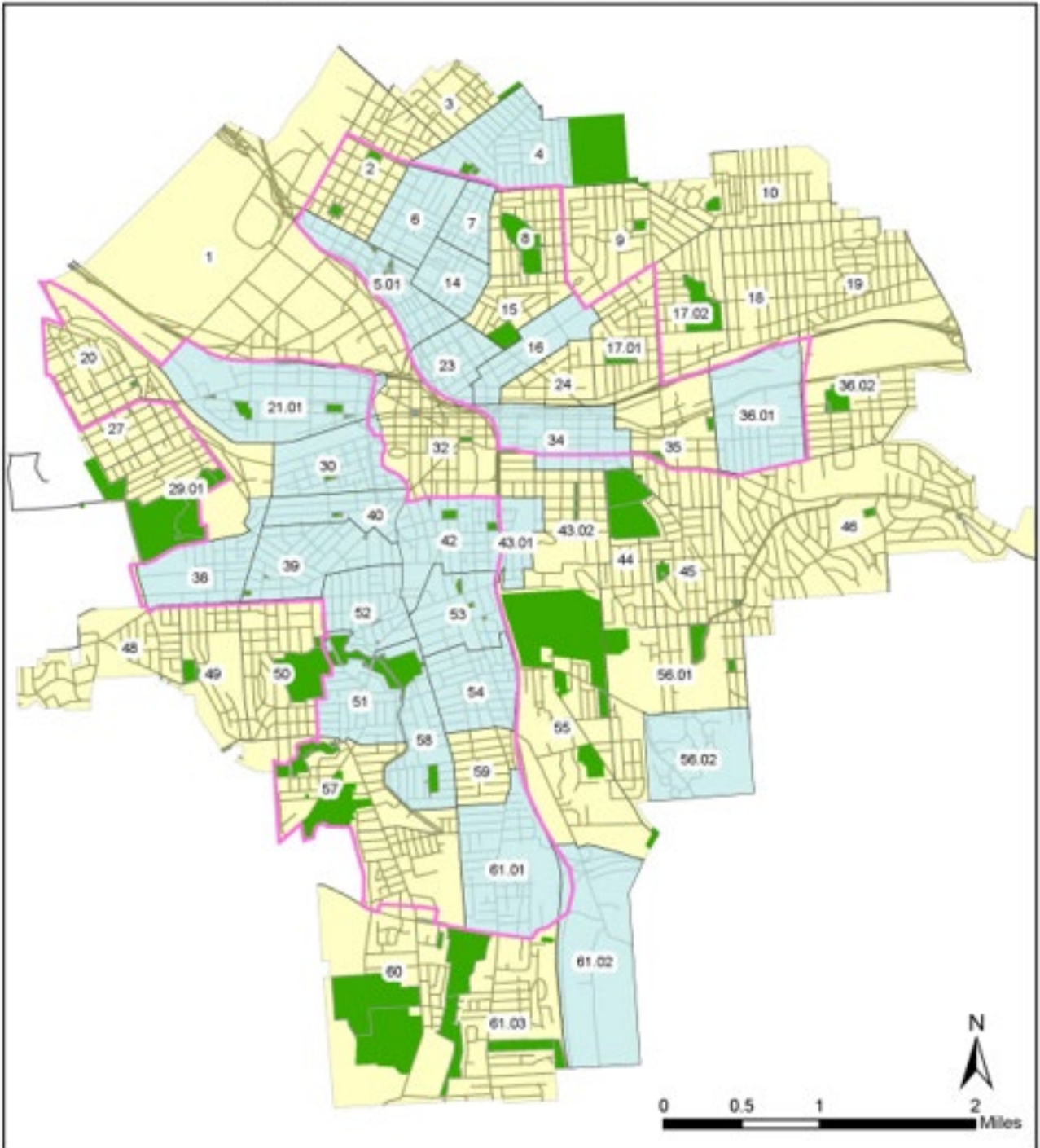
Subscribed and sworn to before me this
10th day of August, 2023.



Notary Public

SEAN FERNANDES
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01FE6437658
Qualified in New York County
Commission Expires 08/01/2026


Highly Distressed Census Tracts



Legend

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

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





449 SOUTH SALINA STREET, 2ND FLOOR
SYRACUSE, NY 13202
(315) 476-1010

133 SOUTH FITZHUGH STREET
ROCHESTER, NY 14608
(585) 460-9200

1177 SIXTH AVENUE, FIFTH FLOOR
NEW YORK, NY 10036
(212) 328-1763

WWW.LDTS-LAW.COM

December 7, 2023

Eric Ennis, Executive Director
Syracuse Industrial Development Agency
300 South State Street, Suite 700
Syracuse, New York 13202

Re: Symphony Tower, 111-13 Onondaga St E & Salina St S

Dear Eric:

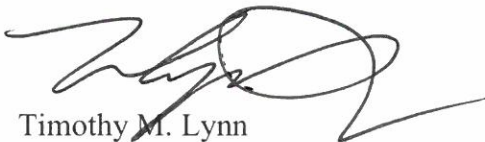
We represent Symphony Tower, LLC in connection with the above referenced project. We respectfully request an extension of the Lease and Agency agreement for the above-referenced project as well as the Sales Tax Appointment to March 31, 2024. We anticipated project completion in December 2023. However, the combination of supply chain issues, unavailability of service providers and contingency items have caused delay. The project is around 85 percent complete. Although we anticipate completion by early February, with the ongoing supply chain and labor difficulties in the construction industry, we request an extension until March 31, 2024.

To date in 2023, the project has used \$155,850 of the permitted exemption amount.

We appreciate your attention and assistance.

Very truly yours,

LYNN D'ELIA TEMES & STANCZYK



Timothy M. Lynn

cc: Susan R. Katzoff, Esq.
Lori McRobbie

APPROVING RESOLUTION

A regular meeting of the City of Syracuse Industrial Development Agency was convened in public session on December 19, 2023, at 8:00 o'clock a.m. in the Common Council Chambers, City Hall, 233 East Washington Street, Syracuse, New York.

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

PRESENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

RESOLUTION APPROVING AN EXTENSION OF THE APPOINTMENT OF THE COMPANY AS AGENT OF THE AGENCY UNTIL MARCH 31, 2024; AND AUTHORIZING THE EXECUTION OF ANY AND ALL NECESSARY DOCUMENTS

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

WHEREAS, at the request of Symphony Tower, LLC (the “*Company*”), by resolution dated June 21, 2022 (the “*Inducement Resolution*”), the Agency agreed to undertake a project (the “*Project*”) consisting of: (A)(i) the acquisition of an interest in approximately 60,504 square feet of real property improved by one (1) existing approximately 129,000 sq. ft. 15-story building (plus basement) located at 111-13 East Onondaga Street & Salina Street (tax map no. 101.-08-04.1) and 457 South Salina Street (tax map no. 101.-08-04.2), in the City of Syracuse, New York (the “*Land*”); the renovation and reconstruction of the Building to be comprised of: (a) approximately 108,000 sq.ft. of residential space containing 29 one-bedroom apartments and 46 two-bedroom apartments plus approximately 36,000 sq. ft. of common areas; and (b) approximately 40,000 sq.ft. of commercial/office space (the “*Facility*”); (iii) the acquisition and installation in and at the Land and Facility of furniture, fixtures, inventory and equipment (the “*Equipment*” and together with the Land and the Facility, the “*Project Facility*”); (B) the

granting of certain financial assistance in the form of exemptions from State and local sales and use tax and mortgage recording tax (in accordance with Section 874 of the General Municipal Law) (collectively the "**Financial Assistance**"); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, reconstruction, renovation, equipping and completion of the Project Facility; and (D) the lease of the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

WHEREAS, in December 2022, the Company and Agency entered into a lease transaction to effectuate the undertaking of the Project and the conference of the approved Financial Assistance (the "**Lease Transaction**"). As part of the Lease Transaction for purposes of undertaking and completing the Project Facility, the Company was appointed as the agent of the Agency (the "**Appointment**") through December 1, 2023 ("**Original Appointment Date**"), and was awarded an amount not to exceed \$640,000 in exemptions from State and local sales and use tax (the "**Exemption**"); and

WHEREAS, by correspondence dated December 7, 2023, the Company advised that construction of the Project will not be completed by the Original Appointment Date due to unavoidable delays related to a combination of supply chain issues, unavailability of service providers and contingency items. As such, the Company is requesting an extension of their Appointment from December 1, 2023 to March 31, 2024 to provide them an opportunity to complete the Project (the "**Extension**"); and

WHEREAS, the Company has advised that as of December 7, 2023, they have used approximately \$155,850 of the Exemption leaving a balance of approximately \$484,150 in unused State and local sales and use tax exemption available for the Project (the "**Remaining Exemption**") and that the Project is approximately 85% complete. The Company is not requesting any additional financial assistance; and

WHEREAS, the Extension is in furtherance of the Financial Assistance that was previously approved for the Project, which underwent an environmental review by the Agency pursuant to the State Environmental Quality Review Act ("**SEQRA**"), and the present sales tax appointment and document extension request is insubstantial and does not require reconsideration or further review by the Agency under SEQRA.

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

(1) Based upon the representations made by the Company to the Agency, as set forth in the recitals hereof and which are incorporated herein by reference, and there being no event of default under the Lease Documents (as defined hereinbelow), the Agency hereby makes the following findings and determinations:

(a) The granting of the Extension does not require reconsideration or further review by the Agency under SEQRA.

(b) The Agency authorizes the Extension for purposes of completing the Project through and including **March 31, 2024**, conditioned upon: (i) there being no events of default under any of the documents executed and delivered by the Company in conjunction with the Lease Transaction, including but not limited to a company lease, an agency lease, a project agreement, a payment in lieu of tax agreement and an environmental compliance and indemnification agreement, each dated as of December 1, 2022 (collectively, the "**Lease Documents**"); (ii) Company's confirmation that all insurance executed and delivered in conjunction with the Project and the Lease Transaction remains in full force and effect all in accordance with the Lease Documents and the Company submitting to the Agency proof of insurance naming the Agency as an additional insured pursuant to the Agency's requirements under the Lease Documents; (iii) Company's submission to the Agency of any applicable information requested by the Agency with respect to the Extension so that they can accurately track and report Project and Financial Assistance information as required under the Act; (iv) Company's submission of any applicable administrative fees and all legal fees incurred by the Agency in exchange for the Agency's grant of the Extension; and (v) submitting any proof required by the Agency demonstrating that the Company has not realized State and local sales and use tax exemptions in excess of what was authorized for the Project.

(2) The Agency is authorized to execute all documents necessary to effectuate the Extension (collectively, the "**Extension Documents**") including but not limited to revisions or amendments of the Lease Documents, issuance of a new Sales Tax Appointment Letter and an amendment or extension of the appropriate "IDA Appointment of Project Operator or Agent for Sales Tax Purposes" (Form ST-60) for each of the Company and any sub-agents in accordance with the Lease Documents; and each the Chair, the Vice Chair and/or the Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the documents, to make such other changes, omissions, insertions, revisions, or amendments to the documents referred to herein as the (Vice) Chair deems appropriate. The execution thereof by the Chair, the Vice Chair and/or the Executive Director constitutes conclusive evidence of such approval.

(3) The Company shall execute and deliver any and all documents required by the Agency in connection with the Extension and to carry out the intent of this Resolution.

(4) The Company shall provide or cause its Additional Agents to provide, and the Agency shall maintain, records of the amount of State and local sales and use tax exemption benefits provided to the Project and the Company shall, and cause each Additional Agent, to make such records available to the Agency and the State Commissioner of Taxation and Finance (the "**Commissioner**") upon request. The Agency shall, within thirty (30) days of providing any State sales and use tax exemption benefits, report to the Commissioner the amount of such benefits for the Project, identifying the Project, along with any such other information and specificity as the Commissioner may prescribe. As a condition precedent to the Company or Project's receipt of, or benefit from, any State or local sales and use tax exemptions, the Company must acknowledge and agree to make, or cause its Additional Agents to make, all records and information regarding State and local sales and use tax exemption benefits realized by the Project available to the Agency or its designee upon request.

(5) No covenant, stipulation, obligation or agreement contained in this resolution or any document referred to herein shall be deemed to be the covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity. Neither the members nor officers of the Agency, nor any person executing any documents referred to above on behalf of the Agency, shall be liable thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

(6) Bousquet Holstein PLLC, as counsel to the Agency, is hereby authorized to work with the Company and others to prepare, for submission to the (Vice)Chair and/or the Executive Director, all documents necessary to carry out the intent of this Resolution and to finalize the Extension Documents.

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

(8) This Resolution shall take effect immediately. A copy of this Resolution, together with any 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 December 19, 2023, with the original thereof on file in the office of the Agency, 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 on _____.

**CITY OF SYRACUSE INDUSTRIAL
DEVELOPMENT AGENCY**

By: _____
Rickey T. Brown, Secretary

(S E A L)



**ALARIO &
FISCHER, P.C.**
ATTORNEYS AND COUNSELORS AT LAW

102 WEST SENECA STREET, SUITE 210, MANLIUS, NEW YORK 13104
TELEPHONE (315) 472-6676 – FACSIMILE (315) 472-4216 – WEBSITE: www.alario-fischer.com
Service by Facsimile or Electronic Means Not Accepted

December 11, 2023

VIA EMAIL AND FIRST CLASS MAIL

Eric Ennis, Executive Director
Syracuse Industrial Development Agency
201 East Washington Street, 6th Floor
Syracuse, New York 13210

Re: One Remington, LLC Agency/Company Agreement with SIDA
Property Address: 466 East Brighton Avenue, Syracuse, New York 13210
Our File No. 1442-061

Dear Mr. Ennis:

We represent One Remington, LLC with regard to a lease/leaseback SIDA approved via resolution of December 20, 2022 for the construction of a new warehouse/office facility at 466 East Brighton Avenue. The Agency Agreement requires the lease documents to be executed and the closing to occur on or before December 20, 2023.

On December 8, 2023, I wrote to request an extension of the Agency Agreement for one year. I write today to provide further details as to why such an extension has become necessary. The final design and engineering, city permitting, and financing for the project has been delayed. One Remington, LLC, and its related entities have experienced much stronger than expected growth and have already outgrown their existing plans for the site. The original plans contained approximately 9,000 square feet of office space, but at present, we may require as much as 20,000 square feet for offices. Such a large change requires additional engineering and design including revised layout, bathrooms, sprinkler and even sewer hook-up considerations. We feel this presents a good problem because of such explosive company growth, but it also requires significant building considerations.

Please accept this letter as a formal request for an extension of time. Of course, if you have any questions or concerns, please do not hesitate to contact me.

Sincerely yours,

ALARIO & FISCHER, P.C.

D. Christian Fischer
dcf@alario-fischer.com

DCF/ksf

pc: Susan R. Katzoff, Esq. (via email)



DEPARTMENT OF NEIGHBORHOOD & BUSINESS DEVELOPMENT

CITY OF SYRACUSE, MAYOR BEN WALSH

December 13, 2023

Kathleen Murphy, Chair
Syracuse Industrial Development Agency
300 South State Street, Suite 700
Syracuse, New York 13202

Commissioner
Michael Collins

**Deputy Commissioner of
Neighborhood Development**
Michelle Sczpanski

**Deputy Commissioner of
Business Development**
Eric Ennis

**Deputy Commissioner of
Code Enforcement**
Jacob Dishaw

**Deputy Commissioner of
Planning and Sustainability**
Owen Kerney

Re: Request for \$85,000 in support to assist with the completion of a \$50 million grant application to the US Department of Housing and Urban Development Choice Neighborhood Implementation (“CNI”) opportunity and future support of Urban Strategies, Inc. (“USI”) work to prevent displacement of current residents

Dear Kathy:

I am writing to you to request a total amount not exceeding \$85,000 to be used on or before December 31, 2025. The request includes two components. The first is \$35,000 in immediate support to assist with the completion of a \$50 million grant application, due February 13, 2024, to the US Department of Housing and Urban Development (“HUD”) Choice Neighborhood Implementation (“CNI”) opportunity to revitalize the 118-acre neighborhood adjacent Interstate 81 to implement the East Adams Street Transformation Plan, defined below. This support is also conditioned upon the City of Syracuse (“City”) and the Syracuse Industrial Development Agency (“SIDA”) participating in future scopes of work with Urban Strategies, Inc. (“USI”), the second request component, at an amount not to exceed \$50,000.

The East Adams Street Transformation Plan, led by the Lead CNI Applicant, the Syracuse Housing Authority (“SHA”), is the result of a multi-year planning, engagement, and design effort. The extensive planning work has included the City, as well as Blueprint 15 and SHA’s Master Development Team of McCormack Baron Salazar (“MBS”), Urban Design Associates (“UDA”), and USI. Since 2020, these partners have collaborated to put forward a comprehensive vision to transform the East Adams Street neighborhood, which is poised to be highly competitive for this CNI funding opportunity designed to “[leverage] significant public and private dollars to support locally driven strategies that address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation¹.”

A successful CNI application will catalyze implementation of the expected \$800+ million Transformation Plan of the East Adams Street Neighborhood. The Transformation Plan will include more than 1,400 newly constructed affordable and market rate housing units, mixed-use buildings with new first-floor commercial

**Department of Neighborhood
& Business Development**
300 State Street S
7th Floor
Syracuse, NY 13202

Office 315 448 8100

¹ HUD’s Choice Neighborhoods website description

space, complete street designs and site plans that will create a more connected, walkable, and safe neighborhood, and a variety of amenities – including a Children Rising Center with early learning, a parent/child play space, and a YMCA branch – to create a neighborhood of opportunity and economic mobility (the “Transformation Plan”). A successful \$50 million CNI award, per grant thresholds, allows for: 65% or \$32.5 million toward development of the housing plan; 15% or \$7.5 million toward implementation of a neighborhood plan; and 20% or \$10 million toward supports in the people plan.

HUD requires the goals and projects proposed in the Transformation Plan to be implemented within an eight-year performance period, commencing on or about October 2024 for completion by September 2032. For the neighborhood portion of the Transformation Plan, CNI funds will fill gaps in key economic development projects in the target area. Additionally, the signature new development of a Children Rising Center, a >60,000 square foot state-of-the-art facility, will not only avail critical childcare slots and access to high-quality amenity space, but also create dozens of new jobs in the neighborhood.

The request not to exceed \$85,000 to SIDA represents two key components: 1) is 50% of the costs associated with Urban Strategies, Inc. (“USI”) providing technical support to key implementation partners, such as the Syracuse City School District (“SCSD”), and the writing and coordinating of the people plan in this significant grant proposal; and 2) a commitment to continue engaging the City and SIDA for future USI scopes of work, to be expended within 24 months of this request, at an amount not to exceed \$50,000. USI is a national nonprofit leader specializing in results-informed human services development, planning, and strategy implementation as part of comprehensive neighborhood revitalization. Their mission is to ensure all children and families will be stable and thriving; USI deploys critical family support services to work 1:1 with each resident to engage them throughout the redevelopment process, chart a course to achieve equitable and better-off results related to economic mobility, health, and education outcomes, and facilitate partnerships and resource navigation to mitigate displacement of residents in the target neighborhood area. This funding is a commitment to the current residents in the East Adams Neighborhood, not only as SHA and the City pursue HUD funding, but throughout the project’s duration as engaged partners in the relocation and resident support processes.

The application team will keep SIDA informed of progress toward completion and submission of the CNI application, as well as any feedback and award notices from HUD. If the City passes to the next stage, HUD will conduct a site visit; final award announcements are anticipated in fall 2024.

Please feel free to reach out to me at (315) 448-8743 or msczpanski@syr.gov with any questions. Thank you for your thoughtful consideration of this request.

Sincerely,



Michelle Sczpanski

Deputy Commissioner of Neighborhood Development

Cc. Michael Collins, Commissioner of Neighborhood and Business Development
Eric Ennis, Executive Director, Syracuse Industrial Development Agency

APPROVING RESOLUTION

A regular meeting of the City of Syracuse Industrial Development Agency was convened in public session on December 19, 2023, at 8:00 o'clock a.m. in the Common Council Chambers, City Hall, 233 East Washington Street, Syracuse, New York.

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

PRESENT:

THE FOLLOWING PERSONS WERE ALSO PRESENT:

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

RESOLUTION APPROVING AN EXTENSION OF THE AGENCY AGREEMENT BETWEEN THE AGENCY AND THE COMPANY UNTIL JUNE 20, 2024; AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH

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

WHEREAS, by resolution adopted December 20, 2022 (the “*Inducement Resolution*”), at the request of One Remington, LLC (the “*Company*”), the Agency induced and approved a project (the “*Project*”) consisting of: (A)(i) the acquisition of an interest in approximately 3.3 acres of real property located at 466 East Brighton Avenue, in the City of Syracuse, New York (the “*Land*”); (ii)(a) the construction of an 18,000 square foot, one-story warehouse and office building to include approximately 6,000 sq.ft. of office space and approximately 12,000 sq.ft. of warehouse space all located on the Land (the “*Facility*”); (iii) the acquisition and installation in and on the Land and Facility of furniture, fixtures and equipment (the “*Equipment*” and together with the Land and the Facility, the “*Project Facility*”); (B) the granting of certain financial assistance in the form of exemptions from real estate taxes, State and local sales and use tax and mortgage recording tax (in accordance with Section 874 of the General Municipal Law) (collectively the “*Financial Assistance*”); (C) the appointment of the Company or its designee as an agent of the Agency in connection with the acquisition, construction, equipping and completion of the Project Facility; and

(D) the lease of the Land and Facility by the Agency pursuant to a lease agreement and the acquisition of an interest in the Equipment pursuant to a bill of sale from the Company to the Agency; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

WHEREAS, the Agency adopted a resolution on December 20, 2022 classifying the 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 effect on the environment (the "**SEQRA Resolution**"); and

WHEREAS, pursuant to the Inducement Resolution, the Agency appointed the Company as its agent for purposes of completing the Project and the parties entered into an Agency Agreement, as set forth at Exhibit "A" to the Inducement Resolution (the "**Agency Agreement**"), which expires on December 20, 2023; and

WHEREAS, by letter dated December 11, 2023, the Company requested that the Agency grant an extension of the Agency Agreement in order to allow the Company time to close on the transaction with the Agency due to delays with the final design and engineering, city permitting and financing. The Company stated they have experienced much stronger than expected growth and have already outgrown their existing plans for the site and the changes being considered will require additional engineering and design including revised layout, bathrooms, sprinkler and sewer hook-up considerations; and

WHEREAS, staff is recommending the board consider a six-month extension of the Agency Lease through June 20, 2024 in order to allow the Company time to close on the transaction with the Agency (the "**Extension**").

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

(1) It is the policy of the State to promote the economic welfare, recreation opportunities and prosperity of its inhabitants and to actively promote, attract, encourage and develop recreation and economically sound commerce and industry for the purpose of preventing unemployment and economic deterioration. It is among the purposes of the Agency to promote, develop, encourage and assist in the acquiring, constructing, improving, maintaining, equipping and furnishing of certain facilities, including commercial facilities, and thereby advance the job opportunities, health, general prosperity and economic welfare of the people of the State and to improve their recreation opportunities, prosperity and standard of living.

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

(a) The Extension does not amount to a significant change in the Project from what was originally approved by the Agency, and therefore no further review under SEQRA is required.

- (b) Subject to the terms of this Resolution, the Agency authorizes the further extension of the Agency Agreement from December 20, 2023 through and including June 20, 2024, provided that there is no event of default existing under the current Agency Agreement.
- (c) The Chair, Vice Chair and/or the Executive Director of the Agency, acting individually, are each hereby authorized and directed, for and in the name and on behalf of the Agency, to execute and deliver any and all amendments or other 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, if any, including but not limited to the execution and delivery of an amended Agency Agreement.
- (d) The Extension is conditioned upon: (i) the Company remitting any and all outstanding legal fees incurred by the Agency in conjunction with the Project; and (ii) any and all legal fees incurred by the Agency in conjunction with the Extension.

(3) No covenant, stipulation, obligation or agreement contained in this resolution or any document referred to herein shall be deemed to be the covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity. Neither the members nor officers of the Agency, nor any person executing any documents referred to above on behalf of the Agency, shall be liable thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

(4) As an additional condition to the Extension, the Company shall acknowledge that it is required to pay all fees associated with the Project and the Agency Agreement and all related extensions or amendments, including but not limited to any Agency fee, administrative fees and/or legal fees, regardless of whether the lease transaction required to confer the financial assistance contemplated by the parties ever closes; and (ii) confirm there is no event of default under the existing Agency Agreement.

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

(6) 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 December 19, 2023, with the original thereof on file in the office of the Agency, 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 on _____.

City of Syracuse Industrial Development Agency

Rickey T. Brown, Secretary

(S E A L)

EXECUTIVE SUMMARY

Agenda Item: 6

Title: Choice Neighborhood Implementation Opportunity Grant

Requested By: Eric Ennis

OBJECTIVE: Approval of a resolution authorizing an agreement with Urban Strategies, Inc. to allocate funds in the amount not to exceed \$85,000.00 in support of a City of Syracuse application for grant funding from the U.S. Department of Housing & Urban Development (HUD).

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 a request from the City of Syracuse to assist with funding in an amount not to exceed \$85,000 in support of a \$50 million dollar grant application to HUD for its Choice Neighborhood Implementation (CNI) Opportunity Grant program. The funds would be used to pay Urban Strategies, Inc. (USI) to complete the grant in coordination with the City, Syracuse Housing Authority (SHA) and other partners. The request includes two components: \$35,000 to provide technical support for the grant application due in February 2024, and \$50,000 to support additional work with USI including planning and strategy implementation for the revitalization. The CNI grant is to be used as a springboard for an expected \$500 million transformative plan of the 118 acre neighborhood abutting I-81 including the 15th Ward. This "Transformation Plan" is the result of a multi-year planning effort by the City and its partners including the SHA and Blueprint 15 and will include a whole scale redevelopment to include newly constructed residential affordable and market rate housing, mixed use buildings, new streets and site design to create a more sustainable and walkable neighborhood. The Agency request represents 50% of the costs associated with the preparation of the application. The Syracuse Housing Authority will cover the remaining 50%.

ATTACHMENTS:

1. Correspondence.
2. Resolution.

Staff from the City's Department of Neighborhood and Business Development will be available at the Board meeting to answer any questions.

REVIEWED BY:

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

Meeting: December 15, 2023

Prepared By: E. Ennis

Syracuse Industrial Development Agency
City of Syracuse
300 South State Street, Suite 700
Syracuse, NY 13202

Board of Directors Meeting Schedule 2024

Meetings will take place at 8:00 AM in the Common Council Chambers located in Syracuse City Hall: 233 East Washington Street, during the third Tuesday of each month unless otherwise noted.

January 16, 2024

February 20, 2024

March 19, 2024

April 16, 2024

May 21, 2024

June 18, 2024

July 16, 2024

August 20, 2024

September 17, 2024

October 15, 2024

November 19, 2024

December 17, 2024

Note: Agenda items and related documentation should be provided not later than two weeks before each meeting. Items should be sent to the attention of Eric Ennis, Executive Director by email at EEnnis@syr.gov or by mail to the address below.

City of Syracuse Industrial Development Agency
300 South State Street, Suite 700
Syracuse, NY 13202

APPENDIX A

City of Syracuse Industrial Development Agency

Agency Fee Schedule

(Revised 1/15/19)

Bond and Straight Lease Transactions:

Application & Processing Fee\$1,000.00

Project Commitment/Legal Fee\$2,500.00

(Due with fully executed Application; Amount applied to SIDA's counsel fee)

Administrative Fee:

Issuance of Bonds1% Project Cost

(Without regard to principal amount of bonds issued.)

Straight Lease/Agency Appointment.....1% Project Cost

(Exemption from one or more mortgage recording, real property or sales and use taxes)

Refunding of Bonds.....1% of Project Cost

New Money/Additional Financing on Existing Project:

Refinancing of project where only Financial Assistance is MRTE – ¼ of new money financed (exclusive of original mortgage amount).

Refinancing of project where additional Financial Assistance is sought (in addition to MRTE) – 1% of new money financed.

Post-Closing Items for Bond and Straight Lease Transactions:

Annual Administrative Reporting Fee~~\$250.00~~ **\$750.00**
(Paid at time of closing and annually thereafter for duration of SIDA's interest in Project Facility)

Extension of sales tax exemption.....**\$500.00**

Modification or Amendment of Closing Documents***\$1,000.00**

***including but not limited to refinancing of original mortgage**

Subsequent lender closing**\$250.00**

In addition to the foregoing, Applicants are responsible for payment of all costs and expenses incurred by SIDA in connection with application or Project including without limitation publication, copying costs, SEQRA compliance and fees and costs to SIDA's attorneys, engineers, and consultants. SIDA reserves the right to require a deposit to cover anticipated costs. Application fees are payable at time application/request is submitted. All fees are nonrefundable. 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.