

City of Syracuse Industrial Development Agency

201 East Washington Street, 6th Floor

Syracuse, NY 13202

Tel (315) 473-3275

Minutes

Board of Directors Meeting

Tuesday, July 18, 2023

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

Board Member Excused: Kenneth Kinsey

Staff Present: Eric Ennis, Susan Katzoff, Esq., Amy Huber

Others Present: Chris Brookshire, Wendy Lougnot, Justin Davis, Barry Lentz, James Trasher

I. Call Meeting to Order

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

II. Roll Call

Ms. Murphy acknowledged that all board members were present, except Kenneth Kinsey who was excused.

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 8:05 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. Katzoff noted a slight change in the unit mix took place after the public hearing was posted and published. The unit total of 286 will not change, but the number of studio apartments increased from 87 to 97, the one bedrooms decreased from 60 to 50 with the number of two bedroom units remaining the same.

Ms. Murphy asked if any written comments were received. There were none.

Mr. James Trasher presented the project highlighting the location, the 12% affordable unit set aside, underground parking off Ashforth, and progress with planning. Hueber-Breuer will be the general contractor and project approval requirements will be met.

Mr. Sonneborn asked if any of the buildings on the sites were occupied. Mr. Trasher stated proper notice has been given to the occupants and relocation procedures are underway.

Ms. Murphy asked if all 13 properties are owned by the applicant. Mr. Trasher stated all properties are either owned, have the capability to close, or are in contract to close. 314 Pine has been acquired, post planning approval, so it will not be included in the current project but will eventually be improved and incorporated into the development.

Ms. Murphy asked for people wishing to speak for and against the project. There were none.

The hearing was closed at 8:14 a.m.

V. Minutes

Ms. Murphy asked for a motion approving the minutes from the June 30, 2023 Board of Directors meeting, a copy of which was included in the Board's packet. Mr. Brown made the motion. Mr. Thompson seconded the motion. There being no discussion, **THE MOTION TO APPROVE THE MINUTES FROM THE JUNE 30, 2023 BOARD OF DIRECTORS MEETING WAS UNANIMOUSLY APPROVED.**

VI. New Business

Northside Genesee Associates, LLC

Ms. Katzoff pointed out this project does not have a separate SEQRA Resolution. The project came before the board in 2019, was determined not to have a negative impact, and the revised project does not contain changes significant enough to warrant a further SEQRA review.

The applicant is seeking a mortgage recording tax exemption in an approximate amount of \$434,300, state and local sales and use tax in an amount not to exceed \$3,225,600, a PILOT Agreement, approval of the undertaking of the project, appointment as your agent for purposes of completing the project, authorization of the execution and delivery of the Agency Agreement, and temporary appointment as your agent so they can start ordering equipment before they are able to finalize closing with their lender. Ms. Katzoff requested an amendment to the proposed resolution extending the temporary appointment to September 30, 2023.

There being no further discussion, Ms. Murphy asked for a motion to approve the amended Inducement Resolution. Mr. Sonneborn made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A RESOLUTION AUTHORIZING (1) THE UNDERTAKING, ACQUISITION, CONSTRUCTION, EQUIPPING AND COMPLETION OF A PROJECT; APPOINTING THE COMPANY AS**

AGENT OF THE AGENCY FOR THE PURPOSE OF THE ACQUISITION, CONSTRUCTION, EQUIPPING AND COMPLETION OF THE PROJECT; (2) THE TEMPORARY APPOINTMENT OF THE COMPANY AS AGENT OF THE AGENCY THROUGH AND INCLUDING SEPTEMBER 30, 2023 WITH RESPECT TO A PROJECT; (3) THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION WITH THE TEMPORARY APPOINTMENT; AND (4) AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT BETWEEN THE AGENCY AND THE COMPANY.

Ms. Katzoff discussed the resolution regarding the execution and delivery of the 15 year PILOT Agreement and schedule of payments. The Agreement is UTEP compliant and applicant will continue to pay 100% of the current real property taxes through the duration of the PILOT schedule.

There being no further discussion, Ms. Murphy asked for a motion to approve the PILOT Resolution with schedule included. Mr. Brown made the motion. Mr. Sonneborn 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 of lease 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. Brown made the motion. Mr. Thompson 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.

Ms. Murphy highlighted the new project approval policy is focusing on a local hiring requirement for the construction workforce to be 10% city residents as well as a requirement awarding 10% of benefit package to MWBE vendors in our area. She encouraged the project representatives as well as Hueber-Breuer to review these requirements to remain compliant for the duration of the project. This will also be the first city project under the new permitting system for residential set asides.

VII. Old Business

TLSP Coda LLC 2023 Q2 Compliance Reporting

Mr. Ennis summarized the project stating it is a multi-family housing development located on Crouse and East Genesee Street. The project is underway with Hueber-Breuer as general contractors. As this is the first project under the new project approval policy, the Agency has been working with them to fine tune the reporting requirements to come up with a report template

structure that works for all parties. This report is a quarterly report compiling information regarding workforce residency. The requirement is 10% local workforce utilization, the project had 19% of subcontractors working are city residents. Numbers will fluctuate as work on the project site progresses.

Mr. Brown asked if the local workers had a permanent, part-time or temporary status.

Mr. Ennis responded that data regarding employee status has not been gathered, but could be investigated.

Ms. Murphy asked if it would be helpful to have a running total number of required local workers for the course of the project represented in the report. The idea was favorably received.

Mr. Ennis reported on the MWBE 10% requirement. This project is receiving \$1,997,000 in exemptions so 10% of that total is required to go to local MWBE vendors. Currently, the project is exceeding the 10% utilization goal.

Mr. Sonneborn asked if it would make sense to separate the women from the other categories in dollars.

Mr. Ennis responded the detail could be provided in the reporting.

Mr. Brown stressed the importance of not only MBEs but local MBEs and asked how the local MBE relationships are being cultivated.

Mr. Ennis responded they are working closely with Hueber-Breuer to fine tune the open bidding process in terms of local opportunities.

Mr. Brown stated if he was aware of areas where finding local contractors is a struggle, he has avenues to help generate more local options.

Ms. Murphy suggested having a representative from Hueber-Breuer at these meetings would be helpful as these procedures are fleshed out.

Mr. Brown stated that requirements have been met, and it is an additional benefit if MWBE is local. Temporary workers from outside contractors keep wages local but profits leave the area.

Mr. Sonneborn stressed the information is useful but the intention is not to create a burden for the contractors.

Mr. Brown agreed and pointed out this is an important step in establishing a baseline and a template for future projects under this policy.

Ms. Murphy stressed the outstanding efforts of the Hueber-Breuer team, especially the Project Manager and Office Payroll Manager, regarding getting the necessary information from sub-contractors.

VIII. Executive Session

Ms. Murphy asked for a motion to move into Executive Session for the purposes of discussing real estate disposition.

At 8:41 a.m., Mr. Thompson made a motion to enter executive session to discuss real estate disposition. Mr. Sonneborn seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN TO EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING REAL ESTATE DISPOSITION.**

Ms. Murphy asked for a motion to approve Eric Ennis to execute and deliver with JMA an application for resubdivision of the properties listed on Exhibit A hereto. Mr. Sonneborn made the motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO EXECUTE AND DELIVER A JOINT APPLICATION WITH JMA FOR RESUBDIVISION OF REAL ESTATE.**

Ms. Murphy asked for a motion to adjourn out of executive session. At 9:09 a.m., Mr. Brown made a motion to leave executive session. Mr. Thompson seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN OUT OF EXECUTIVE SESSION.**

IX. Adjournment

There being no further business to discuss, Ms. Murphy asked for a motion to adjourn the meeting. Mr. Sonneborn made a motion. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN THE MEETING AT 9:11 AM.**

EXHIBIT "A"

JMA Warehouse Project
JMA Tech Properties, LLC
7/13/2023

ADDRESS	TAX ID #
615 Oneida St	094.-04-16.0
609-611 Oneida St	094.-04-17.0
605-607 Oneida St	094.-04-18.0
601-603 Oneida St	094.-04-19.0
521-527 Oneida St	094.-04-20.0
517 Oneida St	094.-04-21.0
225 Taylor St. W & Oneida St	094.-04-01.0
201-07 Taylor St W & Clinton St	094.-04-02.0
1010 Clinton St	094.-04-03.0
1054 Clinton St	094.-04-05.1
1022 Clinton St	094.-04-04.0
1074 Clinton St S	094.-04-05.2
228 Tallman St	094.-04-05.3
232 Tallman St	094.-04-05.4
1080-82 Clinton St S	094.-04-06.0
222-24 Tallman St	094.-04-07.0
226 Tallman St	094.-04-08.0
240 ½ Tallman St	094.-04-09.0
242-46 Tallman St	094.-04-10.0
252-54 Tallman St & Oneida St	094.-04-11.0
637-39 Oneida St	094.-04-12.0
629 Oneida St	094.-04-13.0
625 Oneida St	094.-04-14.0
619 Oneida St	094.-04-15.0