

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

Finance Committee Minutes
Friday, November 13, 2020

Due to the declaration of a public health emergency and the social distancing requirements imposed at the Federal, State and local level, this meeting was held in accordance with Executive Order 202.1 by video/telephone conference that was made available to the public.

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

Staff Present: Judith DeLaney, Susan Katzoff, Esq., John Vavonese, Lori McRobbie

Others Present: Maarten Jacobs, Robert Sweet

I. Call Meeting to Order

Ms. Murphy called the meeting to order at 8:10 a.m.

II. Roll Call

Ms. Murphy acknowledged all Committee members present.

III. Proof of Notice

Ms. Murphy noted that notice of the meeting had been timely and properly provided.

IV. Minutes

Ms. Murphy asked for a motion approving the minutes from the October 14, 2020 Finance Committee meeting. Mr. Kinsey made the motion. Mr. Brown seconded the motion. **ALL COMMITTEE MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES FROM THE OCTOBER 14, 2020 FINANCE COMMITTEE MEETING.**

V. New Business

Syracuse Urban Partnership

Ms. DeLaney reported that the Finance Committee is being asked to make a recommendation to the Board regarding the request from the Company to waive all or a portion of the Agency fee due at closing.

Ms. Murphy reported that she, Ms. DeLaney and Ms. Katzoff took a lot of time to examine the project, the application and the comparatives to other projects from the last 6-8 months to look at benefits ratio to project cost, etc. She came to the same conclusion as that of the National Development Council. This is a once in a lifetime project for the IDA. It is an investment being made simply because we are the gracious beneficiaries of a family foundation that has headquarters in Syracuse. \$30,000,000 transformative investment with exceptional community benefits (entrepreneurship, minority and people of color participation, a grocery store in downtown Syracuse, affordable housing, etc. as outlined in the NDC's memorandum). Ms. Murphy said this project cannot be compared to other projects. She recommended the Board consider a fee of \$25,000 for this application.

Mr. Brown agreed with Ms. Murphy's analysis. Thinks \$25,000 is fair and is supportive. Mr Brown suggested that the board consider a way to leverage any future waivers for the benefit of other projects in the geographic location, perhaps starting a small pool to help those projects to increase the positive impact of the waiver.

Ms. Murphy likes the idea of a pool of funds or assistance program for already scaled or beginning projects is a great idea and should be discussed and explored further.

Ms. Murphy asked for a motion to approve the reduction of the IDA fee. Mr. Sonneborn made the motion. Mr. Brown seconded the motion. **ALL COMMITTEE MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO MAKE A RECOMMENDATION TO THE BOARD OF DIRECTORS THAT THE IDA CHARGE A \$25,000 FEE FOR THE PROJECT.**

Joint Schools Construction Board

Ms. Katzoff reported that the Agency received an application for financial assistance from the Joint Schools Construction Board. They are looking to refinance some or all of either their 2010 and/or 2011 outstanding bonds. In 2010 bonds were issued in the amount of just under \$31,500,000 to do renovations to 5 or 6 schools. In 2011 two tranches of bonds were issued – a taxable tail of \$15,000,000 and \$31,800,000 in tax-exempt bonds. The JSCB is working with the underwriter to evaluate those bonds. They are seeking approval to issue up to \$30,000,000 to refinance some or all of those bonds to reduce their debt service going forward. The Finance

Committee is being asked to make a recommendation to full board at their November 23, 2020 meeting that you support the issuance of the bonds.

Mr. Sonneborn asked if the Agency takes a fee. Ms. Murphy advised that the arrangement with the JSCB is to charge .5% fee on their transaction.

Ms. Murphy asked for a motion for a recommendation to the full board to authorize the refinancing. Mr. Brown made the motion. Mr. Thompson seconded the motion. **ALL COMMITTEE MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO MAKE A RECOMMENDATION TO THE BOARD OF DIRECTORS TO UNDERSTAKE THE JSCB PROJECT AND APPROVAL OF THE ISSURANCE OF THE REFINANCING/REFUNDING BONDS.**

Miscellaneous:

Ms. Katzoff reported that the Smith Building, LLC is on track to close next week. Dupli project is heading to closing prior to the end of the year.

VI. Adjournment

There being no further business to discuss Ms. Murphy asked for a motion to adjourn the meeting. At 9:55 a.m. Mr. Kinsey made a motion to adjourn. Mr. Brown seconded the motion. **ALL BOARD MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN THE MEETING AT 8:27 AM.**