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

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**To: SIDA Finance Committee**  
**City of Syracuse Industrial Development Agency**

**From: Eric Ennis, Executive Director**

**Date: November 6, 2023**

**Re: Finance Committee Meeting Agenda – November 8, 2023**

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**The City of Syracuse Industrial Development Agency will hold a Finance Committee Meeting on Wednesday, November 8, 2023, at 8:00 a.m. in the City of Syracuse Offices at One Park Place, 300 South State Street, Suite 700, 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 Finance Committee Meeting of September 14, 2023

**V. New Business –**

**JMA Tech Properties, LLC – Eric Ennis – 3**

Review and recommendation to the Board of Directors relative to the undertaking of the Project.

Attachment:

1. *Application for Financial Assistance*

**VI. Old Business –**

**Downtown Committee Budget Modification – Eric Ennis – 4**

Discussion of a modification to the funds allocated from a funding contract between the Agency and the Downtown Committee of Syracuse.

Attachment:

1. *Correspondence*

**VII. Adjournment**

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

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PLEASE POST

PLEASE POST

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**PUBLIC MEETING NOTICE**

**THE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY**

**HAS SCHEDULED A**

**FINANCE COMMITTEE MEETING**

**FOR**

**WEDNESDAY, NOVEMBER 8, 2023**

**AT**

**8:00 AM**

**IN**

**THE CITY OF SYRACUSE OFFICES**

**ONE PARK PLACE**

**300 SOUTH STATE STREET**

**SUITE 700**

**SYRACUSE, NEW YORK 13202**

For more information, please contact Eric Ennis at:

[EEnnis@syr.gov](mailto:EEnnis@syr.gov)

**City of Syracuse Industrial Development Agency**  
One Park Place  
300 South State Street, 7<sup>th</sup> Floor  
Syracuse, NY 13202  
Tel (315) 473-3275

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Minutes  
Finance Committee Meeting  
Thursday, September 14, 2023  
3:10 p.m.

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

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

**Others Present:** Kelly Haggerty

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**I. Call Meeting to Order**

Ms. Murphy called the meeting to order at 3:15 p.m.

**II. Roll Call**

Ms. Murphy acknowledged all Finance Committee members were 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 March 16, 2023 Joint Finance and Audit Committee meeting. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL FINANCE COMMITTEE MEMBERS PRESENT UNANIMOUSLY APPROVED THE MINUTES FROM THE MARCH 16, 2023 JOINT FINANCE AND AUDIT COMMITTEE MEETING.**

## V. New Business

### Center Armory Garage

Mr. Ennis said the Center Armory Garage is a subterrain garage owned by the Agency with separately owned above ground condominium spaces. The first level contains commercial condominium space and the second level contains 38 residential condominiums which is operated by a separate homeowner's association.

While the garage is owned by the Agency it is operated and managed by the City of Syracuse ("City") through an operating agreement. The City retained C&S Companies to develop a scope of work and cost estimate for repairs to the garage, which is projected to be approximately \$778,000. Kelly Haggerty, a City engineer present at the meeting, worked with C&S to identify the scope of work necessary at the garage. The Agency is considering partnering with the City to offset the cost of the repairs. The Agency would agree to split the cost of the repairs with the City in a pro rata amount not to exceed \$500,000 with the City being responsible for any cost overruns. Common Council approval will be required. Upon completion, the garage will be structurally and operationally sufficient to continue serving as a parking facility for the long term.

Ms. Murphy asked if any committee members had any questions. Mr. Kinsey asked if the cost quote of \$778,000 from April is still accurate? Ms. Haggerty said yes, the estimate is still accurate. Ms. Katzoff noted that the work has not been bid out yet and the Agency is being asked to agree to spend up to \$500,000 only.

Mr. Sonneborn asked if all the parking spaces were being utilized? Mr. Ennis said the condominium owners pay LAZ Parking (the City's agent) monthly and that 40-50% spaces are used by condominium owners. He noted that the front portion of the garage is open to the general public.

Mr. Brown asked if the revenue from the garage goes to the City as part of the LAZ contract? Mr. Ennis said he will confirm if gross or net amount goes to the City.

Mr. Sonneborn asked if the Agency is considering selling the garage? Ms. Murphy said a Request for Proposals was sent out 5-6 years ago but the Agency received no bids most likely due to the condition of the garage. Ms. Murphy said she does not believe the garage can be sold in its current condition.

Mr. Sonneborn asked how many parking spaces the garage has. Ms. Haggerty said 155 spaces. Mr. Ennis said that 109 are available/usable now. Mr. Thompson said that the number of spaces should be verified.

Mr. Sonneborn asked if the condominium owners would be a potential partner instead of the City? Mr. Ennis said the garage is an effective economic tool and an asset. It may be possible to engage the HOA in the future, but due to the deferred maintenance over many years, the garage must be brought up to proper working order. Closing the garage is not the best thing for the district.

Mr. Thompson stated that it is good to get the repairs done. He asked Ms. Haggerty what structural repairs are needed? Ms. Haggerty said that water getting in and drainage have been a problem. The scope of work addresses water infiltration.

Mr. Brown said this addresses the parking need, but it will be a 3-year return on the investment. He is OK with the proposal.

There being no further discussion, Ms. Murphy asked for a motion to recommend to the board of directors the authorization of an investment to the City of Syracuse for the use of structural repairs to the Center Armory Garage on a pro rata basis in an amount not to exceed \$500,000. Mr. Brown made the motion. Mr. Thompson seconded the motion. **ALL FINANCE COMMITTEE MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO RECOMMEND TO THE BOARD OF DIRECTORS APPROVAL OF AN INVESTMENT TO THE CITY OF SYRACUSE FOR THE STRUCTURAL REPAIRS TO THE CENTER ARMORY GARAGE ON A PRINCIPAL AN AMOUNT NOT TO EXCEED \$500,000.**

### **2024 Organizational Budget**

Mr. Ennis said the financial documents were provided in the Committee's packets. He worked with Mr. Lisson on the budget using Quickbooks technology which makes the budget easier to read.

The Agency will receive \$800,000 EPA grant and will spend half at 341 Peat Street. The project was determined eligible for the EPA multi-purpose grant program, because it is next door to Winkleman site and was included as part of the original submission that was approved.

On the financials, Mr. Sonneborn questioned the source of the \$270,000 listed under "other income". Mr. Ennis said it is money returned to the Agency with regards to the Creekwalk. Ms. Murphy said Hiawatha bridge/Creekwalk project was completed under budget and therefore the balance of the original \$500,000 was returned this fiscal year.

Mr. Ennis reviewed the proposed 2024 revenue noting that \$800,000 coming from project closing fees is a conservative estimate. He reviewed the proposed 2024 expenses and noted that with regards to the Tech Garden, the second draw happens in 2024 and that the Housing Study Phase II is underway.

Mr. Ennis also reviewed operations and administration as well as financing and other fees. He noted again that Projected Use of Reserves (\$268,234) may change as the Agency fees collected on projects was conservative.

Mr. Brown asked when the internal check-ins are due with respect to the Tech Garden. Ms. Katzoff said they are due quarterly once they draw. Mr. Ennis said the Agency will see the invoices and they will be reviewed.

Mr. Sonneborn asked about the increase in professional staff service expenses from 2023 to 2024. Mr. Ennis explained that staff vacancies required additional services of Bousquet Holstein.

There being no further discussion, Ms. Murphy asked for a motion for a recommendation to the Board of Directors to approve the adoption of a proposed budget for 2024. Mr. Brown made the motion. Mr. Kinsey seconded the motion. **ALL FINANCE COMMITTEE MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO MAKE A RECOMMENDATION TO THE BOARD OF DIRECTORS TO ADOPT THE PROPOSED 2024 BUDGET AS PRESENTED.**

## **VI. Adjournment**

There being no further business to discuss, Ms. Murphy asked for a motion to adjourn the meeting. Mr. Brown made a motion to adjourn. Mr. Kinsey seconded the motion. **ALL COMMITTEE MEMBERS PRESENT UNANIMOUSLY APPROVED A MOTION TO ADJOURN THE MEETING AT 4:09 P.M.**

## EXECUTIVE SUMMARY

**Agenda Item: 3**

**Title: JMA Tech Properties LLC**

**Requested By: Eric Ennis**

**OBJECTIVE** Review and recommendation to the Board of Directors to proceed with authorization of resolutions to undertake the project.

**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 is in receipt of an application for financial assistance from the Company for a further expansion of its 5G campus facility in the near Southside neighborhood. The Company intends the construction of an 100,000 sq. ft. building, a “state of the art” “Global Smart Logistics Center” adjacent to its 5G headquarters on Cortland Avenue. The Company anticipates an additional 40 new jobs will be created over and above the 200 new jobs committed for their headquarters on Cortland Avenue. The intended footprint of the Project bordered by Taylor, Clinton and Oneida St consists of parcels owned or under contract to JMA and other parcels the Company hopes to acquire with the assistance of the Agency. Cost of the Project is estimated to be \$24,421,044.00. In addition to assistance in property acquisition the Company is requesting benefits from the Agency in the form of exemptions from mortgage recording tax (\$183,158.00), sales and use tax (\$1,550,000.00) and a 15 Year PILOT Agreement terms to be determined.

**ATTACHMENTS:**

1. Application.
2. Attachments.

**REVIEWED BY:**

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

**Meeting: November 6, 2023**

**Prepared By: E. Ennis**



**CITY OF SYRACUSE SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY  
PROJECT APPLICATION 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)473-3275.
2. If an estimate is given as the answer to a question, put "(est.)" after the figure or answer, which is estimated.
3. If more space is needed to answer any specific question, attach a separate sheet.
4. 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 Judith DeLaney, Economic Development Specialist at [jdelaney@syr.gov](mailto:jdelaney@syr.gov).

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

5. 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>
6. 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 Article 6 of the Public Officers Law, the SIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The Applicant will be required to pay the Agency application fee and legal fee deposit upon submission. If accepted as a project of the agency, the Applicant is responsible for all administrative and legal fees as stated in Appendix D.
8. A complete application consists of the following 8 items:
  - This Application
  - Conflict of Interest Statement - Appendix A
  - Environmental Assessment Form
  - Verification - Appendix B
  - A Project description, including a feasibility statement indicating the need for the requested benefits
    - Provide site plans, sketches, and/or maps as necessary
  - 10 year pro forma operating budget, including funding sources
  - A check payable to the Agency in the amount of \$1,000
  - A check payable to Bousquet Holstein PLLC in the amount of \$2,500

**It is the policy of the Agency that any Project receiving benefits from the Agency will utilize 100% local contractors and local labor for the construction period of the Project unless a waiver is granted in writing by the Agency.**

**Return to:**

City of Syracuse Industrial Development Agency  
201 East Washington Street, 6th Floor  
Syracuse, NY 13202  
Phone: 315-473-3275  
[jdelaney@syr.gov](mailto:jdelaney@syr.gov)



**City of Syracuse Syracuse Industrial Development Agency  
Application**

**I. APPLICANT DATA**

A. Contact Information

Company Name:	JMA Tech Properties, LLC ("Applicant")		
Mailing Address:	PO Box 678		
City:	Liverpool	State:	NY Zip: 13088
Phone:	3154325087	Fax:	
Contact Person:	Dino Peios, VP Finance		
Email Address:	dpeios@jmawireless.com		
Industry Sector:	Manufacturing		
NAICS Code:	34220	Federal Employer Identification Number:	84-3332852

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
See Attachment #1				

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

- Corporation  
 Private     Public  
 Partnership  
 General     Limited  
 Other     Sole Proprietorship  
 Limited Liability Company/Partnership

Date and Location of Incorporation/Organization

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

E. Applicant's Counsel:

Name:	Robert J Smith				
Firm:	Costello, Cooney & Fearon PLLC				
Mailing Address:	211 W. Jefferson St., Suite 1				
City:	Syracuse	State:	NY	Zip:	13202
Phone:	3154221152	Fax:	3154221139		
Email Address:	rsmith@ccf-law.com				

F. Applicant's Accountant:

Name:	Paul Henry, CPA				
Firm:	The Bonadio Group				
Mailing Address:	171 Sully's Trail				
City:	Rochester	State:	NY	Zip:	14534
Phone:	5852492792	Fax:	5853100316		
Email Address:	phency@bonadio.com				

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

1. Is the Applicant, its management, or its principal owners now a plaintiff or defendant in any civil or criminal litigation?  Yes  No
2. Has any person listed in Section 1(c) ever been convicted of a criminal offense (other than a minor traffic violation)?  Yes  No
3. 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

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 in the past? If yes, please give year, Project name, description of benefits, and address of Project.

Yes  No

JMA 5G Campus 2021

## II. PROJECT INFORMATION

### A. Project Location

Address:	See Attachment #2	Legal Address (if different)	
City:	Syracuse		
Zip Code:	13202		
Tax Map Parcel ID(s):	See Attachment #2		
Current Assessment:	See Attachment #2	Square Footage /Acerage of Existing Site:	See Attachment #2
Square Footage of Existing Building, if any:	53,227 (3 bldgs)	Census Tract: (Please See Appendix E for Census Tracts)	42

### B. Type (Check all that apply):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> New Construction            | <input checked="" type="checkbox"/> Commercial            |
| <input type="checkbox"/> Expansion/Addition to Current Facility | <input type="checkbox"/> Brownfield/Remediated Brownfield |
| <input type="checkbox"/> Manufacturing                          | <input type="checkbox"/> Residential/Mixed Use            |
| <input checked="" type="checkbox"/> Warehouse/Distribution      |   |
| <input type="checkbox"/> Other                                  | <input type="text"/>                                      |

C. Description of Project: Please provide a detailed narrative of the proposed Project. This narrative should include, but not be limited to: (i) the size of the Project in square feet and a breakdown of square footage per each intended use; (ii) the size of the lot upon which the Project sits or is to be constructed; (iii) the current use of the site and the intended use of the site upon completion of the Project; (iv) the principal products to be produced and/or the principal activities that will occur on the Project site; and (v) an indication as to why the Applicant is undertaking the Project and the need for the requested benefits (Attach additional sheets if necessary). Attach copies of any site plans, sketches or maps.

See Attachment #3

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?

Green Horizon Environmental and Horizon Transport properties by eminent domain, Catholic Charities Mens Shelter + 3 residential empty lots by purchase

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

Water	<input type="text" value="Onsite"/>	Electric	<input type="text" value="Onsite"/>
Sanitary/Storm Sewer	<input type="text" value="Onsite"/>	Private Roads	<input type="text" value="Onsite"/>
Gas	<input type="text" value="Onsite"/>	Telecommunication	<input type="text" value="Onsite"/>

F. Zoning Classification: Please list the current zoning:

Current Zoning

IA

G. Are variances needed to complete the Project?

Yes

No

If yes, please describe nature of variances and if municipal approvals have been granted:

H. 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?

I. 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

4. Will the Project primarily consist of retail facilities?

Yes

No

i. 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

42

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):

Construction Commencement

4/1/2023

Construction Completion

12/31/2024

Date of Occupancy

12/31/2024

2. Please list any other key Project milestones:

3. Has work begun?  Yes

No

If so, indicate the amount of funds expended in the past 3 years?

### III. PROJECT COSTS & FINANCING

#### A. Estimated Project Costs

i. State the costs reasonably necessary for the acquisition, construction, and/or renovation of the Project:

Description of Cost Type	Total Budget Amount
Land Acquisition	2,000,000
Site Work/Demo	625,000
Building Construction & Renovation	17,195,044
Furniture & Fixtures	200,000
Equipment	1,750,000
Equipment Subject to NYS Production Sales Tax Exemption (Manufacturing)	1,750,000
Engineering/Architects Fees	935,000
Financial Charges	
Legal Fees	55,000
Other	1,150,000
Management /Developer Fee	511,000
Total Project Cost	24,421,044

ii. 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:	24,421,044
Total amount of public sector source funds allocated to the Project:	
Identify each public sector source of funding:	
Percentage of the Project to be financed from private sector sources:	
Total Project Cost	24,421,044

#### 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.**

i. Is the Applicant expecting that the financing of the Project will be secured by one or mortgages?  Yes  No

If yes, amount requested and name of lender: Lender TBD \$24,421,044

ii. 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? 19,375,000

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

If yes, Category of PILOT requested:

iv. 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.*

v. 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 and attach such information as Exhibit A hereto. At such time, the Applicant will certify that it accepts the proposed PILOT schedule and requests such benefit be granted by the Agency.

**\*\* This Application will not be deemed complete and final until Exhibit A hereto has been completed and executed\*\***

C. Type of Exemption/Abatement Requested:

Amount of Exemption/Abatement Requested:

<input checked="" type="checkbox"/>	Real Property Tax Abatement (PILOT)	TBD
<input checked="" type="checkbox"/>	Mortgage Recording Tax Exemption (.75% of amount mortgaged)	183,158
<input checked="" type="checkbox"/>	Sales and Use Tax Exemption (\$4% Local, 4% State)	1,550,000
<input type="checkbox"/>	Tax Exempt Bond Financing (Amount Requested)	
<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:

UNKNOWN

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

UNKNOWN

#### IV. EMPLOYMENT AND PAYROLL INFORMATION

**\* Full Time Equivalent (FTE) is defined as one employee working no less than 40 hours per week or two or more employees together working a total of 40 hours per week.**

A. Are there people currently employed at the Project site?

Yes  No If yes, provide number of full time equivalent (FTE) jobs at the facility:

B. Complete the following:

Estimate the number of full time equivalent (FTE) jobs to be retained as a result of this Project:	40
Estimate the number of construction jobs to be created by this Project:	80
Estimate the average length of construction jobs to be created (months):	14-18
Current annual payroll at facility:	0
Average annual growth rate of wages:	3%-5%
Please list, if any, benefits that will be available to either full and/or part time employees:	Medical, Dental, Vision, PTO and 40K
Average annual benefit paid by the company (\$ or % salary) per FTE job:	20-25%
Average growth rate of benefit cost:	5%
Amount or percent of wage employees pay for benefits:	10-20%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	40

C. Complete the following chart indicating the number of FTE jobs presently employed at the Project 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.**

Current & Planned Full Time Occupations (Job Titles)	Current Number of FTEs	Annual Salary	Estimated Number of FTE Jobs After Project Completion					
			End of Year 1	End of Year 2	End of Year 3	End of Year 4	Total New Jobs After 5 Years	Total Retained Jobs After 5 Years
Unskilled or Semi	0	35,000	10	12	15	20	35	35
Professional	0	103,000	1	1	3	3	5	5

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).

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

Yes  No If yes, provide the Name and Local:

**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:

B. Has any public body issued a State Environmental Quality Review Act determination for this Project?

Yes  No

If yes, please attach to this application.

## VI. REPRESENTATIONS & AFFIRMATIONS BY THE APPLICANT

I hereby represent and warrant that I am [the CEO of the company/applicant] or [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.

Initial 

**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, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the WIA for new employment opportunities created as a result of the Project.

Initial 

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

Initial 

**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.

Initial 

**E. City of Syracuse and MWBE Preference:** The applicant understands and agrees that it is the preference of the Agency that the applicant provide, and use its best efforts to provide, opportunities for the purchase of equipment, goods and services from: (i) business enterprises located in the city of Syracuse; (ii) certified minority and/or women-owned business enterprises; and (iii) business enterprises that employ residents in the city of Syracuse. Consideration will be given by the Agency to the Project Applicant's efforts to comply, and compliance, with this objective at any time an extension of benefits awarded, or involvement by the Agency with the Project, is requested by the Project Applicant.

Initial 

**F. 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.

Initial 

**G. 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

Initial 

**H. 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.

Initial 

**I. 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.

Initial 


**J. 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.

Initial 

**K. 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 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.

Initial 

**L. 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, including but not limited to Sections 859-a and 862(1).

Initial 



**M. 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](http://www.syr.gov.net/Syracuse_Industrial_Development_Agency.aspx)) and agrees to comply with all applicable policies.

Initial **DP**

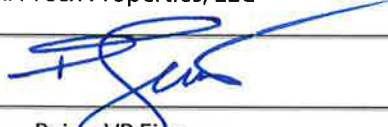
**N. Disclosure:** The Applicant has read paragraph 6 of the instructions contained on the cover of this Application and understands that the Applicant must identify in writing to SIDA any information it deems proprietary and seeks to have redacted.

Initial **DP**

**O. 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.


Initial **DP**

**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	JMA Tech Properties, LLC
Signature of Officer or Authorized Representative	
Name & Title of Officer or Authorized Representative	Dino Peios, VP Finance
Date	November 18, 2022

## VI. 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	JMA Tech Properties, LLC
Signature of CEO or a person authorized to bind the company/applicant	
Name & Title of Officer or Authorized Representative	Dino Peios, VP Finance
Date	November 18, 2022

CITY OF SYRACUSE INDUSTRIAL DEVELOPMENT AGENCY APPLICATION  
**APPENDIX A**  
**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 Officers/Staff

1. Judith DeLaney
2. John Vavonese
3. Debra Ramsey-Burns

Agency Legal Counsel & Auditor

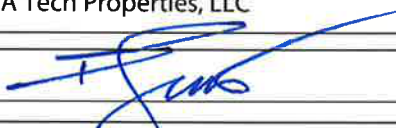
1. Susan Katzoff, Esq., Bousquet Holstein, PLLC
2. Grossman St. Amour, PLLC.

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:

JMA Tech Properties, LLC

Authorized Representative:



Title:

Dino Peios, VP Finance

Date:

November 18, 2022

City of Syracuse Industrial Development Agency

APPENDIX B

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 Bonds .....	1% 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 no additional Financial Assistance is sought (other than 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 non-refundable. 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**

**Verification**

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

Dino Peios, deposes and says that s/he is the  
(Name of Individual)

VP Finance of JMA Tech Properties, LLC  
(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  
VP Finance  
\_\_\_\_\_  
Title

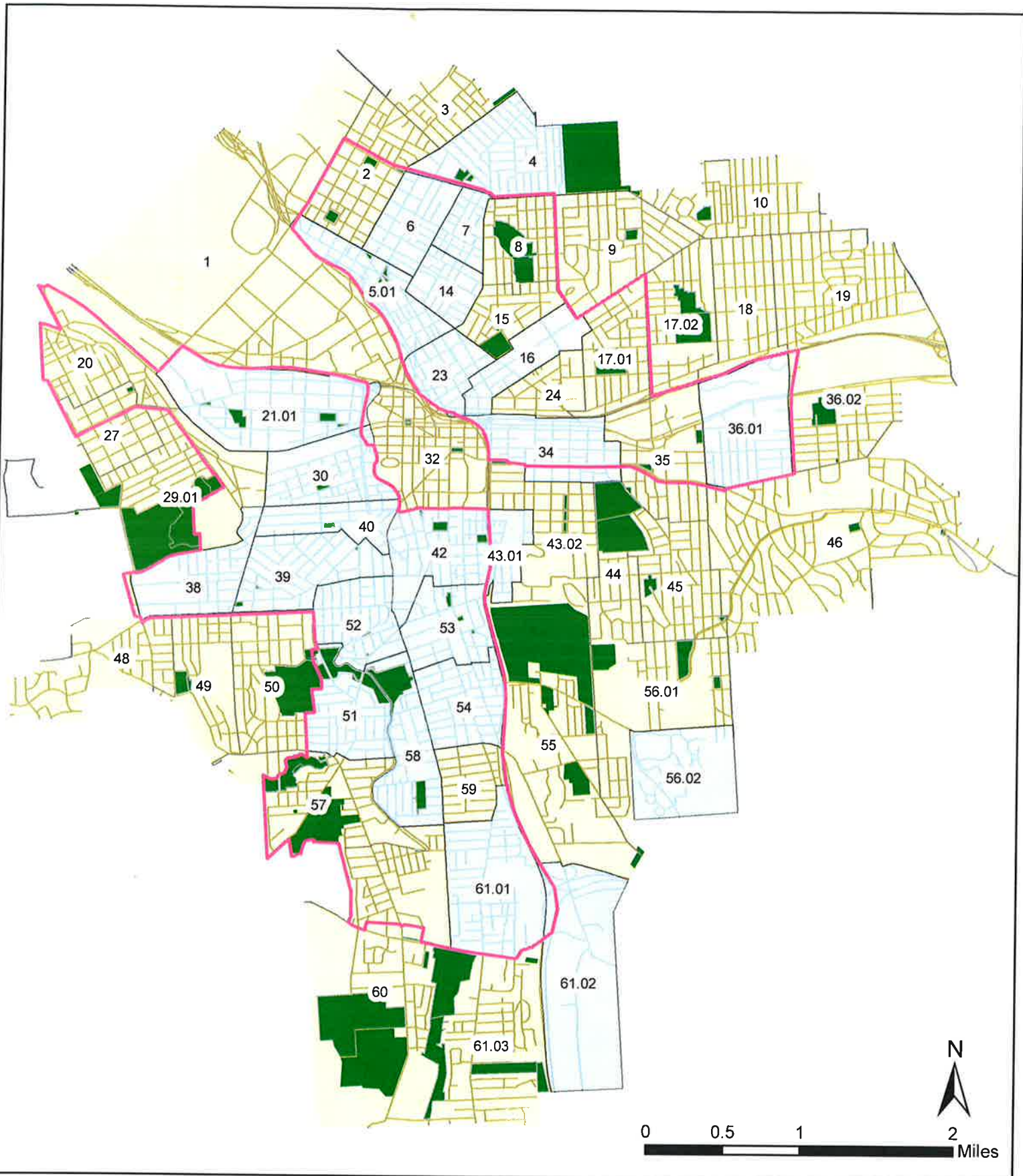
Subscribed and sworn to before me this

18th day of November, 20 22

  
\_\_\_\_\_  
Notary Public

ERIN GRACE HYATT  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01HY6295050  
Qualified in Onondaga County  
My Commission Expires 12-23-2025

# Highly Distressed Census Tracts



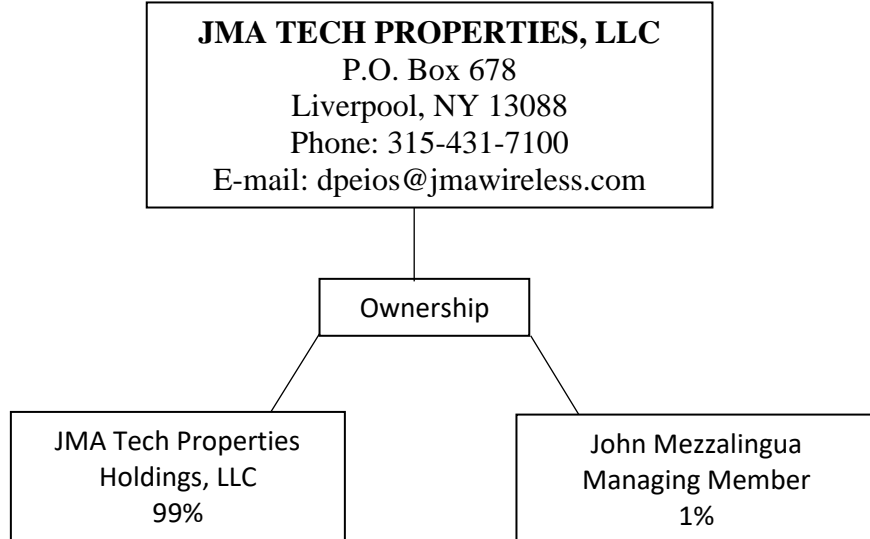
- Legend**
- Highly Distressed Census Tracts (2016)
  - 2010 Census Tracts
  - Parks & Cemeteries
  - NRSA Boundaries

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



**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

**Attachment #1 – Principal Stakeholders**



**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

**Attachment #2 – Project Location**

<b>ADDRESS</b>	<b>TAX ID #</b>	<b>CURRENT ASSESSMENT</b>	<b>SQ. FT/ACRE OF SITE</b>	<b>SQ FT. OF BUILDING</b>	<b>CENSUS TRACT</b>	<b>CURRENT OWNERSHIP</b>
225 Taylor St. W & Oneida St.	094.-04-01.0	\$56,000	0.36 acres	N/A	42	Horizon Transport, LLC*
201-07 Taylor St. W & Clinton St.	094.-04-02.0	\$230,000	0.35 acres	10,950 sq. ft.	42	Horizon Transport, LLC*
1010 Clinton Street	094.-04-03.0	\$20,300	0.19 acres	N/A	42	JMA Tech Properties, LLC
1022 Clinton Street	094.-04-04.0	\$43,000	0.20 acres	N/A	42	JMA Tech Properties, LLC
1054 Clinton Street	094.-04-05.1	\$450,000	2.28 acres	N/A	42	JMA Tech Properties, LLC
1074 Clinton Street	094.-04-05.2	\$475,000	0.29 acres	10,572 sq. ft.	42	Catholic Charities of Syracuse**
228 Tallman Street	094.-04-05.3	\$32,000	0.21 acres	N/A	42	Catholic Charities of Syracuse**
232 Tallman Street	094.-04-05.4	\$35,000	0.16 acres	N/A	42	JMA Tech Properties, LLC
1080-82 Clinton Street	094.-04-06.0	\$14,000	0.07 acres	N/A	42	Ranalli/Taylor St., LLC***
222-24 Tallman St & Clinton St S	094.-04-07.0	\$20,000	0.06 acres	N/A	42	Ranalli/Taylor St., LLC***
226 Tallman Street	094.-04-08.0	\$27,000	0.12 acres	N/A	42	Ranalli/Taylor St., LLC***
240 ½ Tallman Street	094.-04-09.0	\$10,000	0.05 acres	N/A	42	Green Horizons Envirmnt, LLC*
242-46 Tallman Street	094.-04-10.0	\$17,000	0.28 acres	N/A	42	Green Horizons Envirmnt, LLC*
252-54 Tallman Street & Oneida St	094.-04-11.0	\$10,000	0.09acres	N/A	42	Green Horizons Envirmnt, LLC*
637-39 Oneida Street	094.-04-12.0	\$16,000	0.07 acres	N/A	42	Green Horizons Envirmnt, LLC*
629 Oneida Street	094.-04-13.0	\$7,100	0.08 acres	N/A	42	Green Horizons Envirmnt, LLC*
625 Oneida Street	094.-04-14.0	\$10,100	0.12 acres	N/A	42	Green Horizons Envirmnt, LLC*
619 Oneida Street	094.-04-15.0	\$288,000	0.17 acres	31,705 sq. ft.	42	Green Horizons Envirmnt, LLC*
615 Oneida Street	094.-04-16.0	\$5,000	0.11 acres	N/A	42	GEC Consulting, LLC**
609-11 Oneida Street	094.-04-17.0	\$1,800	0.11 acres	N/A	42	GEC Consulting, LLC**
605-607 Oneida Street	094.-04-18.0	\$10,000	0.11 acres	N/A	42	Syracuse Land Bank**
601-603 Oneida Street	094.-04-19.0	\$1,800	0.11 acres	N/A	42	Green Horizons Envirmnt, LLC*
521-527 Oneida Street	094.-04-20.0	\$45,800	0.28 acres	N/A	42	Horizon Transport, LLC*
517 Oneida Street	094.-04-21.0	\$45,800	0.30 acres	N/A	42	Horizon Transport, LLC*

\*These properties are subject to JMA Tech Properties, LLC’s simultaneous request for eminent domain.

\*\*These properties are under contract and will be transferred to JMA Tech Properties, LLC prior to the final SIDA closing

\*\*\* This company is under common ownership with JMA Tech Properties, LLC

**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

**Attachment #3 – Description of Project**

***Overview***

John Mezzalingua Associates, LLC, dba JMA Wireless, a global wireless technology leader recently expanded its local manufacturing operations in Liverpool, NY to include a new state-of-the-art 97,000 sq. ft. manufacturing and professional facility in downtown Syracuse. With the reimagined conversion of an abandoned textile building to its global headquarters, JMA continues to grow and expand, with a direct economic benefit to the surrounding community. Since its inception, JMA has leaned into U.S. based innovation, delivering the world's first software based 4G baseband, private CBRS network solutions, and manufacturing 4G/5G antennas and high-grade connectors. Over the last six years, JMA has invested more than \$100 million in the Syracuse area and employs more than 500 people locally. In less than a decade, JMA tripled its Liverpool manufacturing capacity from 62,000 sq. ft. in 2013 to 220,000 sq. ft. in 2020. Now, the new JMA global headquarters in Syracuse stands as the only U.S.-owned 5G manufacturing campus in the country.

***Expansion of the 5G Campus: Building a Global Smart Logistics Center***

As part of the continued growth and commitment to U.S. and New York state manufacturing, JMA plans to expand its facilities to include a state-of-the-art Global Smart Logistics Center on the same campus as its recent \$52 million global headquarters investment on Cortland Avenue. Currently, due to space constraints, JMA utilizes valuable manufacturing space in its headquarters facility for warehousing—freeing up this space will allow it to expand 5G manufacturing and development capabilities at the site, as it moves inventory to the new Smart Logistics Center.

The intended footprint for The Center is framed in by the 200 block of W. Taylor Street, the west side of the 1000 block of S. Clinton Street and east side of the 500 and 600 block of Oneida Street. It currently consists of JMA owned property, a single story 10,950 sq. ft. structure with parking, a ~36,000 sq. ft. manufacturing building with adjacent parking, and three vacant lots (two residential and one light industrial). Under JMA's plans, this footprint would become the site of an 80,000 sq. ft. high bay structure complementing the architecture and aesthetics of JMA's 5G global headquarters on Cortland Avenue. With additional exterior lighting, landscape beautification and 24-hour security, the Center will positively impact the community. The neighborhood evolution from forgotten buildings to a vibrant, working campus that the community will benefit from, also offers an increased ability to safely access the area by foot or bike.

JMA's new Global Smart Logistics Center will serve as the hub for all JMA materials moving across the U.S. and the world. The truck activity, operating during normal business hours, would take place on the former 1000 block of S. Clinton Street currently owned by JMA. The Center's proximity to 5G manufacturing operations on the same campus as JMA's global headquarters, will provide the necessary efficient access to centralized warehousing for all JMA manufactured materials—rounding out the only U.S.-owned 5G campus in the country.

JMA anticipates using approximately 15,000 sq. ft. for programming and system staging of JMA solution servers. The facility aspires to be 100% unwired, utilizing technology like private 5G



**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

**Attachment #3 – Description of Project**

Networks and CBRS to power voice and data communications, next generation edge-based use cases, as well as employing high levels of automation.

The creation of the smart Logistics Center is estimated to be a \$25 million investment by JMA, and a significant contribution to Syracuse's commitment to revitalize the downtown area. JMA's campus, encompassing its global headquarters and the Global Smart Logistics Center, will greatly enhance the Southside gateway as a beacon of technology, current and future economic promise. The project will serve as the next step in the transformation of the downtown area, helping revitalize and reenergize a long-forgotten neighborhood that had not seen healthy investment in decades.

***Creation of New Jobs***

JMA's intent for The Center is to bring additional jobs to the immediate Southside, improve the condition of the area, and serve as an anchor for emerging opportunities in the neighborhood and community. An anticipated 40 new jobs, in addition to the 200 jobs committed with respect to the headquarters site, will be created at the Logistics Center in support of JMA's managed services growth. As part of the planned job growth, JMA expects to transfer out-of-state operations and headcount to the Syracuse facility.

JMA is deeply committed to investing in its workforce and hiring locally. Currently there are several hiring initiatives to match local talent with the tech jobs of the future—including immediate events like jobs fairs and high school student tours, as well as more longer-term partnerships to create a sustainable talent pipeline. JMA hosted multiple local hiring fairs, including a job fair at Salt City Market for neighborhood residents, and there is an upcoming career fair for local residents planned for the end of the year. Additionally, JMA created a partnership with the Institute of Technology at Syracuse Central to expose high school students to technology careers and create a pathway to hire local residents. This includes hosting students at our downtown manufacturing headquarters for job shadowing, resume help, and skills development, as showcased in section 3.6 of this application.

***Catalyst for Economic Growth & Positive Impact on the Community***

JMA's investment in new facilities in the Southside marks the first time a new manufacturing facility has been created in Syracuse in 40-plus years. In addition to the direct investments the Company has made, its development projects serve as a catalyst for future growth in the surrounding area. Since JMA initiated its development, two additional development projects have broken ground in adjacent areas—Salina 1<sup>st</sup> (to the east) and Syracuse Community Health Center (to the north).

Despite these projects having been approved for development for some time, there was no ground broken until JMA's new 5G campus provided an anchor investment and paved the way for developers to gain confidence in the neighborhood as an area for development opportunity.

There is much positive community impact to the neighborhood, as well. Earlier this year, JMA participated in a neighborhood cleanup effort of the area, working with over 15 local

**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

**Attachment #3 – Description of Project**

organizations – the result: over five miles of city sidewalks were cleaned and beautified. Over 50 JMA employees volunteered to help in this effort. This fall, JMA participated in the back-to-school supply drives for basic needs and school success tools at the Mary Nelson Youth Center on S. Salina Street. Further, this Thanksgiving, JMA is partnering with Brady Market on Gifford Street to provide dinners for 180+ families in partnership with 12 different agencies across Syracuse. Teams of JMA volunteers will be on site to help prepare and distribute holiday meals.

***Property Summary***

Below is a summary of the proposed footprint for the expansion of the 5G campus. This includes a list of all the properties in the footprint, as well as the properties requested that are currently not under JMA ownership.

**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

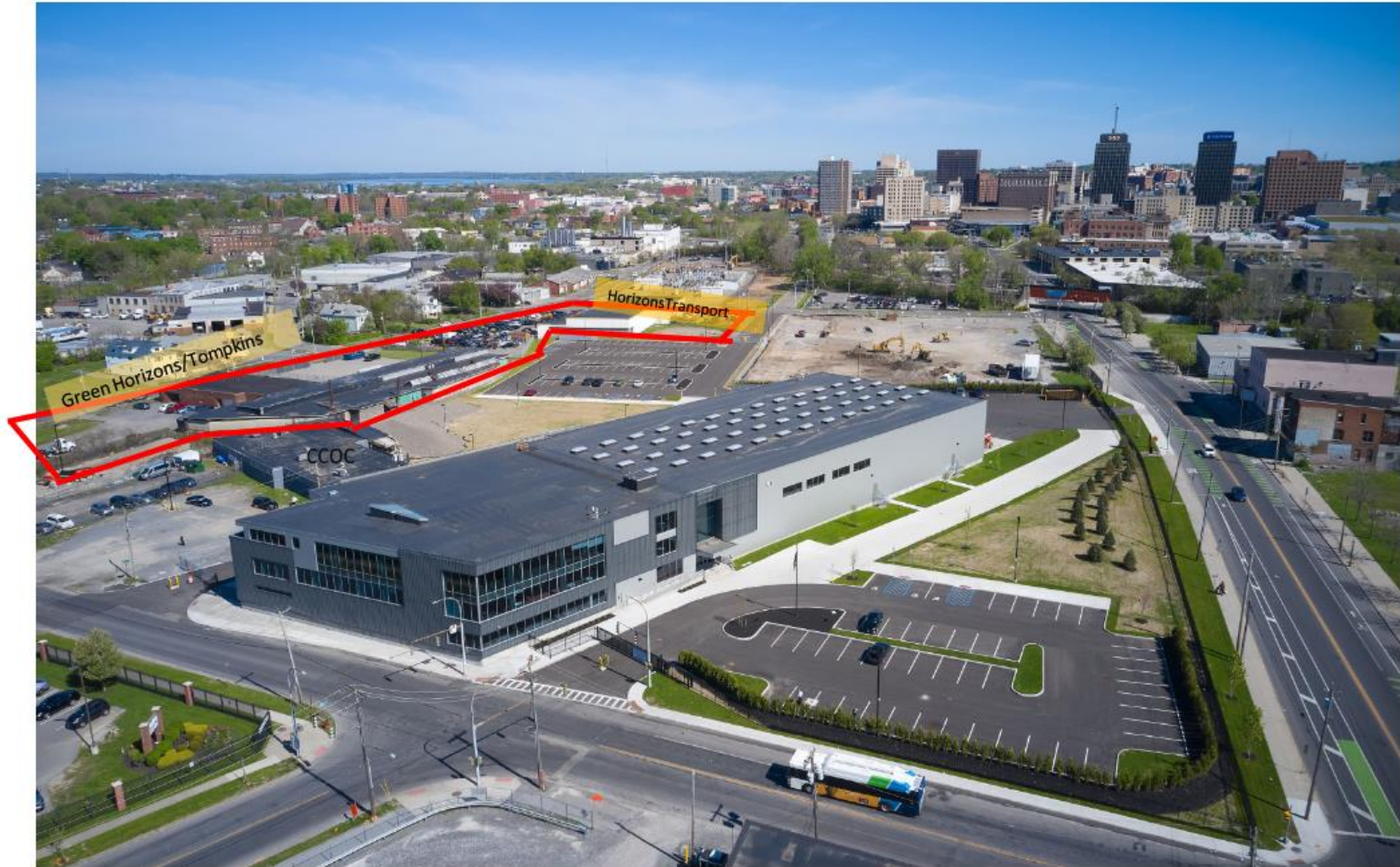
**Attachment #3 – Description of Project**

**3.1 -- Proposed footprint:**



**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

**Attachment #3 – Description of Project**



# JMA TECH PROPERTIES, LLC SIDA APPLICATION

## Attachment #3 – Description of Project

### 3.2 – Overview of properties:

TAX ID #	CURRENT OWNERSHIP	Street Address
094.-04-01.0	Horizon Transport LLC	225 W Taylor and Oneida
094.-04-02.0	Horizon Transport LLC	201-07 W Taylor and S Clinton
094.-04-20.0	Horizon Transport LLC	521-27 Oneida St
094.-04-21.0	Horizon Transport LLC	517 Oneida St
094.-04-16	Under Contract to JMA Tech	615 Oneida St
094.-04-17	Under Contract to JMA Tech	609 Oneida St
094.-04-18	Under Contract to JMA Tech	605 Oneida
094.-04-09.0	Green Horizons Envirmnt LLC (Thompkin Bros)	240 1/2 Tallman St
094.-04-11.0	Green Horizons Envirmnt LLC (Thompkin Bros)	252-54 Tallman St & Oneida St
094.-04-12.0	Green Horizons Envirmnt LLC (Thompkin Bros)	637-39 Oneida St
094.-04-13.0	Green Horizons Envirmnt LLC (Thompkin Bros)	629 Oneida St
094.-04-14.0	Green Horizons Envirmnt LLC (Thompkin Bros)	625 Oneida St
094.-04-15.0	Green Horizons Envirmnt LLC (Thompkin Bros)	619 Oneida St
094.-04-05.2	Catholic Charities of Onondaga County	1074 S Clinton
094.-04-05.3	Catholic Charities of Onondaga County	228 Tallman
094.-04.03.0	JMA Tech Properties, LLC	1010 S Clinton St
094.-04-04.0	JMA Tech Properties, LLC	1022 S Clinton St
094.04-05.1	JMA Tech Properties, LLC	1054 S Clinton St to Oneida St
094.-04-06.0	Ranalli/Taylor St LLC (JMA)	222-24 Tallman St
094.-04-08.0	Ranalli/Taylor St LLC (JMA)	226 Tallman St





**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

**Attachment #3 – Description of Project**

**3.4 – Demonstrated transformation of the neighborhood from prior to construction until now.**

Neighborhood in 2019



Neighborhood in 2022



**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

**Attachment #3 – Description of Project**

**3.5 -- The neighborhood revitalization continues in November 2022 with several economic development projects launched after JMA opened its headquarters. Both the Syracuse Community Health Center and Salina 1<sup>st</sup> were dormant until JMA committed to the Southside neighborhood.**





**JMA TECH PROPERTIES, LLC  
SIDA APPLICATION**

**Attachment #3 – Description of Project**

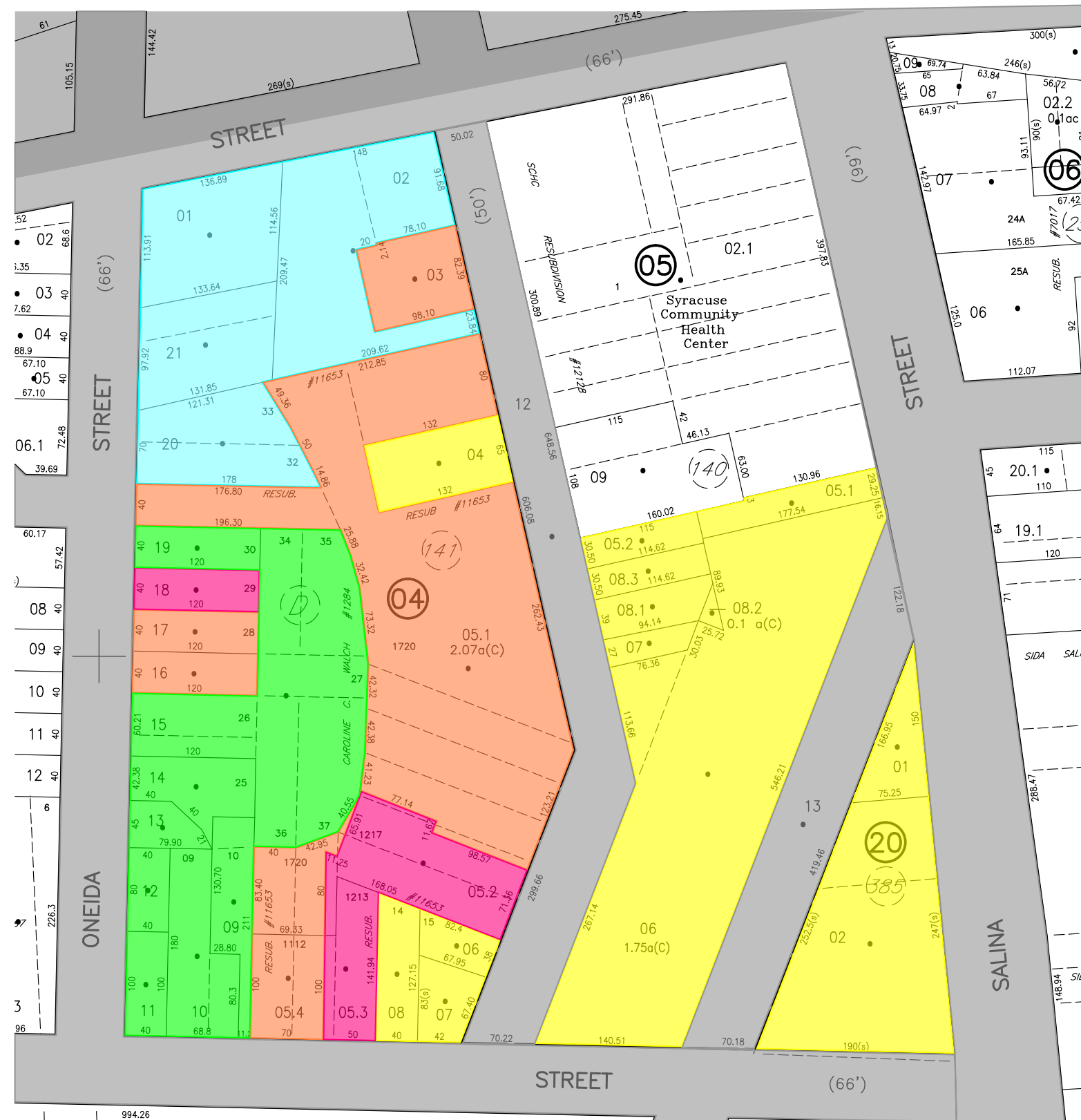
**3.6 – In October, 2022, ITC P-TECH students had their most recent tour of the JMA downtown facility -- meeting with the team to learn more about high-tech manufacturing careers.**




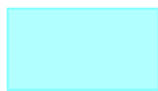

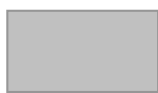







# JMA Tech Properties

## Summary of Property Ownership



	=JMA Property Included in prior SIDA Project
	=JMA Property for Current Project
	=Property Under Contract
	=Horizon Transport Prop (needed for Project)
	=Green Horizons Property (needed for Project)
	=Roadway

PROPERTY PARCEL LINE	
ORIGINAL LOT LINE	
ROAD OR RAILROAD RIGHT-OF-WAY LINE	

REVISIONS		
No.	Description	Date

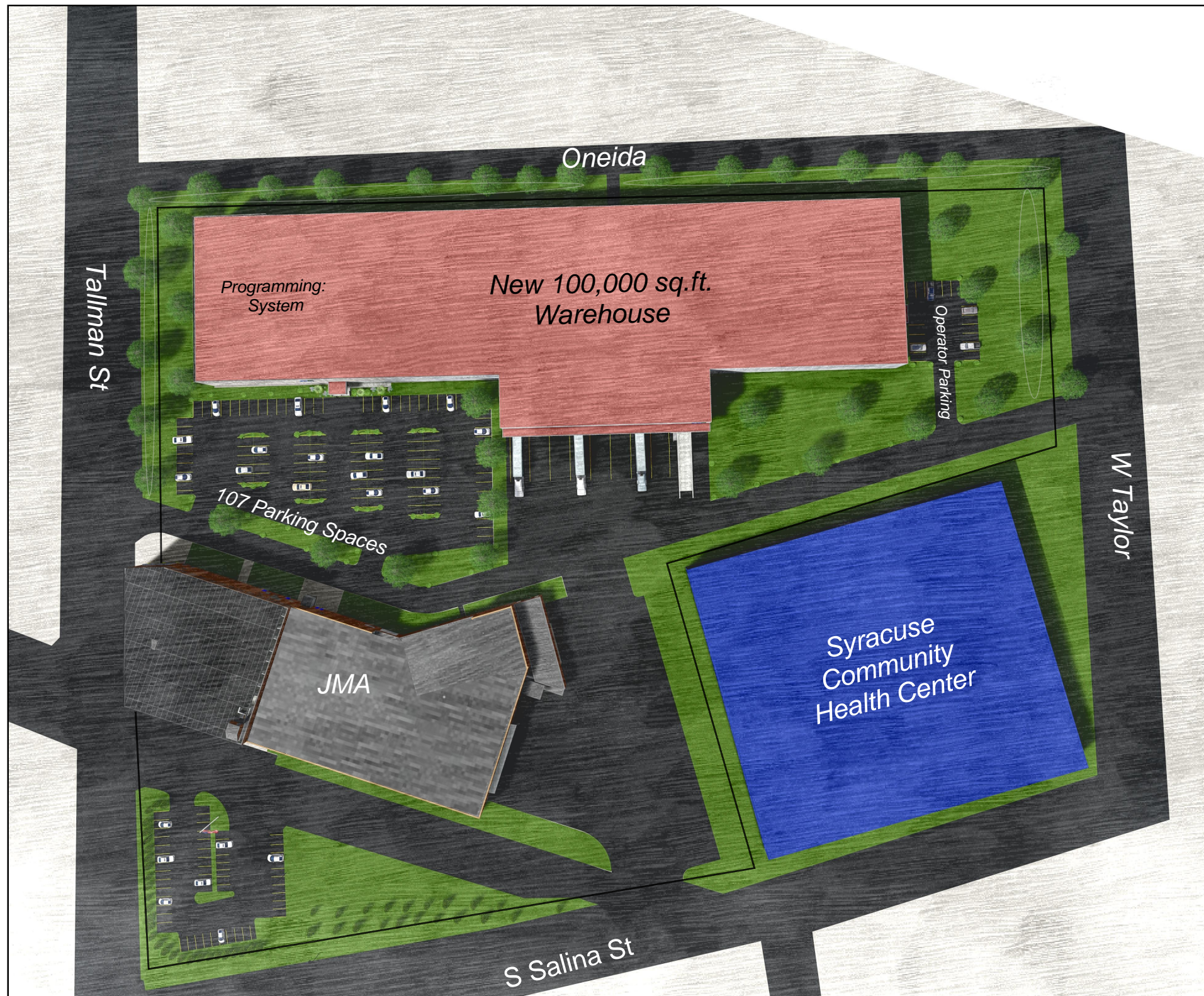
CONTRACTOR

**THEPIKECOMPANY**  
Building Relationships Since 1873

SHEET MAP

ARCHITECTS/ENGINEERS:

SHEET			
DATE	PROJECT TITLE	PROJECT NUMBER	
	JMA New Warehouse	201221	
DRAWN	LOCATION	PHASE	
	140 CORTLAND AVENUE SYRACUSE, NY 13202		
CHECKED	DRAWING TITLE	DRAWING NUMBER	
	Property Ownership	JMA 2	



REVISIONS		
No.	Description	Date

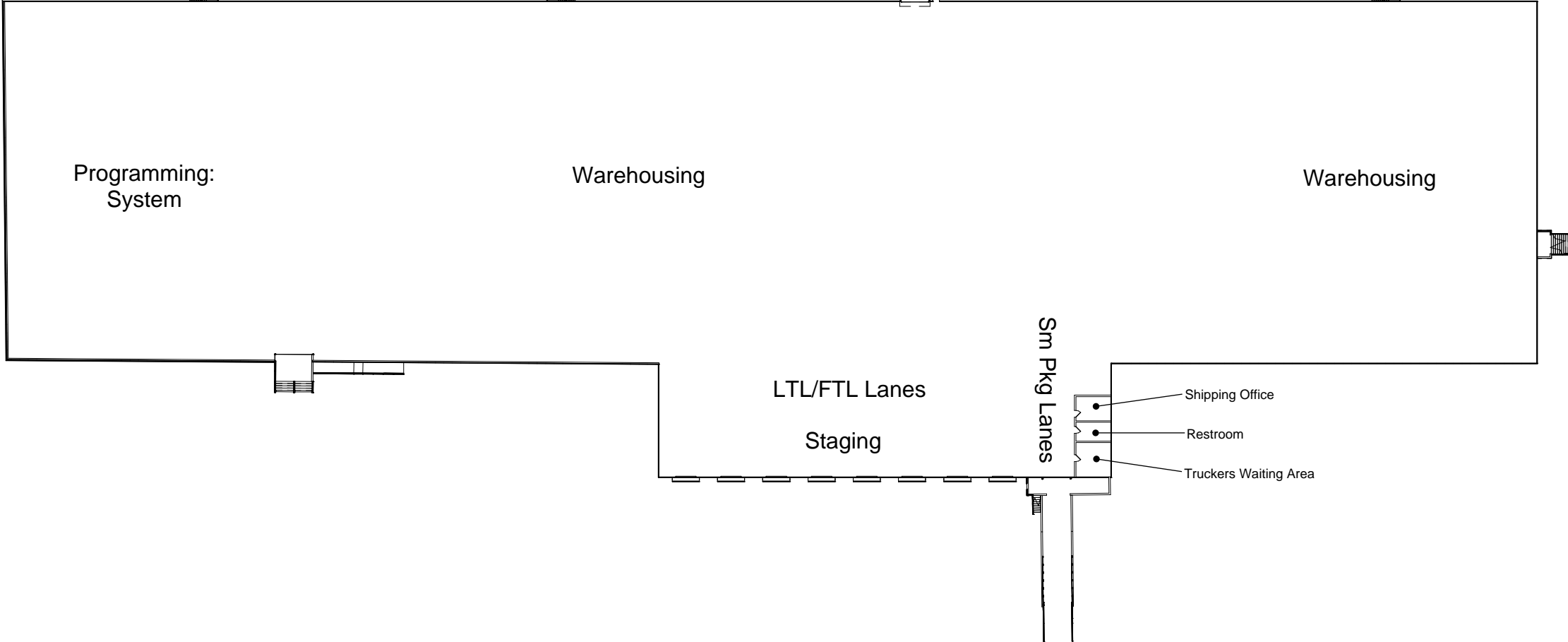
CONTRACTOR

**THE PIKE COMPANY**  
*Building Relationships Since 1873*

SHEET MAP

ARCHITECTS/ENGINEERS:

SHEET				
DATE	PROJECT TITLE	PROJECT NUMBER	PHASE	DRAWING NUMBER
	JMA New Warehouse	201221		JMA
	140 CORTLAND AVENUE SYRACUSE, NY 13202			3
	JMA Warehouse Site Plan			



REVISIONS		
No.	Description	Date

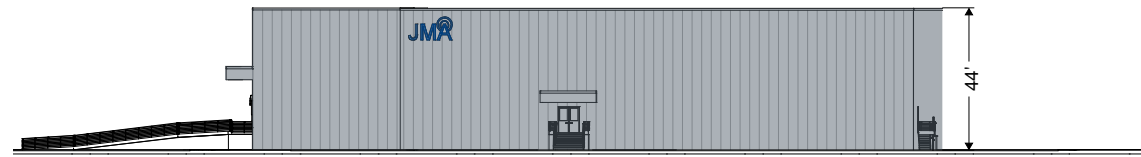
CONTRACTOR

**THE PIKE COMPANY**  
*Building Relationships Since 1873*

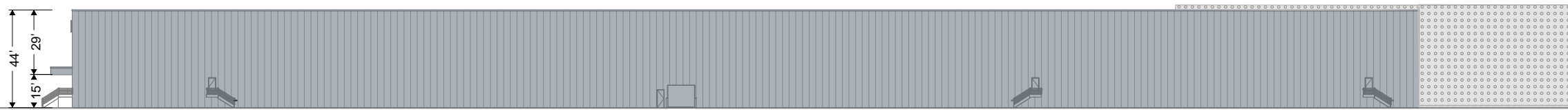
SHEET MAP

ARCHITECTS/ENGINEERS:	

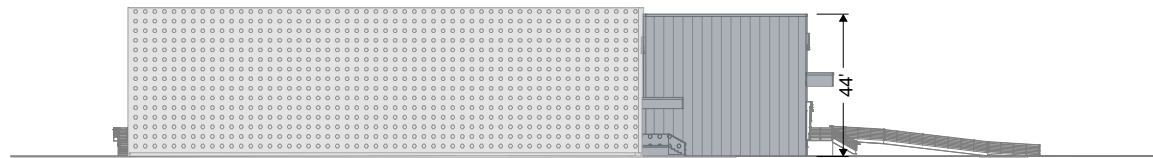
SHEET			
DATE		PROJECT TITLE:	JMA New Warehouse
DRAWN		LOCATION:	140 CORTLAND AVENUE SYRACUSE, NY 13202
CHECKED		DRAWING TITLE:	JMA Warehouse Floor Plan
		PROJECT NUMBER:	201221
		PHASE:	JMA
		DRAWING NUMBER:	4



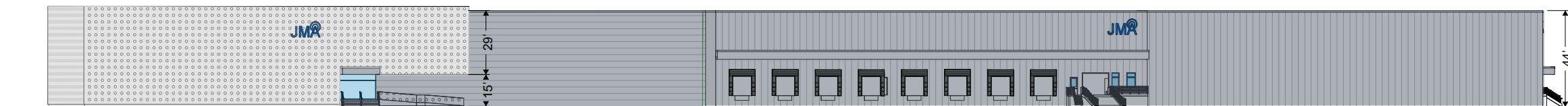
① New Warehouse North Elevation  
1" = 60'-0"



② New Warehouse West Elevation  
1" = 60'-0"



③ New Warehouse South Elevation  
1" = 60'-0"



④ New Warehouse East Elevation  
1" = 60'-0"

REVISIONS		
No.	Description	Date

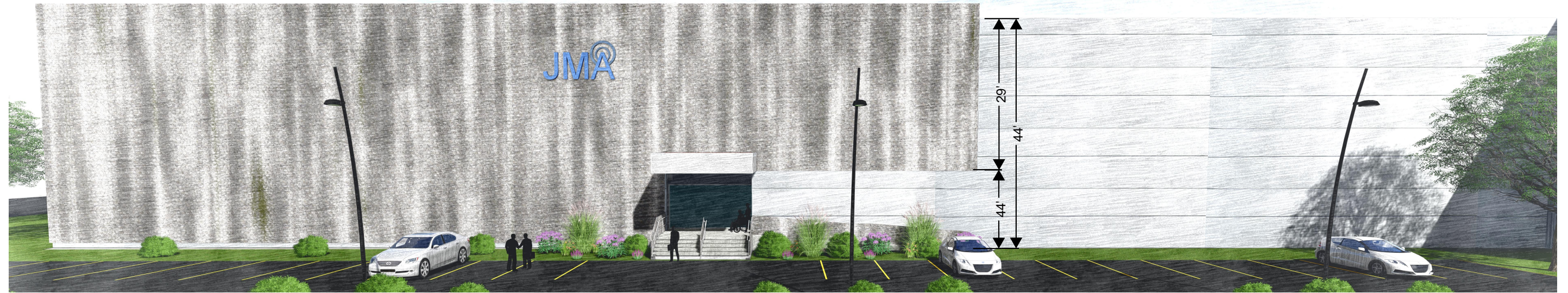
CONTRACTOR

**THE PIKE COMPANY**  
*Building Relationships Since 1873*

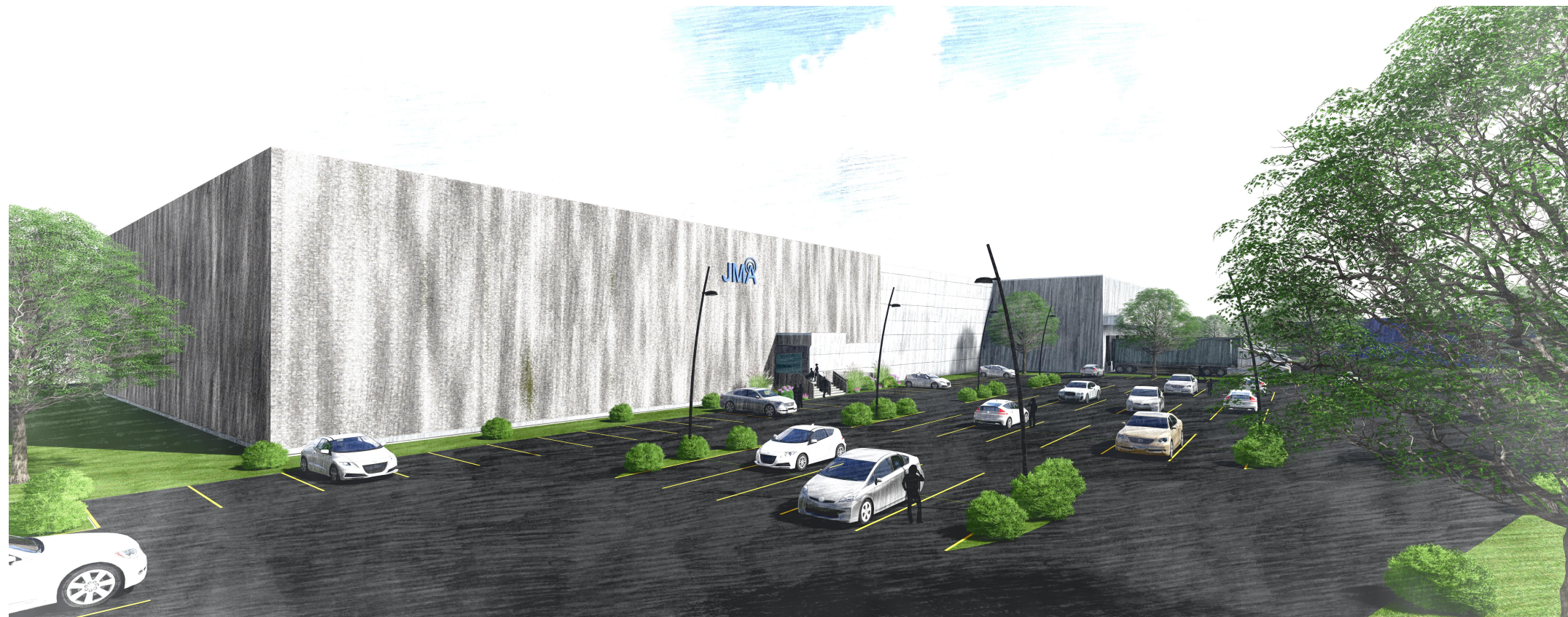
SHEET MAP

ARCHITECTS/ENGINEERS:

SHEET					
DATE		PROJECT TITLE:	JMA New Warehouse	PROJECT NUMBER:	201221
DRAWN		LOCATION:	140 CORTLAND AVENUE SYRACUSE, NY 13202	PHASE:	
CHECKED		DRAWING TITLE:	JMA Warehouse Elevations	DRAWING NUMBER:	JMA 5



1 New East Enlarged Entrance Elevation  
 JMA 3 1" = 20'-0"



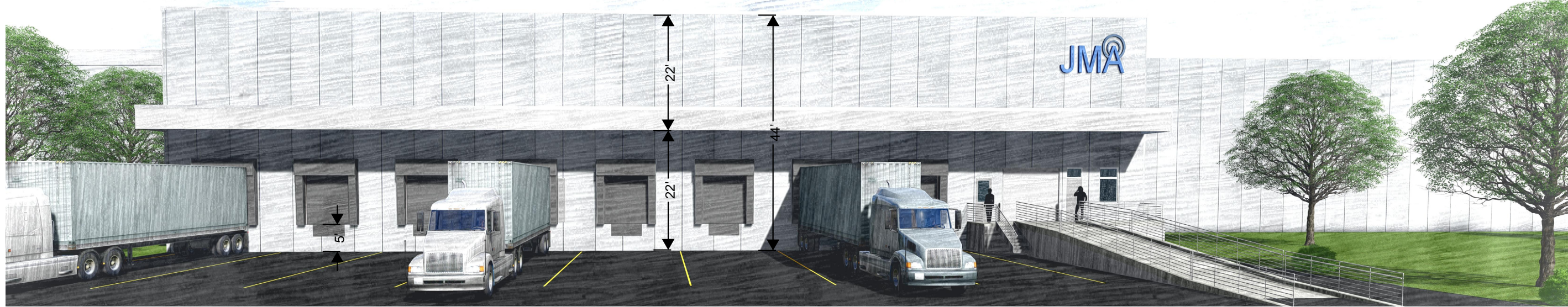
REVISIONS		
No.	Description	Date

CONTRACTOR  
**THE PIKE COMPANY**  
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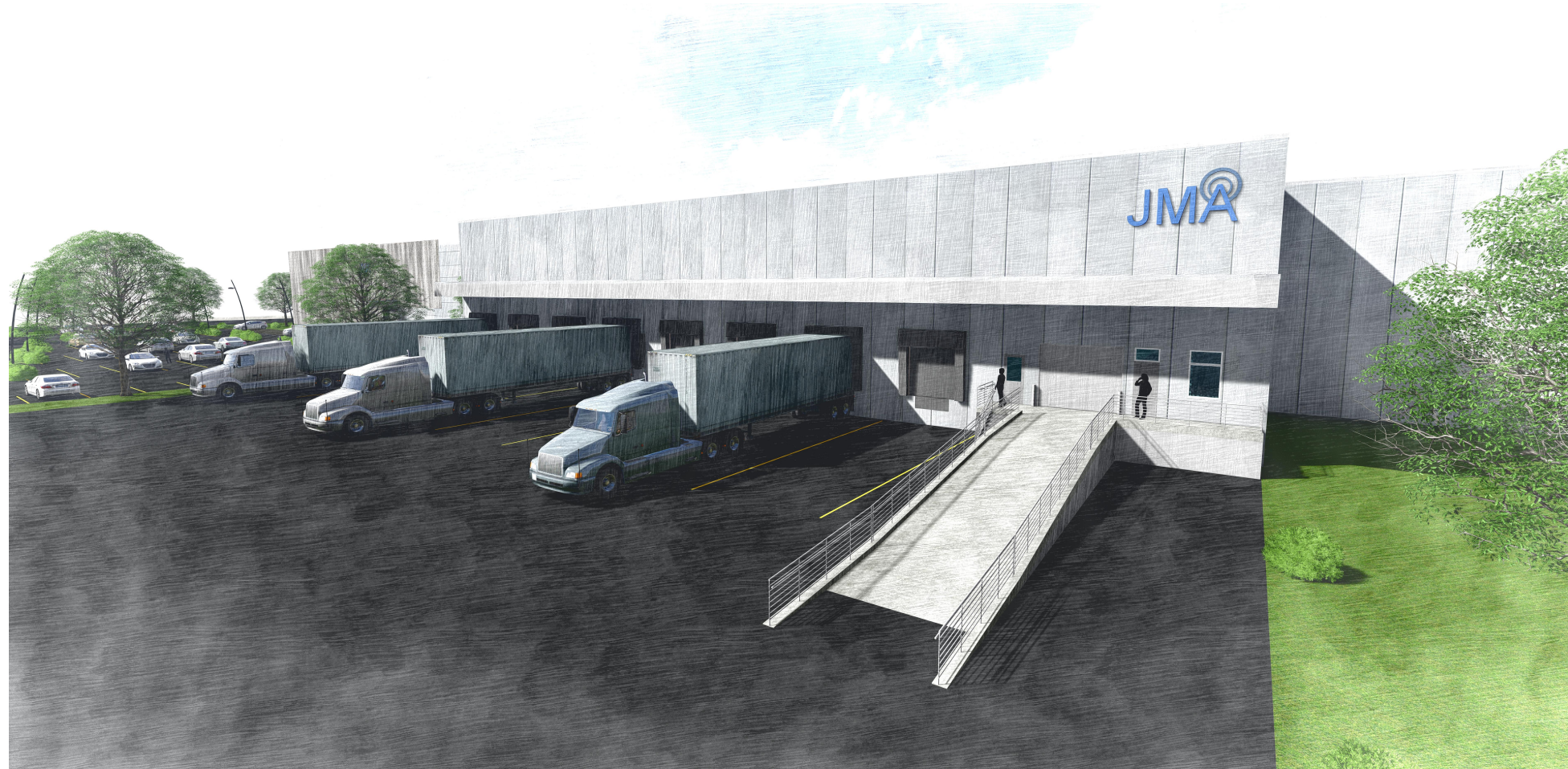
SHEET MAP

ARCHITECTS/ENGINEERS:

SHEET				
DATE	PROJECT TITLE	PROJECT NUMBER	201221	
DRAWN	LOCATION	JMA New Warehouse 140 CORTLAND AVENUE SYRACUSE, NY 13202		
CHECKED	DRAWING TITLE	DRAWING NUMBER	JMA 6	
	JMA Warehouse Elevations			



① New East Enlarged Loading Dock  
1" = 20'-0"



REVISIONS		
No.	Description	Date

CONTRACTOR  
**THE PIKE COMPANY**  
*Building Relationships Since 1873*

SHEET MAP

ARCHITECTS/ENGINEERS:

SHEET			
DATE	PROJECT TITLE	PROJECT NUMBER	201221
DRAWN	LOCATION	PHASE	JMA
CHECKED	DRAWING TITLE	DRAWING NUMBER	7
	JMA New Warehouse		
	140 CORTLAND AVENUE SYRACUSE, NY 13202		
	JMA Warehouse Elevations		



**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: JMA Tech Properties - Warehouse		
Project Location (describe, and attach a general location map): See attached property list		
Brief Description of Proposed Action (include purpose or need): JMA Campus Warehouse, to construct a warehouse with managed services space for JMA manufacturing to use as a central warehouse in support of their new manufacturing facility across the street. The project will include the construction of the warehouse, parking facilities for employees, loading bays for tractor trailers and all necessary utility connections.		
Name of Applicant/Sponsor: JMA Tech Properties, LLC		Telephone: E-Mail:
Address: PO Box 678		
City/PO: Liverpool	State: New York	Zip Code: 13088
Project Contact (if not same as sponsor; give name and title/role): CHA Consulting (c/o Brian Bouchard)		Telephone: 315-228-0036 E-Mail: BBouchard@chacompanies.com
Address: 300 S. State Street Suite 600		
City/PO: Syracuse	State: NY	Zip Code: 13202
Property Owner (if not same as sponsor): See attached list		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City planning commission	
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Board	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Stormwater (SWPPP)	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

Remediation Sites: C734144A

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
Industrial Class A, Local Business District Class A and PDD

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,  
i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? Syracuse City

b. What police or other public protection forces serve the project site?  
City of Syracuse

c. Which fire protection and emergency medical services serve the project site?  
City of Syracuse

d. What parks serve the project site?  
Syracuse City Parks

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Warehouse space to support the new facility and parking to support the warehouse use.

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 6.18 acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ 6.18 acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 9.52 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Industrial subdivision to combine all of the lots between Oneida Street and Former Clinton Street

ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? 1  
iv. Minimum and maximum proposed lot sizes? Minimum 6.18 Acres Maximum N/A

e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ 11 months  
ii. If Yes:  
• Total number of phases anticipated \_\_\_\_\_  
• Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
• Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_ 1

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ 62 height; \_\_\_\_\_ 250 width; and \_\_\_\_\_ 400 length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 100,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 600 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: City of Syracuse
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 600 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

Sanitary waste

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: Metropolitan Syracuse Wastewater Treatment Plant
- Name of district: City of Syracuse
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

Yes  No  
 Yes  No

Do existing sewer lines serve the project site?  
 Will a line extension within an existing district be necessary to serve the project?  
 If Yes:
 

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

---

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:
 

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

---

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:
 

- i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 5.5 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 6.18 acres (parcel size)
- ii. Describe types of new point sources. Connection to existing Storm Sewer
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
Stormwater will be directed to on-site management system and discharge at a controlled rate equal to or less than existing to the drainage system
- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_
  - Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

---

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:
 

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
Fleet and Delivery Vehicles
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
NA
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
NA

---

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:
 

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No
- ii. In addition to emissions as calculated in the application, the project will generate:
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

---

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

---

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

---

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7am - 7pm _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 6:00am - 9:00pm _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
Typical parking lot lighting/security lighting  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_  
 \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ 12 tons per \_\_\_\_\_ total (unit of time)  
 • Operation : \_\_\_\_\_ 1 tons per \_\_\_\_\_ week (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: scrap metal recycling  
 \_\_\_\_\_  
 • Operation: cardboard/plastic recycling  
 \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: dumpster - commercial pick-up  
 \_\_\_\_\_  
 • Operation: compactor - commercial pick-up  
 \_\_\_\_\_



s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 Adjacent commercial and industrial uses, also urban residential homes across the street \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	5.2	5.5	+0.3
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>LANDSCAPING / GREEN SPACE</u>	0.98	0.68	-0.3

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
New Jerusalem Baptist Church, Greater new testament missionary

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
PCB's during previous use

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): C734144A  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): 734141, B00024, C734144A, C734140, E734086  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
Active Brownfield cleanup

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: C734144A
- Describe the type of institutional control (e.g., deed restriction or easement): Environmental
- Describe any use limitations: No residential
- Describe any engineering controls: TBD
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
\_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ > 10 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: Ub Urban Land \_\_\_\_\_ 100 %  
\_\_\_\_\_ %  
\_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ > 10 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ 100 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 100 % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
If Yes, describe: \_\_\_\_\_  
\_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
\_\_\_\_\_

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i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
If Yes:  
i. Name of aquifer: \_\_\_\_\_



e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: <u>1001-1005 South Salina St. 06740.003240 Historic Building Listed as Eligible</u>	
<i>iii.</i> Brief description of attributes on which listing is based:	
<u>Building is approximately 450' across from the JMA Wireless campus</u>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

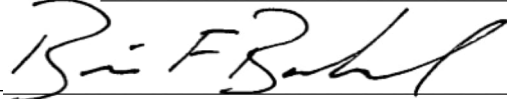
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name CHA Consulting Inc (c/o Brian Bouchard) Date 11-16-2022

Signature  Title Project Engineer

JMA Warehouse Project  
 JMA Tech Properties, LLC  
 7/7/2022

<b>ADDRESS</b>	<b>TAX ID #</b>	<b>CURRENT OWNERSHIP</b>	<b>PARCEL SIZE</b>	<b>Property Owner Address</b>
615 Oneida St	094.-04-16.0	Dean Duque	0.11 Acres	298 Smith St. Rochester, NY 14608
609-611 Oneida St	094.-04-17.0	Mildred Williams	0.11 Acres	14830 N 7 <sup>th</sup> PI Phoenix, AZ 85022
605-607 Oneida St	094.-04-18.0	Wade Eno	0.11 Acres	Box 27 RR #1 Bentley TOCOJO Canada
601-603 Oneida St	094.-04-19.0	Green Horizons Envirmnt, LLC	0.11 Acres	35481 Grafton Eastern Rd Grafton OH 44044
521-527 Oneida St	094.-04-20.0	Horizon Transport, LLC	0.28 Acres	422 7 <sup>th</sup> North St Syracuse NY 13208
517 Oneida St	094.-04-21.0	Horizon Transport, LLC	0.30 Acres	422 7 <sup>th</sup> North St Syracuse NY 13208
225 Taylor St. W & Oneida St	094.-04-01.0	Horizon Transport, LLC	0.36 Acres	422 7 <sup>th</sup> North St Syracuse NY 13208
201-07 Taylor St W & Clinton St	094.-04-02.0	Horizon Transport, LLC	0.35 Acres	422 7 <sup>th</sup> North St Syracuse NY 13208
1010 Clinton St	094.-04-03.0	JMA Tech Properties, LLC	0.19 Acres	PO Box 678 Liverpool, NY 13088
1054 Clinton St	094.-04-05.1	JMA Tech Properties, LLC	2.28 Acres	PO Box 678 Liverpool, NY 13088
1022 Clinton St	094.-04-04.0	JMA Tech Properties, LLC	0.20 Acres	PO Box 678 Liverpool, NY 13088
1074 Clinton St S	094.-04-05.2	Catholic Charities of Syracuse	0.29 Acres	1654 W. Onondaga St. Syracuse NY 13204
228 Tallman St	094.-04-05.3	Catholic Charities of Syracuse	0.21 Acres	1654 W. Onondaga St. Syracuse NY 13204
232 Tallman St	094.-04-05.4	JMA Tech Properties, LLC	0.16 Acres	PO Box 678 Liverpool, NY 13088
1080-82 Clinton St S	094.-04-06.0	Ranalli/Taylor St., LLC	0.07 Acres	PO Box 678 Liverpool, NY 13088
222-24 Tallman St	094.-04-07.0	Ranalli/Taylor St., LLC	0.07 Acres	PO Box 678 Liverpool, NY 13088
226 Tallman St	094.-04-08.0	Ranalli/Taylor St., LLC	0.12 Acres	PO Box 678 Liverpool, NY 13088
240 ½ Tallman St	094.-04-09.0	Green Horizons Envirmnt LLC	0.05 Acres	35481 Grafton Eastern Rd Grafton OH 44044
242-46 Tallman St	094.-04-10.0	Green Horizons Envirmnt LLC	0.28 Acres	35481 Grafton Eastern Rd Grafton OH 44044
252-54 Tallman St & Oneida St	094.-04-11.0	Green Horizons Envirmnt LLC	0.09 Acres	35481 Grafton Eastern Rd Grafton OH 44044
637-39 Oneida St	094.-04-12.0	Green Horizons Envirmntll LLC	0.07 Acres	623 Oneida St Syracuse NY 13202
629 Oneida St	094.-04-13.0	Green Horizons Envirmntll LLC	0.08 Acres	623 Oneida St Syracuse NY 13202
625 Oneida St	094.-04-14.0	Green Horizons Envirmnt LLC	0.12 Acres	35481 Grafton Eastern Rd Grafton OH 44044
619 Oneida St	094.-04-15.0	Green Horizons Envirmnt LLC	0.17 Acres	35481 Grafton Eastern Rd Grafton OH 44044



Tony Florito, Chairman  
 Merike L. Treier, Executive Director

August 11, 2023

Mr. Eric Ennis  
 Executive Director  
 Syracuse Industrial Development Agency  
 City Hall Commons, 6th Floor  
 201 East Washington Street  
 Syracuse, NY 13202

Dear Eric,

Thank you again for SIDA’s partnership, which helps us to provide additional services for the Downtown Syracuse district.

We are writing to respectfully request your consideration to reallocate budget expenditures. It has been challenging to consistently fill our weekend security officer staff positions, as well as one of our part-time weekend environmental maintenance positions. For this reason, we ask for your consideration to reallocate \$57,500 from these uses to instead support much-needed marketing and promotions activities for the central business district, which we can put to productive use immediately.

Below please find an overview of these proposed changes:

<b>Security Program</b>	<b>Year Two – Approved</b>	<b>Year Two - Proposed</b>
Salaries & Fringe	\$108,500	\$60,000
Operations	\$7,800	\$6,300
Subtotal	<b>\$116,300</b>	<b>\$66,300</b>
<b>Environmental Maintenance</b>		
Salaries & Fringe	\$31,400	\$23,900
Operations	\$2,000	\$2,000
Special Projects	\$2,000	\$2,000
Subtotal	<b>\$35,400</b>	<b>\$27,900</b>
<b>Marketing</b>		
Advertising & Promotions		<b>\$57,500</b>
<b>Annual Total</b>	<b>\$151,700</b>	<b>\$151,700</b>

The budget modification is proposed to cover July 1, 2023 and through June 30, 2024. Our current agreement is set to expire on June 30, 2024.

Thank you for the Board's consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Merike Treier". The signature is fluid and cursive, with the first name "Merike" and last name "Treier" clearly distinguishable.

Merike Treier  
Executive Director