



## ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

### FINAL Regular Meeting Agenda

Thursday

June 10, 2010

#### 8:00 AM Call to Order Regular Meeting of the Agency

- A. Approval of Regular Meeting Minutes – March 2010 (A)
- B. Treasurer’s Report (B)
  - a. Investments Review – March 2010
  - b. Accounting – March 2010
- C. Payment of Bills – Schedule # 333 (C)
- D. Conflict of Interest Disclosure (D)

#### Action Items

##### 1. Southern Wine & Spirits of Upstate New York - Project Inducement (3101-10-3C) (E)

Southern Wine & Spirits is planning the purchase of conveyor and storage systems as well as improvements to the catwalks, mezzanine, sprinkler, lighting and security networks housed in its Salina Distribution Center. The total project cost is approximately \$1.4 million. Proposed financial assistance requested is a sales tax exemption of approximately \$114,000. The public hearing for the project was held on June 3, 2010 in the Town of Salina Town Hall.

##### Two Agency Actions Requested:

- A. A Resolution of the Board for SEQRA purposes determining the type and environmental significance of the Southern Wine & Spirits Project. The project can be considered a Type II Action for SEQRA purposes.
- B. An Inducement Resolution of the Board for a straight lease transaction for the Southern Wine & Spirits project

**Representative:** Paul Reichel, BS&K

##### 2. Empire Tissue - SEQRA Finding and Inducement Resolution (3101-10-01A) (F)

Empire Tissue Company, LLC is considering the construction and operation of a manufacturing facility to be located on a 60-acre, industrial zoned, brownfield site, Belle Isle Road, Village of Solvay, NY. The Project will consist of an approximate 168 thousand square foot towel and napkin facility, a 5 thousand square foot office building, and the acquisition and installation of machinery, equipment and other tangible property for use as a paper processing and milling plant.

Proposed financial assistance requested is the issuance of private activity, tax-exempt bonds, exemptions from sales, use and mortgage recording taxes, a payment-in-lieu of tax agreement and a Green PILOT Credit. If the project cost is \$167 million, the recommended Agency fee is ¾% of the project cost or \$1,252,500. This amount is a requested deviation from the Agency fee schedule of 1% due to the size of the investment as well as the project's substantial impact on the revitalization of the former Allied Chemical waste beds and the community.

The Public Hearing for the Project was held on March 10, 2010 at the Solvay Public Library.

**Two Agency Actions Requested:**

- A. A Resolution of the Board for SEQRA purposes determining environmental significance of the Empire Tissue Project. As Lead Agency for SEQRA purposes, the Village of Solvay issued a negative declaration for the Type 1 Action on May 25, 2010.
- B. An Inducement Resolution of the Board for a straight lease transaction for a project estimated to cost \$167 million consisting of approximately \$68 million in building construction, \$4.1 million in land and site work, \$55 million in machinery and equipment, \$5,000,000 for engineering fees and approximately \$34.9 million in related costs.

**Representatives:** Jim Austin, President, Empire Tissue; Rob Poyer, Hancock & Esterbrook

**3. Discovery Center, Museum of Science and Technology: Extension of the Maturity Dates of the Agency Bonds (3101-95-01A) (G)**

**Agency Action Requested:** A Resolution of the Board to extend the maturity date of the 1995 Agency Bonds from July 1, 2010 until July 1, 2015 and authorizing a representative of the Agency to execute all the necessary documents to complete the transaction.

**Representative:** Tim Lynn, Green & Seifter Attorneys

**4. Cor Aspen Park: Project Closing Resolution (3101-10-02A) (H)**

**Agency Action Requested:** A Resolution of the Board authorizing the signature by an officer of the Agency of the documents necessary to enter into a lease and leaseback agreement with the company for the project located in the Town of Dewitt. An inducement resolution was approved at the March 11, 2010 meeting.

**Representative:** Anthony Rivizzigno, Agency Counsel

**5. Directors and Officers Insurance: Economic Development Corporation**

**Agency Action Requested:** A Resolution of the Board authorizing a rider to the Agency D&O Insurance policy to add coverage for the Board of the EDC.

## 5. Redesign of the Economic Development Website

The Syracusecentral.com website serves as the electronic portal to the local economic development community. It is the location national site selectors, in particular, visit when seeking information about potential locations for client companies, and the site local companies visit when seeking information about local economic development programs. The site, while state-of-the-art when first developed, no longer serves the needs of the Agency or its clients. Staff will present a proposal to engage Atlas Advertisement for the redesign of the site.

**Agency Action Requested:** A Resolution authorizing the engagement of Atlas Advertisement for the purpose of redesigning the Agency web site and authorizing an officer of the Agency to sign all the necessary contract documents. Total cost of the project is expected to not exceed \$42,000

**Representative:** Mary Beth Primo and Kristi Smiley

## 6. AgriTourism Project (I)

Agriculture continues to be a significant industry in Onondaga County. AgriTourism is a recent economic development strategy employed by many local communities to drive new sources of revenue and investment to the towns, villages and businesses located within an agricultural area. In this region, Cayuga and Madison counties have robust efforts to promote their agricultural assets and communities. This project will engage the NY AgriDevelopment Corporation to work with the Agency and the Route 20-Route 80 corridor of Onondaga County to create a web portal linking the assets of southern Onondaga County with those promoted by Cayuga and Madison counties.

**Agency Action Requested:** Approval of a letter of engagement with the NY AgriDevelopment Corporation for activities leading to a final concept document for the project at cost not to exceed \$2450.

**Representative:** Mary Beth Primo and Carolyn May

9:00 AM      **Adjourn**