

MINUTES
COUNTY OF OSWEGO INDUSTRIAL DEVELOPMENT AGENCY
March 22, 2018
IDA OFFICE BUILDING
44 W. BRIDGE ST.
OSWEGO, NEW YORK

PRESENT: Canale, Kells, Kunzwiler, Schick, Sorbello and Toth

Absent/Excused: Trimble

Also Present: Kevin C. Caraccioli, Linda Charles, David S. Dano, Louis Fournier, L. Michael Treadwell and David Turner

Vice Chair Canale called the meeting to order at 11:00 a.m. at the offices of the County of Oswego IDA in Oswego, NY.

APPROVAL OF MINUTES

On a motion by Mr. Sorbello, seconded by Mr. Kells, the minutes of the February 28, 2018 meeting were approved.

TREASURER'S REPORT

On a motion by Mr. Schick, seconded by Mr. Kells, the Financial Statements for the period ended December 31, 2017 were approved.

NOTICE OF MEETING

Meeting notices were posted at the Oswego County Building, the IDA Office Building and on the IDA website. A notice was published in The Palladium Times on March 8, 2018.

East Lake Commons, LLC

Mr. Fournier provided a detailed overview of the proposed mixed use development project in the City of Oswego. This is also an Oswego DRI project. He stated that groundbreaking would be scheduled for October 2018 and that the project would take 15 to 20 months to complete. Mr. Caraccioli reported that SEQRA has been completed by the City of Oswego Planning Board. Mr. Fournier noted that they would be requesting consideration of a PILOT and Mr. Treadwell noted that the request would be a deviation from the UTEP.

Following a review of the Application for Financial Assistance, on a motion by Mr. Sorbello, seconded by Mr. Schick, a resolution was approved determining that the acquisition, construction and equipping of a mixed-use facility at the request of the Company constitutes a project and describing the financial assistance requested in connection therewith and authorizing a public hearing. A copy of the Initial Resolution is attached and made an official part of the minutes.

The proposed PILOT schedule will be provided to the COIDA members for review prior to incorporating it into the Deviation Letter to taxing authorities.

Oswego Health Behavioral Health Services

An update on the project was provided including a site plan and rendering prepared by King & King Architects. A copy is attached and made an official part of the minutes. Mr. Caraccioli reported that SEQRA has been completed by the City of Oswego Planning Board. The CON process with the State is in process.

Sunoco Retail, LLC

Following a review of a request for an extension of the Agency's sales tax appointment, on a motion by Mr. Schick, seconded by Mr. Kells, authorization was approved to modify the Sales Tax Appointment Letter and file a modification of the ST-60 for an extension to March 31, 2020.

Thunder Island

Mr. Dano reported that the SBA 504 loan has been approved in the amount of \$892,000. On October 25, 2017, the Agency approved providing up to \$250,000 to guarantee a portion of the interim financing for the SBA 504 loan to be provided by Pathfinder Bank.

Property Appraisals

Mr. Treadwell reported that an appraisal for property to potentially expand an industrial park is still pending. A discussion was held on doing an appraisal for the 60,000 sf building located at 120 St. Paul Street/193 E. Seneca St. Also, it was recommended that an estimate on costs to construct an access road from St. Paul should be done to enhance efforts to market the property for economic development purposes.

Oswego County Regional WWTP Feasibility Study

Mr. Canale provided an update on the progress of the study being done by C&S Companies.

Huhtamaki

Following a discussion, on a motion by Mr. Kunzwiler, seconded by Mr. Kells, the Company's request to reduce the LOC to be equal to the current outstanding balance was approved.

USDA

Following a discussion, on a motion by Mr. Kells, seconded by Mr. Schick, authorization was approved to submit a USDA RBEG application for funds to support the feasibility study for a meat processing facility in Oswego County.

Executive Session

Vice Chair Canale and Mr. Caraccioli reported that due to matters involving the financial history of a business/organization and individuals and pending and current contractual matters, on a motion by Mr. Schick, seconded by Mr. Kunzwiler, it was approved to go into Executive Session at 12:21 p.m.

On a motion by Mr. Sorbello, seconded by Mr. Kunzwiler, the Executive Session ended at 1:10 p.m.

Oswego County Airport

Following a discussion and an outline by Mr. Turner of initiatives being formulated to bring sewer services to the Oswego County Airport and to the adjacent Airport Industrial Park owned by Operation Oswego County, Inc., a request was made for consideration in partnering to help support this infrastructure development project that would help support economic development in Oswego County. Applications will be prepared for funding support from the NBRC and the NYS EFC with apps being due in May and June respectively.

Advanced Manufacturing Initiative

The Grant Agreement between the COIDA and OOC, Inc. dated May 19, 2015 was reviewed. Following a discussion, on a motion by Mr. Schick, seconded by Mr. Sorbello, authorization was approved to amend and modify the Grant Agreement to expand the Initiative to address and support the targeted industry groups outlined in the Oswego County Economic Advancement Plan in order to address Goal 1D, "Broaden Sources of funding for economic development" and to provide \$400,000 from the PILOT EDF to OOC, Inc. to be used to advance business/industry growth.

Delinquent Loan Report

Mr. Dano reviewed the report for the period ended February 28, 2018 in Executive Session. Following a discussion, on a motion by Mr. Kells, seconded by Mr. Kunzwiler, authorization was approved to provide a 6 month deferment of P&I payment for EM&M Diner (DEBZ).

Circle T Motorsports, LLC/Oswego Speedway

Following a discussion in Executive Session, a decision was made not to amend or modify the 2018 PILOT payment.

Next Meeting

April 17, 2018 at 9:00 a.m. was scheduled.

Adjournment

On a motion by Mr. Kells, seconded by Mr. Sorbello, the meeting was adjourned at 1:15 p.m.

Respectfully Submitted,

H. Leonard Schick
Secretary

INITIAL RESOLUTION

A regular meeting of the County of Oswego Industrial Development Agency was convened in public session on March 22, 2018, at 11:00 a.m., at 44 West Bridge Street, Oswego, New York.

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

PRESENT: Nick Canale Jr., Tom Kells, Donald H. Kunzwiler, H. Leonard Schick, Morris Sorbello and Gary T. Toth

ABSENT: Barry Trimble

ALSO PRESENT: Kevin C. Caraccioli, Linda Charles, David S. Dano, Louis Fournier, L. Michael Treadwell and David Turner

The following resolution was duly offered and seconded:

RESOLUTION DETERMINING THAT THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A MIXED-USE FACILITY AT THE REQUEST OF THE COMPANY CONSTITUTES A PROJECT AND DESCRIBING THE FINANCIAL ASSISTANCE REQUESTED IN CONNECTION THEREWITH AND AUTHORIZING A PUBLIC HEARING

WHEREAS, the County of Oswego Industrial Development Agency (the “*Agency*”) is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the “*State*”), as amended, together with Chapter 234 of the Laws of 1973 of the State of New York, as amended from time to time (collectively, the “*Act*”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, including industrial pollution control facilities, railroad facilities and certain horse racing facilities, for the purpose of promoting, attracting, encouraging and developing recreation and economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to grant “financial assistance” (as defined in the Act) in connection with the acquisition, reconstruction and equipping of one or more “projects” (as defined in the Act); and

WHEREAS, East Lake Commons LLC, a New York limited liability company, or an entity to be formed (the “*Company*”), submitted an application to the Agency on or about February 22, 2018 (“*Application*”), a copy of which is on file at the office of the Agency, requesting the Agency consider undertaking a project (the “*Project*”) consisting of: (A)(i) the acquisition of a leasehold interest in approximately 2.27 acres of real property located at 18 East Cayuga Street (and 83-87 East First Street, each in the City of Oswego, State of New York (collectively, the “*Land*”) improved by an approximately 68,000 square foot building and a surface parking lot (the “*Existing Building*”); (ii) demolition of the Existing Building and the construction of an approximately 88,000 square foot six (6) story building for mixed-use containing approximately 72 apartment units, approximately 10,000 square feet of commercial space and the creation of approximately 147 parking spaces (collectively, the “*Facility*”); (iii) the acquisition and installation in and around the Facility and/or for use in connection with the Project of various machinery, equipment and furnishings (collectively the “*Equipment*”) (the Land, the Facility and Equipment are hereinafter collectively referred to as the “*Project Facility*”); (B) the granting of certain financial assistance in the form of exemptions from real property taxes, mortgage recording tax and State and local sales and use tax (collectively, the “*Financial Assistance*”); and (C) the lease of the Land and Facility by the Agency pursuant to a lease agreement; the acquisition by the Agency of an interest in the Equipment pursuant to a bill of sale from the Company; and the sublease of the Project Facility back to the Company pursuant to a sublease agreement; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as “*SEQRA*”), the Agency is required to make a determination with respect to the environmental impact of any “action” (as defined by SEQRA) to be taken by the Agency and the preliminary agreement of the Agency to undertake the Project constitutes such an action; and

WHEREAS, the grant of Financial Assistance to the Project is subject to the Agency finding after a public hearing pursuant to Section 859-a of the Act that the Project will serve the public purposes of the Act by promoting economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State or increasing the overall number of permanent, private sector jobs in the State; and

WHEREAS, the Project is located in an Empire Zone; and

WHEREAS, the Agency has not approved undertaking the Project or the granting of the Financial Assistance; and

WHEREAS, the grant of Financial Assistance to the Project is subject to the Agency finding after a public hearing pursuant to Section 859-a of the Act that the Project will serve the public purposes of the Act by promoting economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State or increasing the overall number of permanent, private sector jobs in the State.

NOW, THEREFORE, be it resolved by the Members of the County of Oswego Industrial Development Agency as follows:

Section 1. Based upon the representations made by the Company to the Agency, the Agency hereby makes the following findings and determinations:

- (a) The Project Facility constitutes a “project” within the meaning of the Act;
- (b) The Financial Assistance contemplated with respect to the Project consists of exemptions from real property tax, mortgage recording tax and State and local sales and use tax;
- (c) The Project is located in a “Highly Distressed Area” as defined in Section 854(18) of the Act; and

Section 2. The Agency hereby directs that pursuant to Section 859-a of the Act, a public hearing with respect to the Project and Financial Assistance shall be scheduled with notice thereof published, and such notice shall further be sent to affected tax jurisdictions within which the Project is located.

Section 3. A copy of this Resolution shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

Section 4. The Chief Executive Officer of the Agency is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	<u>Recuse</u>
Nick Canale, Jr.	X				
Tom Kells	X				
Donald H. Kunzwiler	X				
H. Leonard Schick	X				
Morris Sorbello	X				
Gary T. Toth	X				
Barry Trimble				X	

The resolution was thereupon declared duly adopted.

Transforming Behavioral Health Services



Oswego Health expects to begin its transformation of its Behavioral Health Services (BHS) and the east side Oswego neighborhood, where it will be located, in the upcoming months.

Plans for the complete renovation of the Oswego Price Chopper building are being finalized. The new facility at 29 E. Cayuga Street, will offer the latest model for providing high-quality behavioral health care in an attractive and well-maintained healthcare location that fits the neighborhood.

The health system initially plans on renovating 43,000 square feet of the building for its renewed BHS departments. The facility will feature a 20-bed adult unit, as well as a 12-bed geriatric unit, which is a new service.

To assist those that utilize these services to become healthier overall, primary care services will be available onsite, as will members of the Oswego Health Care Management Team, who help Medicaid patients manage their medical needs, from physician appointments to community support services.

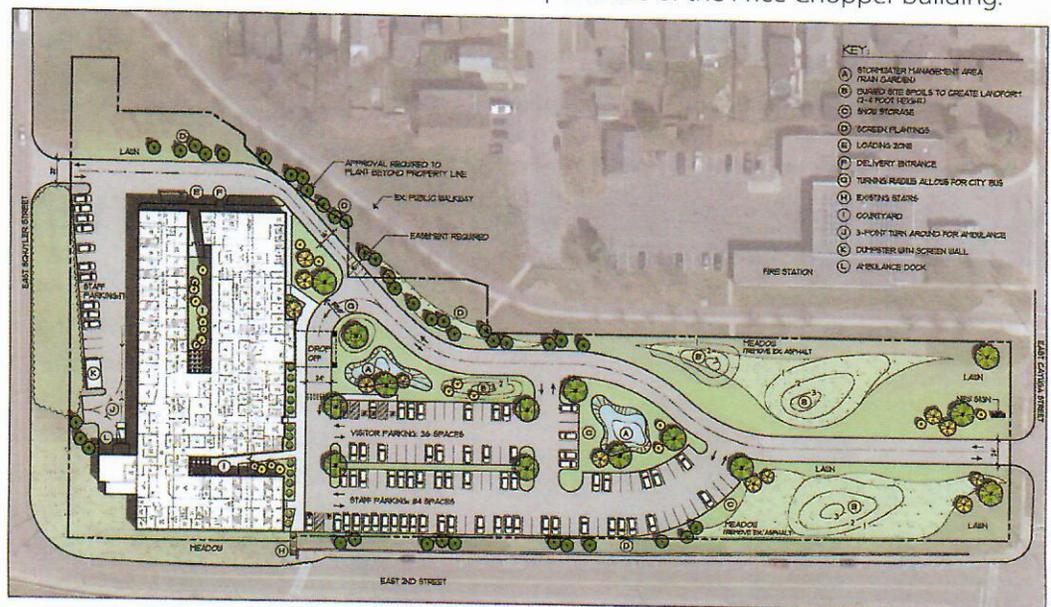
The services that are offered currently at the BHS Bunner Street location, including the outpatient clinic and

Assertive Community Treatment, (ACT) Team will be relocated to the new facility, once it's completed.

The renewed building will offer numerous patient comforts, including secure outdoor spaces, comfortable interior areas and a kitchen area.

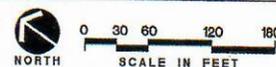
Oswego Health has been providing BHS since 1981 at its current location in Oswego, when it acquired the program from Oswego County. Since then, Oswego Health has leased its BHS space from the county.

Last summer, Oswego Health was awarded a \$13 million grant by Governor Andrew Cuomo to redesign its BHS facility. Shortly after the grant award presentation, Oswego Health announced its purchase of the Price Chopper building.



OSWEGO HEALTH - BHS
 DECEMBER 19, 2017
 (REVISED JANUARY 9, 2018)

PARKING SUMMARY:
 VISITOR: 36 SPACES
 STAFF: 101 SPACES
 TOTAL: 137 SPACES



king + king
 ARCHITECTS