



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

333 WEST WASHINGTON STREET, SUITE 130, SYRACUSE, NY 13202

PHONE: 315.435.3770 • FAX: 315.435.3669 • ONGOVED.COM

Regular Meeting Agenda

March 8, 2022

8:00 AM Audit Meeting

8:05 AM Annual Meeting

8:10 AM Call to Order the Meeting of the Agency

1. Approval of Minutes- February 8, 2022 Regular Meeting **Page 3**
2. Treasurer's Report **Page 13**
3. Payment of Bills **Page 20**
4. Conflict of Interest

Action Items

1. **Audit from Grossman St. Amour** **Page 23**
Presentation of Audit to the Board

Agency Action Requested:

- a. A Resolution of the Board approving the 2021 Audit of the Agency.

Representative: Mike Lisson, Auditor, Grossman St. Amour

2. **B & N Real Estate Holdings of CNY, LLC PILOT to Crossroads Park 4616, LLC and PDF Logistics, Inc. (3101-15-06A) Meeting to Modify**
B & N Real Estate Holdings of CNY, LLC is requesting the Board to consent to the sale of its interests in the Project Facility. **Page 67**

Agency Action Requested:

- a. A resolution of the Board approving the assignment of the right, title and interest in a Project Facility by B & N Real Estate Holdings of CNY, LLC to Crossroads Park 4616, LLC and PDF Logistics, Inc.

Representative: Mark Levy- Scolaro, Fetter, Grizanti & McGough, P.C

3. Fayette Manlius, LLC (3101-22-01A) Second Meeting

Page 68

Fayette Manlius, LLC is proposing a mixed used development at 332 Fayette Street in the Village of Manlius. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

Agency Action Requested:

- a. A resolution of the Board to authorize adoption of SEQRA determination.
- b. A resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include exemptions from certain real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes.

Representative: Matthew Lester, Manager, Streamline Real Estate Partners, LLC & Christine Stevens, VIP Development Associates

**4. J.W. Didado Electric, LLC/ G&R Morgan Road, LLC(3101-02-A)Initial Meeting
G&R Morgan Road, LLC is proposing to construct a 24,000 square foot building in the Town of Clay. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.**

Agency Action Requested:

Page 222

- a. A resolution of the Board to authorize a public hearing.

Representative: Genevieve Trigg, Company Counsel, Barclay Damon, LLP

Adjourn

Onondaga County Industrial Development Agency
Regular Meeting Minutes
February 8, 2022

A regular meeting of the Onondaga County Industrial Development Agency was held on Tuesday, February 8, 2022 at 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Patrick Hogan called the meeting to order at 8:14 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Victor Ianno
Steve Morgan
Susan Stanczyk
Kevin Ryan

ABSENT:

Fanny Villarreal

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Karen Doster, Recording Secretary
Jeff Davis, Barclay Damon Law Firm
Amanda Fitzgerald, Barclay Damon Law Firm
Samantha Podlas, Barclay Damon Law Firm
Carolyn Evans-Dean, Office of Economic Development
Leonard Rauch, Office of Economic Development
Rebecca Shiroff, Office of Economic Development
Carson Weinand, CVE Group
Sam Wilks, IMS Inc.
Jim Gosier, Ultra Dairy, LLC
Matt Lester, Fayette Manlius, LLC
Christine Stevens, VIP Development Associates
Joe Goethe, Hinsdale Road, LLC
Christopher Andreucci, Harris Beach Law Firm

APPROVAL OF REGULAR AND ORGANIZATIONAL MEETING MINUTES – JANUARY 18, 2022

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the regular meeting minutes of January 18, 2022 and the organizational meeting minutes of January 18, 2022. Kevin Ryan abstained. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief review of the Treasurer's Report for the month of February 2022.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the Treasurer's Report for the month of February 2022. Motion was carried.

PAYMENT OF BILLS

Nate Stevens gave a brief review of the Payment of Bills Schedule #466.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved the Payment of Bills Schedule #466 for \$244,307.26 and PILOT payments to Onondaga County for \$1,025,494.17, Town of Cicero for \$37,946.62, Town of Clay for \$12,381.00, Town of DeWitt for \$78,596.11, Town of Elbridge for \$88,241.00, Town of Geddes for \$467.94, Town of Lysander for \$90,770.00, Town of Salina for \$95,801.91, Town of Skaneateles for \$37,116.59, Town of Van Buren for \$120,877.00, Village of Baldwinsville for \$75,037.00, Village of Solway for \$3,722.99, Baldwinsville School District for \$686,826.00, East Syracuse Minoa School District for \$345,316.87, Jamesville Dewitt School District for \$7,002.00, Jordan Elbridge School District for \$478,438.00, Liverpool School District for \$127,341.00, Lyncourt Union Free School District for \$503,865.05, North Syracuse School District for \$255,516.85, Skaneateles School District for \$211,639.53, Solway Union Free School District for \$7,826.91, Syracuse City School District for \$57,865.99 and West Genesee School District for \$238,672.00. Motion was carried.

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was circulated and there were no conflicts reported.

CVE US E14 MANLIUS NORTH, LLC (3101-21-16A) SECOND MEETING

Patrick Hogan asked about the public hearing. Nancy Lowery stated the supervisor and a board member were in attendance and there was no objection to the project.

Carson Weinand stated the project is three co-located community solar projects located in the Town of Manlius. He stated two are 2.5 megawatts and one is 1 megawatt. He stated on October 25 they received site plan approval, special use permit and a SEQR negative declaration from the Town. He stated these projects are owned and operated by CVE and they plan to start construction this summer. He stated they have a PILOT in place with the School District and the Town. He stated they also have a Host Community Benefit Agreement with the Town and an Educational Contribution Agreement with the School District. He stated there will be about 35,000 panels and will deliver energy savings monthly to about 2,500 local residents to their utility bills.

Jeff Davis stated there are three SEQR resolutions and they are all similar. He stated as the applicant stated the SEQR was done at the local level and counsel reviewed the materials. He stated the resolution before the Board is accepting, adopting and reauthorizing the SEQR resolution done at the local level.

Patrick Hogan asked if it was CVE's initiative to request a local PILOT agreement. Carson Weinand stated yes because they wanted the flexibility with the School District to execute an Educational Contribution Agreement and that is why they need separate PILOTs. Patrick Hogan stated he congratulates him on the initiative.

Upon a motion by Victor Ianno, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the CVE US EI4 Manlius North, LLC project. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes and mortgage recording taxes for the CVE US EI4 Manlius North, LLC project. Motion was carried.

CVE US EI5 MANLIUS EAST, LLC (3101-21-17B) SECOND MEETING

Upon a motion by Susan Stanczyk, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the CVE US EI5 Manlius East, LLC project. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes and mortgage recording taxes for the CVE US EI5 Manlius East, LLC project. Motion was carried.

CVE US EI6 MANLIUS WEST, LLC (3101-21-18C) SECOND MEETING

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the CVE US EI6 Manlius West, LLC project. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes and mortgage recording taxes for the CVE US EI6 Manlius West, LLC project. Motion was carried.

IMMEDIATE MAILING SERVICES, INC./245 COMMERCE LLC (3101-21-15B0 SECOND MEETING.

Sam Wilks stated Immediate Mailing Services is looking to expand three buildings on Buckley Road. She stated the three buildings are being renovated for extra office space and extra warehousing for their supplies. She stated this is due to IMS expanding at a rapid rate. She stated they expanded in 2019 where they received aid from OCIDA and they have already grown past that so this is expansion number two. She stated hopefully this expansion is as successful as the last one.

Patrick Hogan asked if their other building is in the same general area. Sam Wilks stated they wanted to stay in the area and the building on Buckley Road was perfect for them. Patrick Hogan stated he likes to hear they want to stay local.

Jeff Davis stated with regard to SEQR the resolution before the Board is just classifying this as a Class 2 Action meaning that it is categorically excluded from any further environmental review based upon the type of the project.

Nate Stevens stated a public hearing was held and there were no comments.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing adoption of SEQRA negative declaration determination for the Immediate Mailing Services, Inc./245 Commerce LLC project. Motion was carried.

Upon a motion by Susan Stanczyk, seconded by Kevin Ryan, the OCIDA Board approved a resolution authorizing the financial assistance the Agency will provide to include exemptions from certain sales and use taxes and mortgage recording taxes for the Immediate Mailing Services, Inc./245 Commerce LLC project. Motion was carried.

ULTRA DAIRY, LLC (3101-18-07F/3101-20-14G/3101-21-11H) MEETING TO MODIFY

Jim Gosier stated Ultra Dairy is in the process of refinancing its credit facility to allow for further growth in the future and as part of that there is an existing mortgage on the property. He stated that mortgage itself will be recast and because of the sale leaseback arrangement with the Agency the lender is looking for a resolution of the Agency authorizing the transaction and also the executive director signing the mortgage document.

Robert Petrovich stated there is a letter in the board packet from Ultra Dairy outlining the request and it is straight forward.

Upon a motion by Kevin Ryan, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing execution and delivery of documents for the Ultra Dairy, LLC project. Motion was carried.

FAYETTEVILLE MANLIUS, LLC (3101-22-01A) INITIAL MEETING

Matt Lester stated he is the managing partner at Streamline Real Estate Partners LLC, the applicant for this morning's meeting. He stated they are presenting a project in Manlius that was started in the fall of 2020 so it has been a long process to get site plan approval which they currently have. He stated the project consists of a mixed use, nature, residential, urgent care and commercial. He stated the project has currently been accepted into the Brownfield program so they are working through the Brownfield cleanup process with the DEC and the Department of Health. He stated they are looking to provide a need that meets housing demand and creates jobs. He stated they feel they have a community benefit with Urgent Care because they have been a necessity for testing and alleviating pressure on emergency rooms and hospitals. He stated this is going to be an opportunity to fulfill a need that the Village of Manlius and the community has which has been expressed by the Mayor. He stated there will be 20 residential units as well as Urgent Care and some first floor commercial space.

Janice Herzog asked where the project is located. Matt Lester handed out a map of the location. Christine Stevens stated is located where the old car dealership was. Matt Lester stated the property has been vacant for roughly 4 years.

Robert Petrovich asked if this is going to incorporate the two residential houses north of the project. Matt Lester stated yes and the project extends as far south as the dealership.

Janice Herzog asked how from the road the project will be set back. Matt Lester stated it extends from the sidewalk to the creek. He stated through the Planning Board process the Village encouraged them to push the buildings as close to the sidewalk as possible to incorporate pedestrian connectivity. He stated they will be adding a gazebo on the property with extensive sidewalks with connectivity from the sidewalk to the Village.

Janice Herzog asked if it will be similar to the building across the street that used to be a bar/restaurant with apartments upstairs. Matt Lester stated he owns that property and that was done in 2014. He stated there is a pharmacy there as well as a Murphy's Law but there was some issues with the restaurant but they were able to expand an office into the restaurant.

Janice Herzog asked about the residency rate. Matt Lester stated they have a wait list and they have been full since day one. He stated they wished they had done more because there is a demand and a need. He stated the initial application for this project to the Village of Manlius did

not include this residential building. He stated it was something the Village required of them as part of the process. He stated the Village felt there was a need and wanted a larger scale project. He stated it created some challenges for them which led them to be before the Board today

Robert Petrovich asked if these are one and two bedroom Apartments. Matt Lester stated they are a mix of one and two bedroom.

Robert Petrovich asked what the rents are. Matt Lester stated they are market rate. He stated they did a study and he believes they are going to be about \$2,000 for the two bedroom and close to \$2,000 for the single bedroom. He stated they have not put together a leasing plan but it is in the application.

Janice Herzog asked how many apartments are in the building across the street. Matt Lester stated there are four.

Patrick Hogan stated occasionally there is an issue with housing as far as PILOTs. He stated when you work with local officials and it is an infill project where there is demand for people who want to stay in the area, walkability plus cleaning up a Brownfield as well as Urgent Care, this is a project he would strongly support. He stated he has noticed over the years with his service on the LandBank, a lot of the older villages need infill projects. He stated he thinks this will be very attractive for the Village and he is happy Fayette Manlius, LLC worked with the Village officials on this. Matt Lester stated he appreciates that.

Victor Ianno stated he agrees with Patrick Hogan and it cleans up an eyesore.

Susan Stanczyk asked if the PILOT is only for the mixed use building and not for the Well Now. Matt Lester stated yes.

Susan Stanczyk asked if the parking for the Well Now is separate from the actual residential building. Matt Lester stated there will be three individual lots. He stated the multistory building will be on its own tax parcel.

Susan Stanczyk stated the Well Now centers are going to be overflowing so that would be a concern for the residents. She stated as long as there is a good separation between the two

because it could cause an issue. Matt Lester stated they have ample parking to service both and it is more than the code would require. He stated they anticipate good demand for Urgent Care and that is why they chose that project for this and this is something they will pull from Madison County as well as Cazenovia.

Janice Herzog asked if the traffic in and out would be off the side street. Matt Lester stated the ingress and egress for the project will be at the traffic light on Fayette Street. He stated DOT reviewed and approved the site plan. He stated there will be another egress exit only to the north of that. He stated they also provided an easement to the Village if there is further development to the south of their project.

Susan Stanczyk asked if there are existing sidewalks or is it part of the project. Matt Lester stated there are existing sidewalks. He stated they will be required to replace any cracks on the sidewalks that they encounter.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing a public hearing for the Fayette Manlius, LLC project. Motion was carried.

HINSDALE ROAD, LLC (3101-13-05B/3101-19-11C) MEETING TO MODIFY

Jim Goethe stated Township 5 is an IDA project. He stated they are permanently financing and moving out of their construction loan mini-perm loan that they just completed because they have wrapped up most of the building construction. He stated they are permanently financing the project and they are seeking a resolution from the Agency to move forward with signing the financial documents the bank needs.

Robert Petrovich stated Barclay Damon represents Hinsdale Road and in this instance we have Chris Andreucci from Harris Beach as conflict counsel to represent the IDA on this transaction. He will review the documents and sign off.

Chris Andreucci stated it is a permanent financing and the Agency will be executing one or more mortgages and whatever other financing documents the bank needs. He stated there is no new financial assistance and it is just new permanent financing.

Patrick Hogan stated Township 5 is doing well. Joe Goethe stated everyone is doing very well and the medical people love it. He stated they are blessed with a great anchor in Costco and now that the movies are coming back they have great entertainment.

Upon a motion by Janice Herzog, seconded by Victor Ianno, the OCIDA Board approved a resolution authorizing execution and delivery of financing documents for the Hinsdale Road, LLC project. Motion was carried.

EXECUTIVE SESSION

Jeff Davis stated his recommendation is to take a motion from Board to enter into executive session for the purpose of discussing potential acquisition of lands.

Upon a motion by Janice Herzog, seconded by Janice Herzog, the OCIDA Board went into Executive Session at 8:37 am to discuss the potential acquisition of lands and contracts. Motion was carried.

Upon a motion by Janice Herzog, seconded by Susan Stanczyk, the OCIDA Board adjourned Executive Session at 9:00 am. Motion was carried.

(Steve Morgan left the meeting.)

PURCHASE CONTRACT EXECUTION

Jeff Davis stated the first resolution with regard to the acquisition of a parcel of property at the White Pine Commerce Park he will briefly read the relevant portion of the SEQR resolution. He read the resolution.

Upon a motion by Victor Ianno, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the adoption of SEQR determination. Motion was carried.

Upon a motion by Kevin Ryan, seconded by Susan Stanczyk, the OCIDA Board approved a resolution authorizing the Executive Director to enter into a purchase contract and any related documents with respect to one parcel of property. Motion was carried.

Upon a motion by Victor Ianno, seconded by Kevin Ryan, the OCIDA Board adjourned the meeting at 9:03 am. Motion was carried.

Nancy Lowery, Secretary



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 333 WASHINGTON STREET, SUITE 130, SYRACUSE, NY 13202
 PHONE: 315.435.3770 • FAX: 315.435.3669

February 28, 2022

Revenue / Expense / Income	Current Period	Current YTD	2022 Budget Amount	Current YTD Change to Budget
Operating Revenue	11,049	578,582	1,444,000	(865,418)
Administrative Expense	23,772	59,222	800,000	(740,778)
Operating/Program Exp.	60,312	104,994	644,000	(539,006)
Net Ordinary Income	(73,035)	414,367	-	414,367

Current Assets	Current YTD	Prior YTD
Total Cash	3,221,709	5,770,146
Less Pass Through Received	7,468	751,937
Available Cash	3,214,241	5,018,209
Receivables (less pass through rec.)	466,984	223,524
Grant Reimbursements	-	-
Total	3,681,225	5,241,733

Reserve for Contracts	
County Operations 2022	740,778
333 W. Washington St 2022 Rent	60,000
OBG WPCP CO #4 Additional Studies	180,349
JMT 800 Hiawatha Engineering	10,234
Barclay Damon WPCP Options	-
Total	991,361

Receivables	
0-120 days	244,960
> 120 days	222,024
Total	466,984

Onondaga County Industrial Development Agency

Profit and Loss

February 2022

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	3,000.00
2116.2 Application Fees	4,000.00
Total 2116 Fees	7,000.00
2410 Lease Income	4,000.00
Total 500 Operating Revenue	11,000.00
501 Non-Operating Revenue	
2401 Interest Income	48.58
Total 501 Non-Operating Revenue	48.58
534 Pilot & Pass Thru Revenue	
529 PILOT Income	2,881.14
Total 534 Pilot & Pass Thru Revenue	2,881.14
Total Income	\$13,929.72
GROSS PROFIT	\$13,929.72
Expenses	
6400 Operating Expense	
6406 Other Professional Services	360.00
6406.50 Consulting Services	5,000.00
Total 6406 Other Professional Services	5,360.00
6407 Administrative Expense	23,771.54
6408 Meeting Expenses	265.25
6409 Conference Attendance	1,055.00
6410 Office Expense	130.66
Total 6400 Operating Expense	30,582.45
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.6 Taxes/SDC	6,347.53
6510.7 WPCP Marketing	3,829.15
6511 WPCP Closing Costs	18,324.20
6513 WPCP Option Agree Fees app 9-22-20	25,000.00
Total 6510 White Pine Commerce Park	53,500.88
Total 6500 Agency Program Expenses	53,500.88
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.2 PILOT Expense	2,881.14
Total 6605 Pilot & Pass Thru Expenses	2,881.14
Total 6600 Non-Operating Expenses	2,881.14
Total Expenses	\$86,964.47
NET OPERATING INCOME	\$ -73,034.75
NET INCOME	\$ -73,034.75

Onondaga County Industrial Development Agency

Balance Sheet As of February 28, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	2,340,192.02
200.2 Cash - M & T Money Maker Savings	890,424.69
200.4 Destiny USA Restricted Cash	-8,957.82
210 Petty Cash	50.00
Total 200 Cash	3,221,708.89
Total Bank Accounts	\$3,221,708.89
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	261,856.95
Total 380 Accounts Rec.	261,856.95
Total Accounts Receivable	\$261,856.95
Other Current Assets	
391 Long Tern Receivable	222,024.00
Total Other Current Assets	\$222,024.00
Total Current Assets	\$3,705,589.84

Onondaga County Industrial Development Agency

Balance Sheet As of February 28, 2022

	TOTAL
Fixed Assets	
100 Land	
101 White Pines Commerce Park	8,290,651.50
101.1 WPCP GEIS	
101.101 CHA GEIS 1	267,452.05
101.102 CHA GEIS 2	219,439.36
101.104 GEIS Reg Plan Board Overview	19,797.74
Total 101.1 WPCP GEIS	506,689.15
101.2 WPCP Legal	69,774.25
101.3 Engineering Services	52,675.00
101.301 Temporary Access	4,055.44
101.4 Environmental/Demo Services	10,318.98
Total 101.3 Engineering Services	67,049.42
101.5 Land Acquisition Costs	
101.501 Land Purchases	1,160,063.57
101.502 Closing Costs	3,168.14
Total 101.5 Land Acquisition Costs	1,163,231.71
Total 101 White Pines Commerce Park	10,097,396.03
106 North Salina Properties	0.00
106.1 435 North Salina	17,083.55
106.3 435 North Salina Building	634,421.53
Total 106 North Salina Properties	651,505.08
107 800 Hiawatha	604,840.42
Total 100 Land	11,353,741.53
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	4,588.00
Total 104 Machinery & Equipment	6,017.00
211 A/D Office Furniture	-2,862.00
213 A/D Buildings	-81,335.00
Total Fixed Assets	\$11,275,561.53
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$14,982,793.13

Onondaga County Industrial Development Agency

Balance Sheet As of February 28, 2022

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	667,270.17
600.205 Exp Pay Prev Period	296,997.08
600.206 Mileage Reimbursement	92.34
600.208 BlueRock Energy Agreement Deposit	25,000.00
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	4,011,161.56
Total 600 Accounts Payable	5,001,021.15
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	16,897.00
604 Other Pass Thrus	74,063.70
Total 601 PILOT and Pass Thru Payable	90,960.70
631 Due to Other Governments	
631.1 Towns	
631.11 Cicero	7,468.00
Total 631.1 Towns	7,468.00
Total 631 Due to Other Governments	7,468.00
Total Other Current Liabilities	\$5,099,449.85
Total Current Liabilities	\$5,099,449.85
Total Liabilities	\$5,099,449.85
Equity	
3900 Equity Unreserved	6,750,308.91
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	991,361.04
465 Equity - Unreserved	-618,532.04
Net Income	414,366.74
Total Equity	\$9,883,343.28
TOTAL LIABILITIES AND EQUITY	\$14,982,793.13

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #467
March 8, 2022

GENERAL EXPENSES

1.	<u>BARCLAY DAMON LLP*</u> WPCP Legal Fees	\$ 200,000.00
2.	<u>BARCLAY DAMON LLP**</u> Purchase of Land	\$ 658,550.14
3.	<u>BARCLAY DAMON LLP**</u> Purchase of Land	\$ 314,587.49
4.	<u>BARCLAY DAMON LLP**</u> Purchase of Land	\$ 76,543.10
5.	<u>RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC.***</u> Inv#1940009607, Partial Payment	\$ 12,884.00
6.	<u>NAFTZ</u> Order# 183550, 2022 Membership	\$ 1,250.00
7.	<u>ADVANCE MEDIA NEW YORK</u> Public Hearing Notices; IMS 22, CVE North, East & West	\$ 494.96
8.	<u>FEDEX</u> Inv#7-345-58501, Shipping	\$ 25.08
9.	<u>ROBERT M. PETROVICH</u> Mileage and Tolls Albany Trip	\$ 173.16
10.	<u>NANCY LOWERY</u> Mileage and Tolls Albany Trip	\$ 185.42
11.	<u>NATE STEVENS</u> Mileage and Tolls Albany Trip	\$ 185.42

12. <u>LEN RAUCH</u>	\$ <u>50.00</u>
Reimbursement for Expenses	

TOTAL	\$ 1,264,878.77
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*Ratification of Check dated February 4, 2022

**Ratification of Checks dated February 17, 2022

***Ratification of Check dated February 18, 2022

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILL - SCHEDULE #467
March 8, 2022

PILOT Payments

1.	<u>ONONDAGA COUNTY*</u> 2022 PILOT Payments	\$	210,021.32
2.	<u>CITY OF SYRACUSE*</u> 4th Quarter 2021 Syracuse Rail PILOT Payment	\$	1,675.73
3.	<u>TOWN OF CICERO</u> 2022 PILOT Payments	\$	7,468.00
4.	<u>TOWN OF CLAY*</u> 2022 PILOT Payments	\$	56,814.00
5.	<u>TOWN OF DEWITT*</u> 2022 PILOT Payments	\$	79,462.23
6.	<u>TOWN OF ONONDAGA*</u> 4th Quarter 2021 Syracuse Rail PILOT Payment	\$	3.36
7.	<u>TOWN OF SALINA*</u> 2022 Immediate Mailing Services PILOT Payment	\$	4,437.00
8.	<u>TOWN OF SKANEATELES*</u> 2022 Abundant Solar PILOT Payment	\$	217.00
9.	<u>VILLAGE OF LIVERPOOL*</u> 2022 Immediate Mailing Services PILOT Payment	\$	4,330.00
10.	<u>EAST SYRACUSE MINOA CSD*</u> 2022 PILOT Payments	\$	289,006.84
11.	<u>JAMESVILLE DEWITT CSD*</u> 4th Quarter 2021 Syracuse Rail PILOT Payment	\$	108.09

Schedule #467

Page 2

12. <u>LIVERPOOL CSD*</u>	\$	448,039.00
2022 PILOT Payments		
13. <u>MARCELLUS CSD*</u>	\$	2,744.00
2022 Abundant Solar PILOT Payment		
14. <u>NORTH SYRACUSE CSD*</u>	\$	175,034.00
2022 PILOT Payments		
15. <u>ONONDAGA COUNTY</u>	\$	2,633.00
Empire Polymer 2022 PILOT Payment		
16. <u>TOWN OF VAN BUREN</u>	\$	2,011.00
Empire Polymer 2022 PILOT Payment		
17. <u>BALDWINSVILLE CSD</u>	\$	<u>12,253.00</u>
Empire Polymer 2022 PILOT Payment		
TOTAL	\$	1,296,257.57

*Ratification of Checks dated February 22, 2022

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
RESERVE FOR CONTRACTS
2/28/2022

	CONTRACT	TOTAL	PORTION	BALANCE
DESCRIPTION	TERM	CONTRACT	PAID	OUTSTANDING
ONONDAGA COUNTY OED 2021	1-1-22-1-31-22	\$800,000.00	\$59,221.61	\$740,778.39
333 W. WASHINGTON ST 2022 RENT	1-1-22-1-31-22	\$60,000.00	\$0.00	\$60,000.00
OBG WPCP CO #4 ADDITIONAL STUDIES	11-30-18-12-31-21	\$800,000.00	\$619,651.25	\$180,348.75
JMT 800 HIAWATHA ENGINEERING	2/13/19-12-31-21	\$25,000.00	\$14,766.10	\$10,233.90
		\$1,685,000.00	\$693,638.96	\$991,361.04

ACCOUNTS RECEIVABLE
2/28/2022

AGENCY FEES RECEIVABLE		\$244,959.95
ACCOUNTS RECEIVABLE GENERAL		\$0.00
QUASI-EQUITY LOAN RECEIVABLE		\$0.00
GRANTS RECEIVABLE		\$0.00
LONG TERM RECEIVABLE		\$222,024.00
TOTAL		\$466,983.95

Onondaga County Industrial Development Agency

Annual Meeting

March 8, 2022

Michael Lisson, CPA, CITP Partner

Agenda

- REQUIRED COMMUNICATIONS
- ANNUAL FINANCIAL INFORMATION
 - FINANCIAL STATEMENTS
 - INVESTMENT POLICY COMPLIANCE
 - REPORT ON INTERNAL CONTROL & OTHER COMPLIANCE
- OTHER INFORMATION

Required Communications

- **Required by Generally Accepted Governmental Auditing Standards (GAGAS)**
- **AU-C Section 260, The Auditor's Communication with Those Charged with Governance**
- **Those Charged with Governance**
 - Responsible for overseeing strategic direction of entity
 - Responsible for obligations related to accountability
 - Oversees the financial reporting process, including internal controls

Required Communications (continued)

- **Auditor's Responsibilities with Regard to the Financial Statement Audit**

- We form and express **an opinion** on your financial statements. Does not relieve management or the board of their responsibilities
- Further described in the annual engagement letter

- **Planned Scope and Timing of the Audit**

- Communicated on October 19, 2021
 - We carried out our audit consistent with the planned scope and timing previously communicated
- Significant Risks Identified:
 - **Revenue Recognition**
 - **Investment in real property**

A significant risk for our audit purposes are risks relating to amounts or disclosures in the financial statements that require special audit consideration because of the likelihood and magnitude of the potential misstatement. We consider certain factors to determine whether a risk is a significant risk.

Required Communications (continued)

- **Qualitative aspects of significant accounting practices**
 - The notes to financials describes significant accounting practices
 - Pollution remediation obligations (note 2)
 - Investment in real property (note 2)
 - Financial assistance program (note 3)
 - Tax abatement programs (note 4)
 - Property leases and bonds payable (conduit debt-\$91.1m) (note 9)
 - Note payable to Onondaga County - \$1.8m, available \$18.2m (note 12)
 - Significant estimates
 - Depreciable lives (5 to 39 years)
 - Pollution remediation obligations
 - Financials and notes are fairly consistent with prior year and are fairly presented.
- **Difficulties encountered in performing the audit**
 - None. Management is well prepared and was extremely helpful in assisting and preparing information for the audit

Required Communications

(continued)

- **Uncorrected and corrected misstatements**

- There were no uncorrected misstatements that were not recorded by management
- Minor entries related to depreciation expense, OED expense not required to be funded per Onondaga County, accrual of development fees, interest on note payable to Onondaga county, reversal of PILOT payable, and write-off of long term receivable for a project that never commenced.

Required Communications (continued)

- **Disagreements with management**
 - None to report
- **Management Representations**
 - Letter dated March 8, 2022
- **Management Consultations with Other Independent Accountants**
 - No consultations have been noted
- **Compliance with All Ethics Requirements regarding independence**
 - Appropriate safeguards applied to eliminate/reduce identified threats to independence, primarily related to non-audit services provided. Non-audit services include:
 - Preparation of the financial statements (deemed a “significant threat”)
- **Other Audit Findings or Issues**
 - None to report

Annual Financial Information

Financial Statements

- **Unmodified (“clean”) audit opinion (pgs 1-3)**
 - **Change in format and wording of opinion this year**
 - Report on required supplementary information (RSI)
 - Other information
- Management’s Discussion and Analysis (pgs 4-6)
- Statements of Net Position (pg 7)
- Statements of Revenues, Expenses & Changes in Net Position (pg 8)
- Statements of Cash Flows (pgs 9-10)
- Notes to financial statements (pgs 11-19)
- **Supplemental Schedule (NYS requirement) (pgs 20-22)**

Annual Financial Information

Net Position Summary

	Year Ended December 31,		
	2021	2020	2019
Cash and cash equivalents	\$ 2,975,229	\$ 5,069,972	\$ 2,206,148
Receivables - Onondaga County	-	-	1,336,998
Accounts receivable	315,335	269,149	833,971
Grant receivables	-	-	268,734
Capital assets	4,488,414	4,502,156	4,518,424
Investment in real property	6,180,006	-	-
Total assets	13,958,984	9,841,277	9,164,275
Current liabilities	749,875	386,715	564,045
Note payable to Onondaga County	1,745,781	-	-
Accrued interest	2,129	-	-
Total liabilities	2,497,785	386,715	564,045
Net Position:			
Net investment in capital assets	4,488,414	4,502,156	4,518,424
Unrestricted	6,972,785	4,952,406	4,081,806
Total net position	\$ 11,461,199	\$ 9,454,562	\$ 8,600,230

Annual Financial Information

Change in Net Position Summary

	Year Ended December 31,		
	2021	2020	2019
Operating revenues	\$ 2,334,950	\$ 2,803,839	\$ 3,550,992
Operating expenses	326,923	1,951,084	1,462,500
Operating income (loss)	2,008,027	852,755	2,088,492
Other revenues (expenses)	(1,390)	1,577	8,036
Change in net position	2,006,637	854,332	2,096,528
Net position - beginning of year	9,454,562	8,600,230	6,503,702
Net position - end of year	<u>\$ 11,461,199</u>	<u>\$ 9,454,562</u>	<u>\$ 8,600,230</u>

Annual Financial Information

Financial Highlights

- Operating Revenues **decreased \$468,889** in 2021 compared to a decrease of \$747,153 in 2020. This was primarily due to the following:
 - Decrease in overall Agency fees received of **\$857,156** compared to 2020. Significant Agency fees included \$260,000 from Milton CAT, \$194,311 from Urban Villages PFA, LLC, and \$164,544 from LeMoyne Manor LLC;
 - Additional decrease in Agency fees of **\$222,024** due to the write-off of a long term receivable for a project that never commenced;
 - Increase of **\$663,002** in 2021 for reimbursement of costs related to the White Pine Commerce Park from Onondaga County; and
 - Increase of **\$165,552** for reimbursement of development costs from a utility company for work related to the White Pine Commerce Park.

Annual Financial Information

Financial Highlights (continued)

- Operating Expenses decreased **\$1,624,161** in 2021. Contractual support services with Onondaga County decreased \$413,546 (Agency was not required to commit funding in 2021) while development costs and professional fees decreased \$501,806 and \$295,718, respectively, compared to the previous year.
- In addition, financial assistance grants to help alleviate the economic damage that small businesses experienced as a result of the COVID-19 pandemic decreased **\$183,232** in 2021.

Annual Other Reporting

- Investment Policy Compliance
 - Required by NYS Public Authorities Law section 2925
 - No non-compliance matters noted or identified
- Report on Internal Control over Financial Reporting and on Compliance and Other Matters
 - No material weaknesses or non-compliance matters noted



**ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

**(A DISCRETELY PRESENTED COMPONENT UNIT
OF THE COUNTY OF ONONDAGA, NEW YORK)**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

December 31, 2021 and 2020

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Table of Contents

Independent Auditor's Report	1 - 3
Required Supplementary Information: Management's Discussion and Analysis (Unaudited)	4 - 7
Financial Statements: Statements of Net Position - December 31, 2021 and 2020	8
Statements of Revenues, Expenses and Changes in Net Position - For the Years Ended December 31, 2021 and 2020	9
Statements of Cash Flows - For the Years Ended December 31, 2021 and 2020	10 - 11
Notes to Financial Statements	12 - 21
Supplementary Information: Supplemental Schedule of Revenue Bonds and Other Bonds (Conduit Debt Obligations)	22 - 23

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Onondaga County Industrial Development Agency
Syracuse, New York

Report on the Audit of the Financial Statements

We have audited the financial statements of the Onondaga County Industrial Development Agency (the Agency), a component unit of the County of Onondaga, New York (the County), as of and for the years ended December 31, 2021 and 2020, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Agency, as of December 31, 2021 and 2020, and the changes in its financial position and its cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

The Agency's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for one year beyond the financial statement date.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4-7 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements. The supplemental schedule of revenue bonds and other bonds (conduit debt obligations), as required by New York State General Municipal Law §859 (1) (b), are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplemental schedule of revenue bonds and other bonds (conduit debt obligations) is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental schedule of revenue bonds and other bonds (conduit debt obligations) is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 8, 2022, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulation, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Syracuse, New York
March 8, 2022

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

This section of the Onondaga County Industrial Development Agency's (the Agency), a discretely presented component unit of Onondaga County, New York (the County), annual financial report presents our discussion and analysis of the Agency's financial performance during the year ended December 31, 2021. It should be read in conjunction with the Agency's financial statements and accompanying notes.

FINANCIAL STATEMENTS

The annual financial report of the Agency consists of two parts: Management's Discussion and Analysis (this section) and the basic financial statements and footnotes. The Agency is a self-supporting entity. The accounts are recorded in accordance with a proprietary fund type and consist of an enterprise fund. Proprietary fund type operating statements present increases and decreases in net position. The financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. The Agency does not maintain separate fund accounts.

Condensed Comparative Financial Information

	Year Ended December 31,		
	2021	2020	2019
Cash and cash equivalents	\$ 2,975,229	\$ 5,069,972	\$ 2,206,148
Receivables - Onondaga County	-	-	1,336,998
Accounts receivable	315,335	269,149	833,971
Grant receivables	-	-	268,734
Capital assets	4,488,414	4,502,156	4,518,424
Investment in real property	6,180,006	-	-
Total assets	<u>13,958,984</u>	<u>9,841,277</u>	<u>9,164,275</u>
Current liabilities	749,875	386,715	564,045
Note payable to Onondaga County	1,745,781	-	-
Accrued interest	2,129	-	-
Total liabilities	<u>2,497,785</u>	<u>386,715</u>	<u>564,045</u>
Net Position:			
Net investment in capital assets	4,488,414	4,502,156	4,518,424
Unrestricted	6,972,785	4,952,406	4,081,806
Total net position	<u>\$ 11,461,199</u>	<u>\$ 9,454,562</u>	<u>\$ 8,600,230</u>

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

FINANCIAL STATEMENTS (continued)

The change in assets, liabilities and net position categories for the year ended December 31, 2021 compared to December 31, 2020 included the following:

- Total operating cash decreased \$2,094,743 due to current operations, which included an increase of cash from Agency fees of \$1,299,570 and \$2,408,783 from Onondaga County reimbursements and note advances. The Agency spent \$5,526,280 in cash for investments in real property related to the White Pine Commerce Park site in 2021.
- Investment in real property represents the spending related to the White Pine Commerce Park for purchases of land, including incidental costs to purchase such land. The agency recognized \$6,180,006 in 2021 and through March 8, 2022, has already spent an additional \$3,830,574 which will be reflected in the 2022 financial statements.
- Current liabilities increased \$363,160, primarily due to the timing of professional fees related to the White Pine Commerce Park site which were included in accounts payable as of 2021.
- The note payable to Onondaga County of \$1,745,781 represents the advances against a new note agreement entered into with Onondaga County in 2021 which provides up to \$20,000,000 of available credit to assist the Agency in funding its program incentives, projects, asset development and work related improvements.
- The Agency's total net position increased \$2,006,637. Operating revenues exceeded operating expenses by \$2,008,027 in the current year, a net increase of \$1,155,272 from prior year primarily due to expenditures related to the White Pine Commerce Park which decreased \$727,171 compared to 2020. Incidental costs related to the purchase of land, including administrative, developmental, and professional fees totaling \$1,595,006 were included in investment in real property in 2021, related to the White Pine Commerce Park. In addition, Onondaga County did not charge the Agency for contractual support service expenses in 2021, compared to \$413,546 incurred for contractual support services in 2020.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

Condensed Comparative Financial Information (continued)

	Year Ended December 31,		
	2021	2020	2019
Operating revenues	\$ 2,334,950	\$ 2,803,839	\$ 3,550,992
Operating expenses	326,923	1,951,084	1,462,500
Operating income (loss)	2,008,027	852,755	2,088,492
Other revenues (expenses)	(1,390)	1,577	8,036
Change in net position	2,006,637	854,332	2,096,528
Net position - beginning of year	9,454,562	8,600,230	6,503,702
Net position - end of year	<u>\$ 11,461,199</u>	<u>\$ 9,454,562</u>	<u>\$ 8,600,230</u>

Change in financial categories between the year ended December 31, 2021 and the year ended December 31, 2020 include the following:

- Operating Revenues decreased \$468,889, net in 2021 compared to a decrease of \$747,153 in 2020. This was primarily due to the following: 1) Decrease in overall Agency fees received of \$857,156 compared to 2020. Significant Agency fees included \$260,000 from Milton CAT, \$194,311 from UR-Ban Villages PFA, LLC, and \$164,544 from LeMoyne Manor LLC; 2) Additional decrease in Agency fees of \$222,024 due to the write-off of a note receivable determined by management to be uncollectible as of December 31, 2021; 3) Increase of \$663,002 in 2021 for reimbursement of costs related to the White Pine Commerce Park from Onondaga County; 4) Increase of \$165,552 for reimbursement of development costs from a utility company for work related to the White Pine Commerce Park and 5) Decrease of pass-through income of \$117,430 compared to 2020 for services to other County economic development entities.
- Operating Expenses decreased \$1,624,161 in 2021. Contractual support services with Onondaga County decreased \$413,546 while development costs and professional fees decreased \$501,806 and \$295,718, respectively, compared to the previous year. In addition, financial assistance grants to help alleviate the economic damage that small businesses experienced as a result of the COVID-19 pandemic decreased \$183,232 in 2021. Pass-through expense decreased \$117,430 in 2021, consistent with related pass-through income.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

Analysis of Overall Financial Position and Results of Operations

The Agency is engaged in activities to support economic growth in Onondaga County, including job creation and retention, and increasing the net wealth of the County. The Agency does not receive any general appropriations from local, county or state government to support its operations. The Agency collects revenue for its operating purposes from the issuance of bonds and straight lease transactions and from interest on investments. In the year ended December 31, 2021, the Agency received \$1,345,756 from agency and other fees, a decrease of \$1,079,180 from the prior year.

The Agency's staff services are provided by the Onondaga County Office of Economic Development. The Agency compensates the County for these services based on budgeted expenses; in 2021, the County did not charge the Agency for the expenses incurred.

Capital Assets and Investment in Real Property

As of December 31, 2021, the Agency's investment in capital assets was \$4,488,414, net of depreciation. The Agency's capital assets include the White Pine Commerce Park parcels purchased prior to 2021 (\$3,327,146) (WPCP, formerly known as the Clay Business Park), land, buildings and equipment. WPCP is an undeveloped industrial park in the Town of Clay. The Agency acquired the land in the park for the purpose of attracting a large commercial/industrial project in the Town of Clay. WPCP parcels purchased in 2021 are classified as investment in real property. The Agency previously acquired property on North Salina Street, in the City of Syracuse, and is leasing the premises to Onondaga Community College to house a workforce development training program. Finally, the Agency invested in the rehabilitation of the real property at 800 Hiawatha Blvd, also in the City of Syracuse, whereby its capital asset of land is \$604,840

Contacting the Agency's Financial Management

This financial report is designed to provide Onondaga County citizens and taxpayers, and the clients of the Agency, with a general overview of the Agency's finances. If you have questions about this report or need additional financial information, contact the Executive Director, Onondaga County Industrial Development Agency, 333 West Washington Street, Suite 130, Syracuse, New York 13202.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Statements of Net Position

ASSETS		
	<u>2021</u>	<u>2020</u>
Current Assets		
Cash and cash equivalents - unrestricted	\$ 2,975,229	5,069,972
Receivables - agency fees	<u>315,335</u>	<u>47,125</u>
Total current assets	<u>3,290,564</u>	<u>5,117,097</u>
Non-Current Assets		
Receivables - other agency fees	-	222,024
Capital assets, net	4,488,414	4,502,156
Investment in real property	<u>6,180,006</u>	<u>-</u>
Total non-current assets	<u>10,668,420</u>	<u>4,724,180</u>
Total assets	<u><u>\$ 13,958,984</u></u>	<u><u>\$ 9,841,277</u></u>
LIABILITIES and NET POSITION		
Current Liabilities		
Accounts payable	\$ 692,110	\$ 252,875
Due to other governments	32,765	108,840
Deposits	<u>25,000</u>	<u>25,000</u>
Total current liabilities	<u>749,875</u>	<u>386,715</u>
Non-Current Liabilities		
Note payable to Onondaga County	1,745,781	-
Accrued interest	<u>2,129</u>	<u>-</u>
Total non-current liabilities	<u>1,747,910</u>	<u>-</u>
Total liabilities	2,497,785	386,715
Net investment in capital assets	4,488,414	4,502,156
Unrestricted Net Position	<u>6,972,785</u>	<u>4,952,406</u>
Total net position	<u>11,461,199</u>	<u>9,454,562</u>
	<u><u>\$ 13,958,984</u></u>	<u><u>\$ 9,841,277</u></u>

The accompanying notes are an integral part of these financial statements

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Statements of Revenues, Expenses and Changes in Net Position

	Year Ended December 31,	
	2021	2020
Operating Revenue:		
Agency and other fees	\$ 1,345,756	\$ 2,424,936
Reimbursement - Onondaga County	663,002	-
Reimbursement of developmental costs	165,552	-
Pass-through income	2,910	120,340
Rent income	11,500	11,000
Subsidies, grants, and donations	134,116	241,225
Other income	12,114	6,338
Total operating revenues	<u>2,334,950</u>	<u>2,803,839</u>
Operating Expenses:		
Contractual support services - Onondaga County	-	413,546
General and administrative	215,680	330,589
Development costs	-	501,806
Financial assistance grants	41,907	225,139
Pass-through expense	2,910	120,340
Depreciation expense	16,898	16,268
Professional fees	33,546	329,264
Other expenses	5,436	6,874
Seminars and meetings	10,546	7,258
Total operating expenses	<u>326,923</u>	<u>1,951,084</u>
Operating Income	<u>2,008,027</u>	<u>852,755</u>
Non-Operating Income (Expenses):		
Interest income	739	1,577
Interest expense	(2,129)	-
Total non-operating income (expenses)	<u>(1,390)</u>	<u>1,577</u>
Change in Net Position	2,006,637	854,332
Net Position - beginning of the year	<u>9,454,562</u>	<u>8,600,230</u>
Net Position - end of year	<u><u>\$ 11,461,199</u></u>	<u><u>\$ 9,454,562</u></u>

The accompanying notes are an integral part of these financial statements

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Statements of Cash Flows

	Years Ended December 31,	
	2021	2020
Cash Flows from Operating Activities		
Cash received for agency and other fees	\$ 1,299,570	\$ 2,989,758
Cash received for reimbursement	828,554	-
Cash received for grants	134,116	509,959
Cash received for rent and other fees	23,614	17,338
Cash received and due to other governments	(76,075)	1,250,966
Cash received for deposit	-	25,000
Cash paid for economic development	(47,686)	(457,628)
Cash paid for contractual support services	-	(726,527)
Cash payments for professional services	(175,164)	(190,752)
Cash payments for general and administrative expenses	(212,015)	(345,449)
Cash payment for financial assistance grants	(70,759)	(196,287)
Cash payments for other operating expenses	(5,436)	(6,873)
Cash paid for seminars and meetings	(10,546)	(7,258)
Net cash flows from operating activities	<u>1,688,173</u>	<u>2,862,247</u>
Cash Flows from Capital and Related Financing Activities		
Proceeds from note payable to Onondaga County	1,745,781	-
Purchases of capital assets	(3,156)	-
Investments in real property	(5,526,280)	-
Net cash flows from capital and related financing activities	<u>(3,783,655)</u>	<u>-</u>
Cash Flows from Noncapital Financing Activities		
Net cash received for interest on notes outstanding	<u>739</u>	<u>1,577</u>
Net cash flows from financing activities	<u>739</u>	<u>1,577</u>
Change in Cash and Cash Equivalents	(2,094,743)	2,863,824
Cash and Cash Equivalents - beginning of year	<u>5,069,972</u>	<u>2,206,148</u>
Cash and Cash Equivalents - end of year	<u><u>\$ 2,975,229</u></u>	<u><u>\$ 5,069,972</u></u>

The accompanying notes are an integral part of these financial statements

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Statements of Cash Flows (continued)

	<u>Years Ended December 31,</u>	
	<u>2021</u>	<u>2020</u>
Reconciliation of Operating Income to Net Cash Flows From		
Operating Activities:		
Operating Income	\$ 2,008,027	\$ 852,755
Adjustment to reconcile operating income to net cash flow from operating activities:		
Depreciation	16,898	16,268
Agency fee write off	-	488,642
Changes in:		
Accounts receivable	(46,186)	76,180
Receivables - Onondaga County	-	1,336,998
Grant receivable	-	268,734
Accounts payable	(214,491)	196,682
Due to Onondaga County	-	(312,981)
Due to other governments	(76,075)	(86,031)
Deposits	-	25,000
Net cash flows from operating activities	<u>\$ 1,688,173</u>	<u>\$ 2,862,247</u>

The accompanying notes are an integral part of these financial statements

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

1. Organization

The New York State Industrial Development Agency Act of 1969 provided for the use of industrial revenue bond financing for the expansion and growth of industry in New York State. The Onondaga County Industrial Development Agency (the Agency) was created in accordance with the provisions of this Act in 1970 by a resolution passed by the County of Onondaga, New York (the County) Legislature.

The Agency is a special-purpose government, a financing authority, which is a separate legal entity, governed by a board consisting of seven board members. The Agency was formed to promote and develop the economic growth of the County and to assist in attracting industry to the County through bond and sale/leaseback financing programs and other activities. The Agency created under this Act is a corporate governmental agency constituting a public benefit corporation.

The County Legislature appoints the entire governing board and there is a potential for the County to impose its will on the Agency, and as such, the Agency is considered a discretely presented component unit of the County based on the criteria set forth by the Governmental Accounting Standards Board (GASB).

2. Summary of Significant Accounting Policies

Measurement Focus and Basis of Accounting

The Agency operates as an enterprise fund. Enterprise funds utilize an “economic resources” measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities (whether current or noncurrent) and deferred inflows and outflows associated with their activities are reported. Fund equity is classified as net position.

The Agency utilizes the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or an economic asset is used.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

Income Tax Status

The Agency is a governmental corporation, exempt from federal and state income taxes. New York State Public Authorities Law, Title 10, Section 2975-A established a cost recovery of central governmental services to various public authorities. On November 1 of each year, the Director of the Division of Budget determines the assessment amount owed under this section by each industrial development agency in New York State.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

2. Summary of Significant Accounting Policies (continued)

Cash and Cash Equivalents

Cash and cash equivalents consist of cash held in checking and money market accounts.

Accounts Receivable

Accounts receivable are stated at their outstanding balances. The Agency considers all accounts receivable to be fully collectible. If collection becomes doubtful, the Agency will either set up an allowance for doubtful accounts or if deemed completely uncollectible, the accounts will be charged against income in the current period. Unpaid balances remaining after the stated payment terms are considered past due. Recoveries of previously charged off accounts are recorded when received.

Management did not believe an allowance for doubtful accounts was necessary at December 31, 2021 and 2020.

Capital Assets

Capital asset purchases are recorded at historical cost or fair market value at the date of acquisition. Depreciation expense is recorded on a straight-line basis over the assets' estimated useful life of 5 to 39 years. The Agency's policy is to capitalize all additions greater than \$1,000 with a useful life of more than 5 years.

Pollution Remediation Obligations

Pollution remediation obligation are obligations to address the current or potential detrimental effects of existing pollution by participating in pollution remediation activities. Obligations to clean up spills of hazardous wastes or hazardous substances and obligations to remove contamination such as asbestos are pollution remediation obligations. Pollution remediation activities may include the following: (1) pre-cleanup activities, such as site assessments and site investigations, (2) cleanup activities, (3) government oversight and enforcement-related activities and (4) operation and maintenance of the remedy, including post remediation monitoring. Pollution remediation outlays including outlays for property, plant and equipment are expensed when a liability is incurred. The Agency will capitalize certain pollution remediation outlays for properties for which it anticipates a future sale. The Agency will only capitalize amounts that would result in the carrying amount of the property to not exceed its estimated fair value upon completion of the remediation. The Agency currently has a parcel of land with known pollution and is currently performing various remediation activities. The carrying amount of this parcel of land is \$604,840 as of December 31, 2021 and 2020.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

2. Summary of Significant Accounting Policies (continued)

Investment in Real Property

The Agency considers investment in real property to be real property that is acquired and held primarily for the purpose of income or profit and has a present service capacity based solely on its ability to generate cash or be sold to generate cash. Investment in real property purchases are recorded at cost, including (1) the contract/purchase price; (2) the costs of closing the transaction and obtaining title, including commissions, options, legal fees, title search, insurance, and past due taxes; (3) the costs of surveys; and (4) the cost of preparing the property for its intended use.

At December 31, 2021, investment in real property consists of land related to the White Pine Commerce Park purchased with the intention to expand the Park to approximately 1,250 acres to meet the larger geographic footprint necessary to support future development. The investment in real property balance at December 31, 2021 is comprised of the purchase price and following incidental costs:

Purchase price	\$ 4,585,000
Administrative costs:	
Insurance	6,872
Taxes and tax credits	21,380
Closing costs	69,191
Option agreement fee	100,000
Legal fees	1,104,703
Site analysis and developmental costs	292,860
Balance - December 31, 2021	<u><u>\$ 6,180,006</u></u>

Operating Revenues and Non-Operating Revenues

The Statements of Revenues, Expenses, and Changes in Net Position distinguishes between operating and non-operating revenues. Operating revenues, such as fee and rental income, result from exchange transactions associated with the principal activities of the Agency. Exchange transactions are those in which each party to the transaction receives or gives up essentially equal values. Non-operating revenues arise from exchange transactions not associated with the Agency's principal activities and from all non-exchange transactions.

Revenue Recognition

Agency and other fee revenue are recognized by the Agency at the date of closing when the related bonds are issued. Interest income is recorded when earned.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

2. Summary of Significant Accounting Policies (continued)

Net Position

GASB requires the classification of net position into three components. These classifications are displayed in three components below:

- a. Net investment in capital assets - capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position - net position with constraints placed on their use either by (1) external groups such as creditors or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position - all other assets that do not meet the definition of net investment in capital assets or restricted net position.

It is the Agency's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

3. Financial Assistance Program

The Agency provided grants to small businesses and not-for-profit corporations for the purpose of acquiring personal protective equipment (PPE) and/or installing fixtures necessary to prevent the spread of COVID-19 in accordance with New York State General Municipal Law (GML) enacted in June 2020. The grants cannot exceed \$10,000 and must meet eligibility criteria as described in GML. The total amount of grants disbursed was \$70,759 and \$196,287 for the year ended December 31, 2021 and 2020, respectively.

4. Tax Abatement Programs

The Industrial Development Agency Act (the "Act") of New York State sets forth the powers that the Agency can carry out. In accordance with the Act, the Agency was created to stimulate economic development, growth, and general prosperity for the people of Onondaga County by using incentives, rights, and powers in an efficient and cooperative manner. Qualified Agency projects are eligible for sales, mortgage, and real property tax exemptions. The Agency may also assist a projects' financing by issuing taxable and tax exempt bonds and by providing information on complementary financing such as fixed asset and working capital lending programs.

The Agency has instituted a Uniform Tax Exemption Policy ("UTEP") (last revised 9/15/20) which provides guidelines for the granting of real property, mortgage recording, and sales and use tax exemptions. To be eligible for financial assistance, the recipient of the financial assistance must abide by the requirements of this policy and complete an application process as instituted by the Agency.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

4. Tax Abatement Programs (continued)

In accordance with New York State General Municipal Law, the Agency has instituted a Recapture Policy (last revised 6/20/16) which allows for the recapture of financial incentive assistance provided to recipients for failure to comply with such Recapture Policy. New York State requires a mandatory recapture of the New York State portion of sales and use taxes for recipients for which the recipient was a) not entitled to; b) in excess of the amounts authorized by the Agency; c) for property or services not authorized by the Agency; and/or d) for a recipient that has failed to comply with material term or condition to use of the property or services in the manner required by any of the project documents between the recipient and the Agency. With respect to all other financial assistance provided to the recipient, the Agency shall have the right to suspend, discontinue, recapture or terminate financial assistance to any recipient to the extent that: a) for projects that utilized local sales and use tax exemptions, the project was not entitled to such exemptions, such exemptions were in excess of the amounts authorized by the Agency, and/or such exemptions were for property or services not authorized by the Agency; b) the recipient, upon completion of their project, fails to reach and maintain at least 75% of its employment requirements for job creation and/or retention; c) the total investment actually made with respect to the project at the project's completion date is less than 75% of its investment requirement; d) the recipient fails to provide annually to the Agency certain information to confirm that the project is achieving the investment, job retention, job creation, and other objectives of the project; or e) there otherwise occurs any event of default under any project document or material violation of the terms and conditions of any project document.

The Agency has not made any commitments as part of the agreements other than to reduce taxes. The Agency has chosen to disclose information about its tax abatement agreements individually. The Agency has listed all of its projects that were approved for the periods ended December 31, 2021 and 2020:

Project	December 31, 2021			
	Abatement			Total
	Mortgage	Sales	PILOT	
Camillus Mills Redevelopment Co., Inc. & Camillus Mills Phase II, LLC	\$ 84,750	\$ 349,800	\$ -	\$ 434,550
UR-Ban Villages PFA, LLC	116,587	1,163,592	1,088,875	2,369,054
Taft Solar, LLC & SLH II LLC	-	37,128	183,116	220,244
NYCANNA LLC	-	800,000	-	800,000
RPNY Solar 5 LLC	12,200	55,340	156,652	224,192
SSC Cicero LLC	-	-	33,049	33,049
Stewart Hancock Partners LLC & Dunn Tire LLC	37,425	250,000	284,900	572,325
Ultra Dairy LLC	-	180,000	253,677	433,677
Ranalli Super DC LLC	225,000	1,920,000	3,859,115	6,004,115
C2 NY Sentinel Heights Solar LLC	-	306,250	1,243,328	1,549,578
Brolex Plank Road LLC	38,250	204,400	-	242,650
DL Manufacturing, Inc. & Metz Properties LLC	13,125	76,000	363,531	452,656
Treyjay LOSO LLC	353,700	2,500,000	-	2,853,700
OYA Camillus A LLC	-	295,810	611,799	907,609
OYA Camillus B LLC	-	300,673	625,963	926,636
Milton Real Properties of Massachusetts LLC & Southworth-Milton, Inc. d/b/a Milton CAT	-	1,040,000	-	1,040,000
	<u>\$ 881,037</u>	<u>\$ 9,478,993</u>	<u>\$ 8,704,005</u>	<u>\$ 19,064,035</u>

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

4. Tax Abatement Programs (continued)

Project	December 31, 2020			
	Abatement			Total
	Mortgage	Sales	PILOT	
629 LeMoyne Manor LLC	\$ 90,000	\$ 438,240	\$ 1,052,604	\$ 1,580,844
Abundant Solar Power	34,498	345,576	96,249	476,323
Cicero Energy Storage I LLC	68,618	768,000	211,569	1,048,187
Cicero Energy Storage II LLC	68,938	768,000	64,074	901,012
Empire Polymer Holdings LLC & Empire Polymer Solutions LLC	42,264	570,817	1,829,919	2,443,000
Milton CAT	187,000	1,040,000	-	1,227,000
OYA Church Road A LLC	-	361,800	1,299,751	1,661,551
SSC Lysander LLC	-	-	905,855	905,855
Taft Solar LLC	-	169,920	835,265	1,005,185
Tessy Plastic 2020 Elbridge Expansion	-	323,600	802,663	1,126,263
Tracey Road Equipment Inc.	29,250	160,000	124,912	314,162
Ultra Dairy LLC	-	400,000	224,336	624,336
	<u>\$ 520,568</u>	<u>\$ 5,345,953</u>	<u>\$ 7,447,197</u>	<u>\$ 13,313,718</u>

5. Deposits with Financial Institutions and Investments

The Agency follows an investment and deposit policy, the overall objective of which is to adequately safeguard the principal amount of funds invested or deposited; conform with federal, state and other legal requirements; and provide sufficient liquidity of invested funds in order to meet obligations as they become due. Oversight of investment activity is the responsibility of the Executive Director.

Monies must be deposited in Federal Deposit Insurance Corporation (FDIC) insured commercial banks or trust companies located within and authorized to do business in New York State (the State). Collateral is required for deposits and certificates of deposit not covered by FDIC insurance. Obligations that may be pledged as collateral are those identified in New York State General Municipal Law, Section 10 and outlined in the New York State Comptroller's Financial Management Guide.

Interest Rate

Risk Interest rate risk is the risk that the fair value of investments will be affected by changing interest rates. The Agency has an investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.)

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

5. Deposits with Financial Institutions and Investments

Credit Risk

The Agency's policy is to minimize the risk of loss due to failure of an issuer or other counterparty to an investment to fulfill its obligations. The Agency's investments and deposit policy authorizes the Agency to purchase the following types of investments:

- Obligations of the United States of America;
- Obligations where payment of principal and interest are guaranteed by the United States of America;
- Obligations of New York State;
- Special time deposit account; and
- Certificates of deposit.

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a failure of a depository financial institution, the reporting entity may not recover its deposits. In accordance with the Agency's investment and deposit policy, all deposits of the Agency including certificates of deposit and special time deposits, in excess of the amount insured under the provisions of the Federal Deposit Insurance Act (FDIA) shall be secured by a pledge of securities with an aggregate value equal to the aggregate amount of deposits.

The Agency restricts the securities to the following eligible items:

Obligations issued, or fully insured or guaranteed as to the payment of principal and interest, by the United States of America, an agency thereof or a United States government sponsored corporation;

- Obligations partially insured or guaranteed by an agency of the United States of America;
- Obligations issued or fully insured or guaranteed by the State of New York;
- Obligations issued by a municipal corporation, school district or district corporation of New York State;
- Obligations issued by states (other than New York State) of the United States of America rated in one of the two highest rating categories by at least one Nationally Recognized Statistical Rating Organization (NRSRO).

The Agency maintained cash balances of \$2,975,229 and \$5,069,972 in cash and cash equivalents at December 31, 2021 and 2020, respectively, with financial institutions insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per bank for interest bearing and non-interest bearing accounts. The remaining balance was collateralized by a third party in accordance with New York State General Municipal Law, Section 10 and the Agency's policies.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

6. Capital Assets

Capital asset activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Non depreciable land:				
White Pine Commerce Park	\$ 3,327,146	\$ -	\$ -	\$ 3,327,146
435 North Salina	17,084	-	-	17,084
800 Hiawatha	604,840	-	-	604,840
Subtotal	<u>3,949,070</u>	<u>-</u>	<u>-</u>	<u>3,949,070</u>
Depreciable:				
Buildings	634,422	-	-	634,422
Furniture and Fixtures	2,862	3,156	-	6,018
Subtotal	<u>637,284</u>	<u>3,156</u>	<u>-</u>	<u>640,440</u>
Total capital assets	<u>4,586,354</u>	<u>3,156</u>	<u>-</u>	<u>4,589,510</u>
Accumulated depreciation:				
Buildings	81,336	16,267	-	97,603
Furniture and Fixtures	2,862	631	-	3,493
Total	<u>84,198</u>	<u>16,898</u>	<u>-</u>	<u>101,096</u>
Net capital assets	<u>\$ 4,502,156</u>	<u>\$ (13,742)</u>	<u>\$ -</u>	<u>\$ 4,488,414</u>

Capital asset activity for the year ended December 31, 2020 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Non depreciable land:				
White Pine Commerce Park	\$ 3,327,146	\$ -	\$ -	\$ 3,327,146
435 North Salina	17,084	-	-	17,084
800 Hiawatha	604,840	-	-	604,840
Subtotal	<u>3,949,070</u>	<u>-</u>	<u>-</u>	<u>3,949,070</u>
Depreciable:				
Buildings	634,422	-	-	634,422
Furniture and Fixtures	2,862	-	-	2,862
Subtotal	<u>637,284</u>	<u>-</u>	<u>-</u>	<u>637,284</u>
Total capital assets	<u>4,586,354</u>	<u>-</u>	<u>-</u>	<u>4,586,354</u>
Accumulated depreciation:				
Buildings	65,068	16,268	-	81,336
Furniture and Fixtures	2,862	-	-	2,862
Total	<u>67,930</u>	<u>16,268</u>	<u>-</u>	<u>84,198</u>
Net capital assets	<u>\$ 4,518,424</u>	<u>\$ (16,268)</u>	<u>\$ -</u>	<u>\$ 4,502,156</u>

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

6. Capital Assets (continued)

The Agency owns the White Pine Commerce Park, which is a business park located in the Town of Clay, northern Onondaga County. The Agency is developing the business park to be a build-ready site suitable for an array of local and global market sectors. Costs incurred of \$797,838 during 2020 were expensed as incurred in accordance with GASB No. 62. Land acquisition related to the White Pine Commerce Park during 2021 is included in investment in real property, including incidental costs incurred.

7. Agency-Induced Financings

The total amount of industrial development, civic facility and pollution control financing issued through the Agency outstanding as of December 31, 2021 amounted to approximately \$91,059,342. These financing obligations are not obligations of the Agency as the Agency acts a conduit for the obligations. The Agency does not have the obligation to repay the principal and interest of such obligations, as such, the obligations are not reflected as long-term obligations of the Agency.

8. Due to Onondaga County

The Agency will reimburse the County for a portion of the cost of operation of the Onondaga County Office of Economic Development. In exchange for this funding, the staff of the office provides operational and project implementation support services for the Agency. Maximum funds committed by the Agency were \$413,546 for the year ended December 31, 2020. There were no funds committed by the Agency for the year ended December 31, 2021. There were no outstanding support service expenses due at December 31, 2021 and 2020.

9. Property Leases and Bonds Payable

In accordance with its corporate purpose, the Agency has issued bonds to promote and develop various businesses within the County. The Agency holds legal title to the properties, under which such bonds were issued in order for business to acquire or renovate various facilities. The Agency's primary function is to arrange financing between borrowing companies and bondholders (conduit debt). For providing this service, the Agency receives administration fees from the borrowing companies. Total bonds outstanding were \$91,059,342 and \$92,877,101 at December 31, 2021 and 2020, respectively, which represent non-recourse debt of the Agency. The Agency does not have the obligation to repay the principal and interest of such obligations, as such, the obligations are not reflected as long-term obligations of the Agency.

10. Payments in Lieu of Taxes Agreements (PILOT)

The Agency has entered into PILOT agreements with various companies whereas the company will make annual payments in lieu of taxes to the Agency and the Agency will remit the annual payments to the appropriate tax jurisdictions. The Agency records a liability for any amounts paid by companies to the Agency but not distributed to the tax jurisdictions as of yearend. A total of \$9,483,434 and \$10,281,041 of PILOT payments passed through the Agency for the years ended 2021 and 2020, respectively. Total due to other governments was \$32,765 and \$108,840, respectively, at December 31, 2021 and 2020.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

11. Operating Lease

On February 1, 2016, the Agency entered into a lease agreement with Onondaga Community College (OCC) which allowed OCC to lease building space for educational purposes. In lieu of a monthly rental fee, OCC agreed to perform improvements to the space that became the property of the Agency upon installation and will not revert back to OCC upon lease termination on January 31, 2021. The initial terms of the lease agreement were amended and the new terms commenced on July 1, 2016. The lease agreement now provides for guaranteed rent of \$9,000 per year through the new lease termination on January 31, 2026.

12. Note Payable to Onondaga County

On October 7, 2021 the Agency entered into an Optional Advance Limited Recourse Demand Promissory Grid Note (the Note) with Onondaga County (the County). The County made available \$20,000,000 to assist the Agency in funding its program incentives, projects, asset development, and work related improvements. The Note bears interest at an annual rate of the greater of 0.91% per annum or the applicable federal rate, capitalized on an annual basis. The unpaid principal balance and accrued interest is payable in full on demand, which is to be a minimum of five years from the commencement of the Note, absent the occurrence and continuance of an event of default. Prepayments must be made in the amount of excess application fees generated and received by the Agency, and are to be applied first to any unpaid interest.

The Agency received advances of \$1,745,780 and incurred \$2,129 of interest during 2021. The annual mid-term applicable federal rate for December 2021 was 1.90%. No excess application fees were received, therefore no payments were required. The entire principal received and interest incurred as of December 31, 2021 are recorded as non-current liabilities on the statement of net position as the earliest demand date available to the County is October 2026. The remaining unused portion of the Note is \$18,254,220 at December 31, 2021.

13. Concentration of Credit Risk

Financial instruments that potentially subject the Agency to credit risk consist principally of receivables.

14. Subsequent Events

In preparing the financial statements, management of the Agency has evaluated events and transactions for potential recognition or disclosure through March 8, 2022, the date the financial statements were available to be issued. The Agency received an additional \$2,265,381 in promissory note advances from Onondaga County and acquired an additional \$3,830,574 of investments in real property, including ancillary costs. There were no additional events or transactions that were discovered during the evaluation that required further disclosure.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Supplemental Schedule of Revenue Bonds and Other Bonds (Conduit Debt Obligations)
For the Year Ended December 31, 2021

Project Number	Description of Financing	Closing Date	Interest at issuance	Current Interest Rate	Bonds Outstanding at January 1, 2021	Incurred During 2021	Paid During 2021	Bonds Outstanding at December 31, 2021	Term Ending Date
3101-06-10-C	OCIDA Pollution Control Revenue Bonds (Anheuser-Busch Project) 2006 Series B	July 21, 2006	4.95%		\$ 2,200,000	\$ -	\$ -	\$ 2,200,000	7/1/2036
3101-94-01A	OCIDA Sewage Facilities Revenue Bonds (Bristol-Myers Squibb Company Project) Series 1994	March 29, 1994	5.75%		35,000,000	-	-	35,000,000	3/1/2024
3101-95-01A	OCIDA Civic Facility Revenue Bonds (Discovery Center of Science and Technology Project) Series 1995	July 1, 1995	4.00%		2,978,000	-	479,500	2,498,500	7/1/2025
3101-07-16A	OCIDA Variable Rate Demand Industrial Development Revenue Bonds (G.A. Braun, Inc. Project) Series 2007	December 20, 2007	2.27%	2.01%	5,270,000	-	280,000	4,990,000	6/1/2034
3101-15-08B	OCIDA Multi-Modal Revenue Bonds (G.A. Braun, Inc. Project) Series 2015A	December 15, 2015	2.03%	2.58%	2,847,000	-	-	2,847,000	12/1/2041
3101-15-08B	OCIDA Multi-Modal Revenue Bonds (G.A. Braun, Inc. Project) Series 2015B (Taxable)	December 15, 2015	2.97%	3.74%	1,884,979	-	301,166	1,583,813	12/1/2026
3101-15-04A	OCIDA Tax-exempt Multi-Modal Revenue Bonds (Syracuse Label Co., Inc. Project) Series 2015 (reissued)	November 16, 2016	1.92%		5,175,142	-	387,093	4,788,049	12/1/2041
3101-02-08A	OCIDA Multi-Modal Variable rate Civic Facility Revenue Bonds (YMCA of Greater Syracuse, Inc. Project) Series 2003A	November 9, 2003			2,935,000	-	-	2,935,000	11/1/2025
3101-17-04B	OCIDA Tax-exempt Revenue Bonds (Old Thompson Road, LLC Project) Series 2017A/B	December 1, 2017		2.87%	9,606,980	-	-	9,606,980	12/1/2042
Subtotal					\$ 67,897,101	\$ -	\$ 1,447,759	\$ 66,449,342	

The accompanying notes are an integral part of these financial statements

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Supplemental Schedule of Revenue Bonds and Other Bonds (Conduit Debt Obligations)
For the Year Ended December 31, 2021

Project Number	Description of Financing	Closing Date	Interest at issuance	Current Interest Rate	Bonds Outstanding at January 1, 2021	Incurred During 2021	Paid During 2021	Bonds Outstanding at December 31, 2021	Term Ending Date
3101-07-05C	OCIDA Variable Rate Demand Industrial Development Revenue Bonds (ICM Controls Corp. Project) Series 2007	December 20, 2007	6.30%	2.10%	1,920,000	-		1,920,000	12/1/2027
3101-04-11A	OCIDA Civic Facility Revenue Bonds (Manlius Library Project) Series 2005	April 28, 2005	4.00%	4.63%	810,000	-	70,000	740,000	12/15/2029
3101-07-13A	OCIDA Civic Facility Revenue Bonds (Marcellus Free Library Project) Series 2007	June 29, 2007	4.00%	4.13%	1,115,000	-	140,000	975,000	6/1/2027
3101-03-07A	OCIDA Civic Facility Revenue Bonds (Minoa Free Library Project) Series 2004A	February 1, 2004	5.00%	5.38%	595,000	-	30,000	565,000	2/1/2034
3101-07-21A	OCIDA Civic Facility Revenue Bonds (Onondaga Free Library Project) Series 2008	March 1, 2008	4.00%	5.13%	2,150,000	-	80,000	2,070,000	3/1/2037
3101-02-01A	OCIDA Civic Facility Revenue Bonds (Salina Free Library Project) Series 2002A	December 1, 2002	5.20%	5.68%	345,000	-	50,000	295,000	12/1/2026
3101-96-11A	OCIDA Revenue Bonds (Syracuse Research Corporation Project) Series 1997	December 1, 1997	7.70%	1.76%	1,010,000	-	-	1,010,000	12/1/2021
3101-05-15B	OCIDA Variable Rate Demand Civic Facility Revenue Bonds (Syracuse Research Corporation Project) Series 2005	December 14, 2005	7.70%	1.76%	8,950,000	-		8,950,000	12/1/2031
3101-06-11B	OCIDA Variable Rate Demand Civic Facility Revenue Bonds (Syracuse Home Association Project) Series 2007	June 21, 2007	4.00%	4.00%	8,085,000	-		8,085,000	6/30/2027
					Subtotal	\$ 24,980,000	\$ - \$ 370,000	\$ 24,610,000	
					Carryforward subtotal - previous page	67,897,101	- 1,447,759	66,449,342	
					Grand Total	\$ 92,877,101	\$ - \$ 1,817,759	\$ 91,059,342	

The accompanying notes are an integral part of these financial statements

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

POSITIVE ASSURANCE REPORT OVER INVESTMENT PRACTICES

December 31, 2021

INDEPENDENT ACCOUNTANT'S REPORT

To the Board of Directors
Onondaga County Industrial Development Agency
Syracuse, New York

We have examined management's assertion, herein, that the Onondaga County Industrial Development Agency's (the Agency) compliance with the New York State Public Authorities Law section 2925 applicable to the Agency's adoption of comprehensive investment guidelines for the year ended December 31, 2021. Management is responsible for the Agency's assertion. Our responsibility is to express an opinion on management's assertion about the Agency's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in Government Auditing Standards issued by the Comptroller General of the United States. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about the Agency's compliance with the New York State Public Authorities Law section 2925 applicable to the Agency's adoption of comprehensive investment guidelines. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of risks of material misstatement of management's assertion, whether due to fraud or error. In making an assessment of the risks of material misstatement, the practitioner considered and obtained an understanding of internal control relevant to the subject matter in order to design procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of internal control. Accordingly, no such opinion is expressed. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements related to the engagement. Our examination does not provide a legal determination on the Corporation's compliance with the specified requirements.

In our opinion, the Agency complied, in all material respects, with the aforementioned requirements for the year ended December 31, 2021.

This report is intended solely for the information and use of management, the audit committee and Board of Directors, others within the Agency, and for compliance with the New York State Public Authorities Law and is not intended to be and should not be used by anyone other than these specified parties.

Syracuse, New York
March 8, 2022

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
POSITIVE ASSURANCE REPORT**

I) Designation of Depositories

The Agency authorizes certain depository banks up to a maximum amount of \$10,000,000.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2021.

II) Purchase of Investments

- The Agency's purchase of investments policy requires that all purchased obligations shall be purchased through, delivered to and held in the custody of a bank or trust company. Any obligation held in the custody of a bank or trust company shall be held pursuant to a written custodial agreement as described in General Municipal Law (GML), §10.
- The Agency's permitted investments include: (a) special time deposit accounts in an authorized banking depository or trust company secured in the same manner prescribed by General Municipal Law §10; (b) Certificates of Deposit; (c) obligations of the United States of America; (d) obligations guaranteed by agencies of the United States of America, where the payment of principal and interest is guaranteed by the United States of America; (e) obligations of the State of New York; (f) obligations issued pursuant to Local Finance Law §24 or §25 (RANs & TANs) of municipalities, school districts or district corporations; and (g) obligations of public benefit corporations, public housing authorities and urban renewal agencies.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2021.

III) Collateralizing Deposits

All deposits of the Agency in excess of the amount insured under the provisions of the Federal Deposit Insurance Act shall be secured by eligible collateral. Eligible collateral consists of any one, or combination, of the following: a. by a pledge of eligible securities with an aggregate market value as provided by GML §10, equal to the aggregate amount of deposits; b. by an eligible surety bond payable to the Agency for an amount at least equal to 100% of the aggregate amount of deposits and the agreed upon interest, if any, executed by an insurance company authorized to do business in New York State, whose claims-paying ability is rated in the highest rating category by at least two nationally recognized statistical rating organizations.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2021.

IV) Diversification

The Agency will diversify its deposits and investments by financial institution, by investment instrument, and by maturity scheduling.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2021.

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
POSITIVE ASSURANCE REPORT**

V) Standards for Qualifications of Investment Bankers, Brokers & Other Investment Advisors

The Agency shall maintain a list of financial institutions and dealers approved for investment purposes and establish appropriate limits to the amount of investments, which can be made with each financial institution or dealer.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2021.

VI) Operations, Audit and Reporting

The treasurer, assistant treasurer or other staff member shall provide a monthly investment review to the Agency, noting the inventory of existing investments, new investments and the selection of investment bankers, brokers, agents, dealers or auditors.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2021.



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CERTIFIED PUBLIC ACCOUNTANTS PLLC

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Onondaga County Industrial Development Agency
Syracuse, New York

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of Onondaga County Industrial Development Agency as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Onondaga County Industrial Development Agency's basic financial statements, and have issued our report thereon dated March 8, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Onondaga County Industrial Development Agency's internal control over financial reporting (internal control) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Onondaga County Industrial Development Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Onondaga County Industrial Development Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Onondaga County Industrial Development Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Syracuse, New York
March 8, 2022

From: Mark N. Levy
Sent: Wednesday, February 9, 2022 9:52 AM
To: Maria H. Holt <mholt@scolaro.com>; Jennifer L. Gashi <JGashi@scolaro.com>
Subject: FW: Request for PILOT Assignment

From: Mark N. Levy
Sent: Wednesday, February 9, 2022 9:52 AM
To: 'nancylowery@ongov.net' <nancylowery@ongov.net>
Subject: Request for PILOT Assignment

Hi Nancy:

It was a pleasure speaking with you. To summarize our discussion –

I would like to respectfully request the assignment of the PILOT agreement originally dated February 25, 2016 (see copy attached), which was assigned over to B&N Real Estate Holdings of CNY, LLC (see copy of current tax letter attached) about 3 years ago.

Brian Aiello, the current owner, is looking to assign the PILOT to Crossroads Park 4616, LLC (my client) which is in the process of buying the facility. The building use and operations will remain the same. I am happy to provide any necessary information the board requires.

As we are looking at a tight closing deadline for the transaction – hopefully over the next few weeks – I wanted to make sure, if a board action is required for the assignment, that we will still be able to close – I would like to avoid anything that would negatively affect the assignment.

I sincerely appreciate all of your help and guidance in this matter. In addition, I would respectfully ask that this information be kept as confidential as possible for as long as reasonably possible.

Warmest regards,

Mark

MARK N. LEVY

PHONE: (315) 471-8111
DIRECT PHONE: (315) 477-6267
DIRECT FAX: (315) 425-3667
E-MAIL: mlevy@scolaro.com
WEBSITE: www.scolaro.com

507 Plum Street, Suite 300
Syracuse, New York 13204

Onondaga County Industrial Development Agency



Project Summary - DRAFT

2/22/2022

1. Project	Fayette Manlius, LLC	2. Project Number	3101-22-01A
3. Location	Town of Manlius	4. School District	Fayetteville-Manlius School District
		6. Project Type	Remediation, Demolition, and Construction
5. Tax Parcel(s)	024.-01-08.1	Village	Village of Manlius

7.Total Project Cost	\$	11,136,078	8. Total Jobs	20
Land	\$	955,500	8A. Job Retention	0
Site Work	\$	931,760	8B: Job Creation	20
Remediation	\$	425,000		
Building	\$	7,625,000	(Next 5 Years)	
Furniture & Fixtures	\$	-		
Equipment	\$	-		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	196,875		
Financial Charges	\$	90,076		
Legal Fees	\$	100,200		
Other	\$	811,667		

Cost Benefit Analysis

Fayette Manlius, LLC

Fiscal Impact (\$)

Estimated Abatement Cost	\$2,136,903
Sales Tax Abatement	\$228,800
Mortgage Recording Tax Abatement	\$66,825
Real Property Tax Relief	\$1,841,278
New Investment	\$31,144,277
PILOT Payments	\$1,960,116
Project Wages (10 years)	\$8,400,000
Construction Wages	\$8,270,700
Employee Benefits (10 years)	\$2,436,000
Project Capital Investment	\$9,937,260

Agency Fees \$140,201

Benefit:Cost Ratio

15 :1

Project Description

Fayetteville Manlius LLC is proposing to re-develop a site in the Town of Manlius for mixed use.

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DRAFT

Fayette Manlius, LLC

2/2/2022

A) PILOTS Estimate Table Worksheet
for 12 years

OCIDA estimate of current market value					\$	1,278,700
Projected investment					\$	7,625,000
OCIDA estimate of increase in value					\$	5,181,300
OCIDA estimated value after project is completed					\$	6,460,000
Taxes that would have been collected if the project did not occur					\$	752,452
Scheduled PILOT payments					\$	1,960,116

PILOT YEAR	Exemption %	Onondaga County	Town of Manlius	Fayetteville-Manlius School District	Village of Manlius	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 6,427	\$ 4,840	\$ 34,571	\$ 10,265	\$ 56,102.54	\$ 283,430	\$ 227,328
2	100%	\$ 6,556	\$ 4,937	\$ 35,262	\$ 10,470	\$ 57,224.59	\$ 289,099	\$ 231,874
3	100%	\$ 6,687	\$ 5,036	\$ 35,967	\$ 10,679	\$ 58,369.09	\$ 294,881	\$ 236,512
4	90%	\$ 9,584	\$ 7,218	\$ 51,552	\$ 15,307	\$ 83,660.68	\$ 300,779	\$ 217,118
5	80%	\$ 12,595	\$ 9,485	\$ 67,746	\$ 20,115	\$ 109,940.59	\$ 306,794	\$ 196,854
6	70%	\$ 15,722	\$ 11,840	\$ 84,567	\$ 25,109	\$ 137,238.23	\$ 312,930	\$ 175,692
7	60%	\$ 18,970	\$ 14,285	\$ 102,033	\$ 30,296	\$ 165,583.80	\$ 319,189	\$ 153,605
8	50%	\$ 22,340	\$ 16,824	\$ 120,165	\$ 35,679	\$ 195,008.30	\$ 325,572	\$ 130,564
9	40%	\$ 25,839	\$ 19,458	\$ 138,981	\$ 41,266	\$ 225,543.55	\$ 332,084	\$ 106,540
10	30%	\$ 29,468	\$ 22,191	\$ 158,501	\$ 47,062	\$ 257,222.20	\$ 338,726	\$ 81,503
11	20%	\$ 33,232	\$ 25,026	\$ 178,747	\$ 53,073	\$ 290,077.78	\$ 345,500	\$ 55,422
12	10%	\$ 37,135	\$ 27,965	\$ 199,739	\$ 59,306	\$ 324,144.69	\$ 352,410	\$ 28,265
TOTAL		\$ 224,554	\$ 169,106	\$ 1,207,829	\$ 358,627	\$ 1,960,116	\$ 3,801,394	\$ 1,841,278

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals		20	0	0	0	0
Total Employment Goals	0	20	20	20	20	20

2/2/2022

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Project Tax Billing and Payment Schedule

1. The anticipated PILOT Filing Date is Q2 2022
2. Applicant will receive a 2022-23 Village Tax Bill in June 2022
3. Applicant will receive a 2022-23 School Tax Bill in September 2022
4. Applicant will receive a 2023 Town and County Tax Bill in January 2023
5. Applicant will not receive a 2023-2024 Village Tax Bill
6. Applicant will not receive a 2023-2024 School Tax Bill
7. Applicant will not receive a 2024 Town and County Tax Bill
8. Applicant will receive an OCIDA PILOT Bill for Year 1 in January of 2024

Please contact OCIDA staff with any questions.



**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR BENEFITS**

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
3. If providing an estimate put “(est.)” after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
4. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
5. 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 Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
6. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full 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>.
7. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion 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 Officer’s Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
8. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the Agency, all administrative and legal fees as stated in Section VI of the Application.
9. A complete Application consists of the following 9 items:
 - This Application
 - Local Access Agreement
 - Employment Plan

- Conflict of Interest
- A feasibility statement indicating the need for the requested benefits
- Description of Project, Site Plans/Sketches, and Maps
- NYS Full Environmental Assessment Form
- A check payable to the Agency in the amount of \$1,000
- A check payable to Barclay Damon LLP in the amount of \$2,500

10. This Application was adopted by the OCIDA Board on January 18, 2022.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development 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:

Onondaga County Industrial Development Agency
Attn: Nancy Lowery
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nancylowery@ongov.net

Section I: Applicant Information

Please answer all questions. Use "None", "Not Applicable" and "See-Attached" where necessary.

Submittal Date: February 2, 2022

A) Applicant/Project Operator information (company receiving benefits):

Applicant/Project Operator: Fayette Manlius, LLC

Applicant/ Project Operator Address: 1657 East Ave Rochester NY 14610

Phone: (585)797-8877 Fax: NA

Website: NA E-mail: mlester@caliberbrokerage.com

Federal ID#: 85-0723173 NAICS: _____

State and Year of Incorporation/Organization: New York / 2020

Owner (if different from Applicant/Project Owner): _____

Owner Address: _____

Federal ID#: _____

State and Year of Incorporation/Organization: _____

List of stockholders, members, or partners of Owner:

B) Individual Completing Application:

Name: Chuck Wallace and Christine Stevens

Title: _____

Address: VIP Development Associates, Inc., One Websters Landing, Syracuse, NY 13202

Phone: 315/744-0714 Fax: 315/471-5373

E-mail: chuck.wallace@vipstructures.com; cstevens@vipstructures.com

C) Company Contact (if different from individual completing application):

Name: Anthony Gizzie

Title: Chief Operating Officer

Address: Streamline Real Estate Partners 25 Parce Ave Suite 155 Fairport NY 14450

Phone: 585-888-3077

Cell Phone: 585-797-5324

E-mail: anthony@streamlinere.com

D) Company Counsel:

Name of Attorney: Patrick Quigley

Firm Name: Harter Secrest and Emery LLP

Address: 1600 Bausch and Lomb Place Rochester NY 14604

Phone: 585-231-1164

Cell Phone: NA

E-mail: pquigley@hselaw.com

E) Business Organization (check appropriate category):

☐ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☒ Limited Liability Company

☐ Other (please specify): _____

Year Established: 2020

State in which Organization is established: NY

F) List all stockholders, members, or partners with % of ownership greater than 5%:

Name	% of ownership
<u>Streamline Real Estate Partners LLC</u>	<u>100%</u>
<u>Streamline Members:</u>	<u></u>
<u>Matt Lester 95%</u>	<u></u>
<u>Anthony Gizzie, Timothy Meleca, < 5%</u>	<u></u>

G) Applicant Business Description:

Please attach a description of your Company's background, products, customers, goods and services.

Estimated % of sales within Onondaga County: 100%

Estimated % of sales outside Onondaga County but within New York State: 0%

Estimated % of sales outside New York State but within the U.S.: 0%

Estimated % of sales outside the U.S.: 0%

(*Percentage to equal 100%)

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

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐Yes ☒No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐Yes ☒No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy?
Please attach any explanations. ☐Yes ☒No

I) Has the Project Beneficiary received assistance from OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past? If yes please attach an explanation and please give year, project name, and description of benefits and address of project.

☐Yes ☒No

Section II: Project and Site Information

A) Project Location: Location where the investment will take place. If Company is moving, the new location should be entered here and the current location should be in Section I.

Address: 332 Fayette Street

Legal Address (if different): _____

City: _____

Village/Town: Manlius

Zip Code: 13104

School District: Fayetteville-Manlius CSD

Tax Map Parcel ID(s): ~~A portion of~~ 024.-01-08.1

Current Assessed Value: ~~1,087,700~~

Footage of Existing Building: 17,053 sf

Census Tract: 151

1,200,000

B) Type (Check all that apply):

☒ New construction

☐ Expansion/Addition to current facilities

☐ Renovation of existing facility

☒ Housing Project

☐ Renewable Energy Project

☒ Retail

☐ Purchase of machinery and/or equipment

☒ Brownfield/Remediated Brownfield

☐ LEED Certification

☒ Demolition and Construction

☒ Acquisition of existing facility/property

☐ Other:

C) Project Narrative: A statement that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the agency.

* For a Retail Project (also see page 14)

* For a Renewable Energy Project (also see page 15)

* For a Housing Project (also see page 17)

D) Description of Project: Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not 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;
- ☐ (v) please describe your method for site control (Own, lease, other).

E) Select Project type for all end users at Project site (you may check more than one):

****Please check any and all end users as identified below**

- | | |
|---|---|
| ☐ Industrial | ☐ Bank Office |
| ☐ Acquisition of Existing Facility | ☒ Retail (see page 14) |
| ☒ Housing Project (see page 17) | ☒ Mixed Use |
| ☐ Equipment Purchase | ☐ Facility for Aging |
| ☐ Multi-Use Tenant | ☐ Civic Facility (not for profit) |
| ☐ Renewable Energy Project (see page 15) | ☐ Other _____ |
| ☐ Commercial | |

F) If applicant will not occupy 100% of the building in a real estate transaction, provide information on tenant(s) that includes name, present address, and percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

G) For the Agency to consider this Project, please provide the following information:

- Does the Project consist of new construction or expansion or substantial renovation of an existing facility?
☒ Yes ☐ No
- Will the Project create new employment opportunities or retain existing jobs that may otherwise be lost?
☒ Yes ☐ No
- Does the Project beneficiary serve a customer base primarily outside of Onondaga County?
☐ Yes ☒ No

H) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company 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 company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☒ No

I) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

J) Local Approvals (Site Plan and Environmental Review)

1. Have site plans been submitted to the appropriate town or local planning department?

☒ Yes. What is the status? ☐ No. When will the plans be submitted?

Site plan approval received

2. Has the project received site plan approval from the town or local planning board?

☒ Yes ☐ No

3. If no, what is the anticipated approval date? _____

4. If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. (NOTE: SEQR determination is required for final approval and sales tax agency appointment.)

5. Environmental Information

- a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: <http://www.dec.ny.gov/permits/6191.html>

- b. Have any environmental issues been identified on the property?

☒ Yes ☐ No

If yes, please attach an explanation.

SECTION II

C: Project Narrative and I: Compelling Circumstances

Project Overview. As described and shown in Section II, D, this project consists of the acquisition, redevelopment, and revitalization of blighted land in the Village of Manlius, with frontage along its primary commercial corridor of Fayette Street/Route 92, at the junction of North Manlius Street/F-M Road. The applicant has the land under purchase contract but has not closed on it.¹ The land has been designated as a brownfield by the New York State Department of Environmental Conservation (DEC); the developer will remediate the site under a brownfield cleanup agreement. As approved by – and with tremendous support from – the Village of Manlius Board of Trustees and Planning Board, the site will be part of a Planned Unit Development District (PUD). One parcel of land will have an urgent care clinic. A second parcel will have a three-story mixed-use building containing retail spaces on the ground floor and apartments on the upper two floors. Parking will be provided. The applicant seeks OCIDA benefits for the project, and seeks a PILOT only for the mixed-use building/parcel.

Background and Compelling Circumstances. A countless number of prior developers have tried unsuccessfully to develop this exact site (and adjacent lands) over the past few decades.² In 2007, the Village of Manlius developed its Comprehensive Plan, Vision Manlius, which outlines goals that this project will achieve, including economic development, enhanced attractiveness and accessibility of the “downtown” business core, improved visual character along commercial corridors and prominent gateways, and the development of quality housing. The Village created PUD zoning in 2010 to facilitate the achievement of these goals and enhance the general welfare of the community, but over the past 12 years, the Village has seen few PUD applications and almost no new development.³ Challenges include the environmental contamination at this site; the high costs of new construction (currently greatly exacerbated by COVID); and the general difficulties of financing speculative urban infill, especially in suburban locations and in municipalities with high rates of real property taxation. Under the agreement reached for the PUD Zoning, the Village requires the mixed-use building. It will be located on the portion of the land with the worst environmental contaminants (and highest remediation costs). Financing of the project poses a great challenge; while its scale is appropriate for the size of the site and the village setting, the economies of scale that can be achieved with larger mixed-used buildings and projects are not possible. The brownfield tax credits are one crucial component to achieve a financially viable project. The only other way that the mixed-use project is financially viable is with a PILOT. Without the PILOT, the project does not work financially. The developer would need to abandon the entire redevelopment plan. This would be an extraordinary setback for public officials who have an extraordinary amount of work invested in getting this site developed, and for residents of the area who

¹ The applicant’s ability to close on the land and move forward with the project is dependent upon the outcome of the application to OCIDA for benefits.

² A similar project at this site, proposed by a different developer (Willow Brook of Manlius, LLC), was approved for OCIDA benefits in May 2019. That developer abandoned its plans.

³ The exception to this rule is Madison Row, across the street from this site. Madison Row is the Village’s only completed PUD project. Madison Row is the Village’s only new-construction, mixed-use building in decades. It was developed and is currently owned by Matt Lester, the current applicant.

are eager to see aesthetic improvement and community revitalization in the village, particularly at this site.

Urgent Care Clinic. It is worth noting that while the entire project is of benefit to the community in removing blight and creating jobs, increased tax revenues, and adding new housing to the village's dated housing stock, the urgent care is also a unique, noteworthy community benefit.⁴ Urgent care clinics provide all types of medical services including physicals, x-rays and diagnostics, and treatment for illnesses and injuries. They have become a crucial part of the healthcare system in America, providing an alternative to expensive emergency room visits. Unlike traditional primary care doctors' offices, they are open on weekends and long hours during the week, accepting patients on a walk-in basis. Because they offer accessible, convenient, affordable, high-quality care, urgent care clinics' popularity has had huge gains in recent decades. The COVID pandemic, however, has created a meteoric rise in demand for urgent care services, especially for convenient COVID testing. A large national study showed that in 2020, urgent care clinics experienced a 58% increase in visit volumes, and more than half of total visits were COVID-related. It is anticipated that even after COVID subsides, urgent care clinics' popularity will not diminish. Millions of Americans have come to prefer the convenience of its care, particularly millennials and people with young children. This clinic will serve the community. It is expected to draw patients from a wide geographic area across the eastern portion of the county. It is also expected to draw patients from areas of Madison County such as Cazenovia and Chittenango.

SECTION II, D. PROJECT DESCRIPTION

The total project entails the purchase of land, (the applicant controls the site through a purchase contract but has not closed on it; closing is dependent upon the successful outcome of this application to OCIDA), the creation of two new tax parcels as shown on the enclosed site plan, the demolition of a vacant single-story concrete block building (approximately 17,053 SF), and the construction of two buildings:

- Urgent care clinic, 3,500 SF building on a 0.82-acre lot, with parking.
- Mixed-use building, three stories, 37,500 SF total. 12,500 SF of retail space on the first floor. Twenty (20) apartments total on the second and third floors. 1.42-acre lot, with parking.

The project has received site plan approval from the Village of Manlius.

As mentioned, the site is environmentally contaminated and is listed with the NYS Department of Environmental Conservation (DEC) as a brownfield. The site will be remediated in keeping with DEC guidelines. Upon closing on the land, remediation will begin. Site work and construction will begin only after the remediation is complete, estimated to be Q3 2022. Environmental reports indicate that the extent of environmental contamination on the urgent care lot is likely less than on the mixed-use lot, which would enable site work and urgent care construction to start ahead of the mixed-use building. It is anticipated that the mixed-use building would be completed by the end of Q3 2023.

SECTION II, F TENANT INFORMATION

100% of the space in both the urgent care clinic and the mixed-use building will be leased to either business entities (with no relationship to the applicant except as landlord and tenant) or as residential apartment units. The tenant for the urgent care clinic has signed a long term lease with the applicant,

⁴ The applicant does not seek a PILOT for the urgent care clinic.

the lease being dated May 14, 2021. The urgent care clinic represents 8.5% of the total building square footage in the two buildings. The mixed-use building will have 12,500 square feet of rentable retail space on the first floor. Twenty (20) apartment units will be located on the second and third floors. As of the date of this application, no retail or residential tenants have been identified for the mixed-use building.

[illegible]

TABLE OF MANUSCRIPT APPROVALS:

DR. JOHN WILKINS, PLANNING BOARD CHAIRMAN

DR. CAROL HERNIMAN, "DEPARTMENT OF PUBLIC WORKS/INTEGRITY"

ESTIMATING SITE DATA (PROPOSED LOT 2)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.00	20.468	0.00
PERMIT (NON-REQ.)	0.00	36.432	7.00
TOTAL PERMIT/BLANKET	0.00	56.900	7.00
UNPERMITTED OPEN SPACE	0.17	17.391	20.75
PROPOSED SITE DATA (PROPOSED LOT 2)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.02	26.886	0.00
PERMIT (NON-REQ.)	0.02	12.899	0.25
TOTAL PERMIT/BLANKET	0.04	39.785	0.25
UNPERMITTED OPEN SPACE	0.23	23.823	28.50

ESTIMATING SITE DATA (PROPOSED LOT 1)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.28	17.860	27.00
PERMIT (NON-REQ.)	0.00	34.861	0.00
TOTAL PERMIT/BLANKET	0.28	52.721	27.00
UNPERMITTED OPEN SPACE	0.18	13.817	16.87
PROPOSED SITE DATA (PROPOSED LOT 1)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.44	30.418	0.00
PERMIT (NON-REQ.)	0.00	2.786	0.00
TOTAL PERMIT/BLANKET	0.44	33.204	0.00
UNPERMITTED OPEN SPACE	0.16	10.719	16.87

ESTIMATING SITE DATA (PROPOSED LOT 3)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.00	0.000	0.00
PERMIT (NON-REQ.)	0.00	0.000	0.00
TOTAL PERMIT/BLANKET	0.00	0.000	0.00
UNPERMITTED OPEN SPACE	0.00	0.000	0.00
PROPOSED SITE DATA (PROPOSED LOT 3)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.00	0.000	0.00
PERMIT (NON-REQ.)	0.00	0.000	0.00
TOTAL PERMIT/BLANKET	0.00	0.000	0.00
UNPERMITTED OPEN SPACE	0.00	0.000	0.00

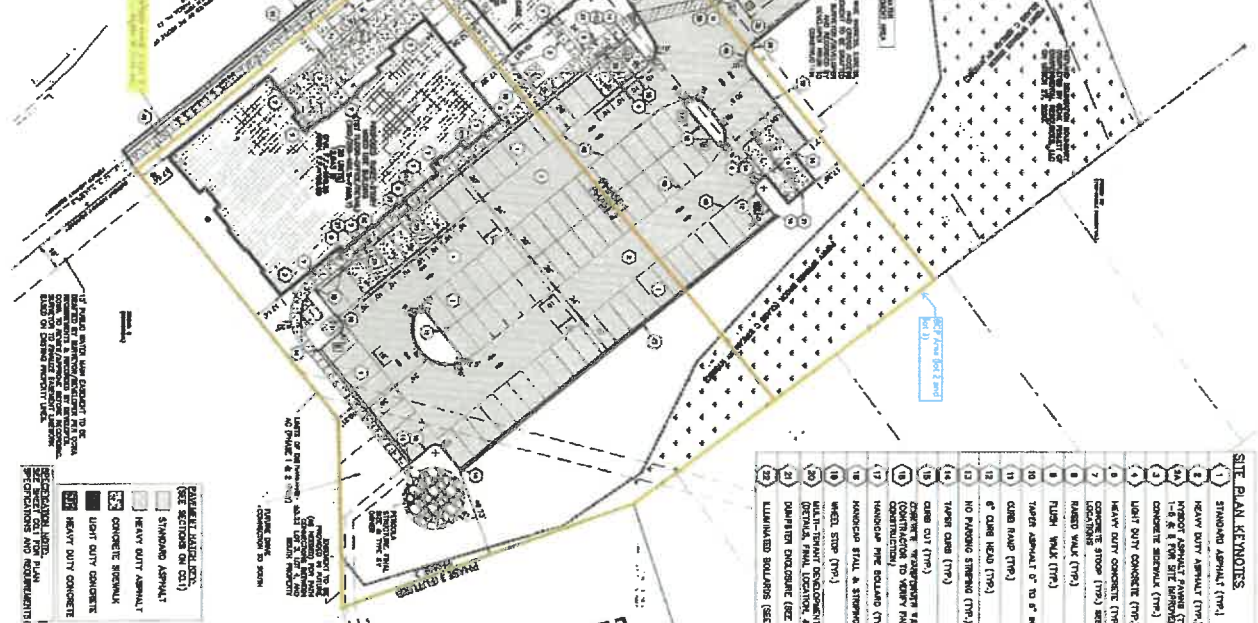
ESTIMATING SITE DATA (PROPOSED LOT 4)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.00	0.000	0.00
PERMIT (NON-REQ.)	0.00	0.000	0.00
TOTAL PERMIT/BLANKET	0.00	0.000	0.00
UNPERMITTED OPEN SPACE	0.00	0.000	0.00
PROPOSED SITE DATA (PROPOSED LOT 4)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.00	0.000	0.00
PERMIT (NON-REQ.)	0.00	0.000	0.00
TOTAL PERMIT/BLANKET	0.00	0.000	0.00
UNPERMITTED OPEN SPACE	0.00	0.000	0.00

ESTIMATING SITE DATA (PROPOSED LOT 5)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.00	0.000	0.00
PERMIT (NON-REQ.)	0.00	0.000	0.00
TOTAL PERMIT/BLANKET	0.00	0.000	0.00
UNPERMITTED OPEN SPACE	0.00	0.000	0.00
PROPOSED SITE DATA (PROPOSED LOT 5)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.00	0.000	0.00
PERMIT (NON-REQ.)	0.00	0.000	0.00
TOTAL PERMIT/BLANKET	0.00	0.000	0.00
UNPERMITTED OPEN SPACE	0.00	0.000	0.00

ESTIMATING SITE DATA (PROPOSED LOT 6)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.00	0.000	0.00
PERMIT (NON-REQ.)	0.00	0.000	0.00
TOTAL PERMIT/BLANKET	0.00	0.000	0.00
UNPERMITTED OPEN SPACE	0.00	0.000	0.00
PROPOSED SITE DATA (PROPOSED LOT 6)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.00	0.000	0.00
PERMIT (NON-REQ.)	0.00	0.000	0.00
TOTAL PERMIT/BLANKET	0.00	0.000	0.00
UNPERMITTED OPEN SPACE	0.00	0.000	0.00

ESTIMATING SITE DATA (PROPOSED LOT 7)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.00	0.000	0.00
PERMIT (NON-REQ.)	0.00	0.000	0.00
TOTAL PERMIT/BLANKET	0.00	0.000	0.00
UNPERMITTED OPEN SPACE	0.00	0.000	0.00
PROPOSED SITE DATA (PROPOSED LOT 7)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.00	0.000	0.00
PERMIT (NON-REQ.)	0.00	0.000	0.00
TOTAL PERMIT/BLANKET	0.00	0.000	0.00
UNPERMITTED OPEN SPACE	0.00	0.000	0.00

ESTIMATING SITE DATA (PROPOSED LOT 8)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.00	0.000	0.00
PERMIT (NON-REQ.)	0.00	0.000	0.00
TOTAL PERMIT/BLANKET	0.00	0.000	0.00
UNPERMITTED OPEN SPACE	0.00	0.000	0.00
PROPOSED SITE DATA (PROPOSED LOT 8)			
PERMIT REQ.	AREA (AC)	AREA (SF)	BAWQ
BLANKET (NON-REQ.)	0.00	0.000	0.00
PERMIT (NON-REQ.)	0.00	0.000	0.00
TOTAL PERMIT/BLANKET	0.00	0.000	0.00
UNPERMITTED OPEN SPACE	0.00	0.000	0.00



SITE PLAN REMARKS:

1	STANDARD ASPHALT (TYP.)
2	HEAVY DUTY ASPHALT (TYP.)
3	MODERATE ASPHALT PAVING (TYP.) SEE REMARK 11 FOR VARIATION
4	1" - 6" FINE SILT SANDSTONE (TYP.)
5	CONCRETE SIDEWALK (TYP.)
6	LIGHT DUTY CONCRETE (TYP.)
7	HEAVY DUTY CONCRETE (TYP.)
8	CONCRETE DRIVE (TYP.)
9	BASED WALK (TYP.)
10	FLUSH WALK (TYP.)
11	TAVERN ASPHALT P. TO 6" W/IR (TYP.)
12	CURB RAMP (TYP.)
13	6" CURB WALK (TYP.)
14	NO PAVING SIBIRING (TYP.)
15	TAPER CURB (TYP.)
16	CURB CUT (TYP.)
17	CONCRETE W/REINFORCING 4" W/ 6" W/IR - "TYPICAL" (CONCRETE) TO VARY PAVED AREA LOCATION PRIOR TO CONSTRUCTION
18	MONOCOTE FLOOR SLAB (TYP.)
19	MONOCOTE FLOOR & SIBIRING FOR STAIR COILS
20	WHEEL STOP (TYP.)
21	ALL-TERRAIN ROADWAY (CONCRETE/ASPHALT/PAVED OR UNPAVED, GRAVEL, DIRT, ASPHALT, OR OTHER) (SEE REMARK 22)
22	UNPAVED DRIVEWAY (DIRT, GRAVEL, OR OTHER)
23	UNPAVED BUILDING (SEE AREA PLAN)

[illegible][illegible]

This row contains three distinct documents or stamps. From left to right:

- A vertical permit stamp from the City of New York, Department of Buildings, with a date of JUN 22 2021 and a permit number 1948/60.
- A title block for a proposed development, featuring the text: "PROPOSED FAYETTE STREET MIXED-USE DEVELOPMENT FOR: FAYETTE MANLIUS, LLC 332 FAYETTE STREET • MANLIUS, NY 13104".
- A logo for "EXCEL" with the tagline "Always a Better Plan" and contact information for the Manlius office.

Planning Board of the Village of Manlius

Resolution: Fayette Manlius, LLC Site Plan

Fayette Manlius, LLC has applied for site plan approval for a mixed use development in a PUD district at 332 & 402-06 Fayette Street in the Village. The application includes a proposed final subdivision plat dated April 10, 2020; and a set of plans labeled CO.1 through PXP2 with dates in August and September 2021.

The Village Board of Trustees held a public hearing on May 11, 2021 and approved the zone change to PUD on May 11, 2021.

The Onondaga County Planning Board issued a resolution dated August 25, 2021, finding that the project will have no significant adverse inter-community or county-wide impacts.

Regarding SEQRA, the Planning Board resolves to act as lead agency for a single agency, uncoordinated review of this unlisted action. Based on a review of the full environmental assessment form, the submitted plans, and all relevant information, the Planning Board determines that the project will have no significant adverse environmental impact. The Planning Board further determines that all questions on part 2 of the environmental assessment form may be answered, "No, or small impact may occur."

Pursuant to section 99-11.2(c)(8) of the Village Code, the Planning Board hereby grants final site plan approval for phases 1 and 2 of the project and finds that the requirements of section 99-37(D) of the Village Code have been satisfied. Pursuant to section 99-11.2(c)(9), the Subdivision is approved as part of the site plan. This final site plan approval is subject to the following conditions, which must be met before any building permit will be issued:

- Pursuant to Village Code sections 99-11.2(c)(7) and 99-37(2)(b), the applicant shall be required to post a security in an amount to be determined by the Village Board of Trustees and in a form to be approved by the Village Attorney, in order to ensure the completion of site improvements (excluding construction of the mixed use building) for phase 2 of the project, including demolition and removal of the existing building, environmental clean up, landscaping, and site restoration.
- The applicant shall be required to enter into an agreement with the Village Board providing for the applicant's operation and maintenance of the stormwater drainage system, including the posting of any security required by the Village Board. This agreement shall be subject to the review of the Village Engineer and Village Attorney before Village Board approval.
- The applicant shall be required to prepare and enter into easement agreements under which all the lots on the site have rights to shared parking and access to the site. These and any other required easement agreements shall be subject to the approval of the Village Attorney.
- The applicant shall obtain permits from the New York State Department of Transportation, New York State Department of Environmental Conservation, the Onondaga County Water Authority, and the Onondaga County Department of Water

Environment Protection to authorize the work on the site. These permits shall be subject to the review and approval of the Village Engineer and Village Code Enforcement Officer.

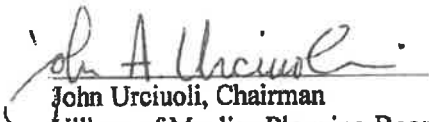
- The applicant shall not engage in outdoor storage of vehicles on the site, either during or after construction.
- The applicant will use lighting shields as necessary to prevent spillage of light onto the neighboring properties.
- The applicant shall obtain certificates of occupancy for phases 1 and 2 within 3 years of the approval of the PUD district by the Village Board of Trustees.
- Fencing as shown on sheet C2.4 shall be Nantucket Grey.
- With respect to siding on the phase 2 mixed use building, the Planning Board will determine at a later date the color of the siding and whether it will be Dutch lap or clapboard style, following additional submissions by the applicant at a Planning Board meeting.
- The applicant shall fulfill any other legal and engineering requirements as determined by the Village Engineer and Village Attorney.
- The applicant shall submit a set of final signed site plans for filing with the Village Clerk.

The applicant shall submit a separate application for signage approval.

The applicant shall be required to submit a separate application for site plan approval for phase 3 of the project.

APPROVED.

Dated: October 5, 2021


John Urciuoli, Chairman
Village of Manlius Planning Board

Roll Call Vote:

	Aye	Nay	Other
Mr. Urciuoli	<u>X</u>	___	___
Mr. Hehl	<u>X</u>	___	___
Ms. Hatch	___	___	<i>Absent</i>
Ms. Maloney	<u>X</u>	___	___
Mr. Bilharz	<u>X</u>	___	___

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director
625 Broadway, 12th Floor, Albany, New York 12233-7011
P: (518) 402-9706 | F: (518) 402-9020
www.dec.ny.gov

January 10, 2022

**Fayette Manlius, LLC
Matthew Lester
1657 East Avenue
Rochester, NY 14610**

**RE: Site Name: 332 Fayette Manlius
Site No.: C734153
Location of Site: 332 Fayette Street, Onondaga County, Manlius, NY 13104**

Dear Matthew Lester:

To complete your file, attached is a fully executed copy of the Brownfield Cleanup Agreement for the 332 Fayette Manlius site.

If you have any further questions relating to this matter, please contact the project attorney for this site, Margaret Sheen, Esq., NYS Department of Environmental Conservation, Office of General Counsel, 615 Erie Blvd., West Syracuse, NY 13204 or by email at margaret.sheen@dec.ny.gov.

Sincerely,

Susan Edwards

**Susan Edwards, P.E.
Acting Director
Division of Environmental Remediation**

Enclosure

ec: Christopher Mannes, Project Manager

**cc: Margaret Sheen, Esq.
Jennifer Andoloro, Esq./Dale Thiel**



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
BROWNFIELD CLEANUP PROGRAM
ECL §27-1401 *et seq.*

In the Matter of a Remedial Program for

**BROWNFIELD SITE
CLEANUP AGREEMENT
Index No. C734153-12-21**

332 Fayette Manlius
DEC Site No: C734153
Located at: 332 Fayette Street
Onondaga County
Manlius, NY 13104

Hereinafter referred to as "Site"

by:

Fayette Manlius, LLC
1657 East Avenue, Rochester, NY 14610

Hereinafter referred to as "Applicant"

WHEREAS, the Department of Environmental Conservation ("Department") is authorized to administer the Brownfield Cleanup Program ("BCP") set forth in Article 27, Title 14 of the Environmental Conservation Law ("ECL"); and

WHEREAS, the Applicant submitted an application received by the Department on August 4, 2021; and

WHEREAS, the Department has determined that the Site and Applicant are eligible to participate in the BCP.

NOW, THEREFORE, IN CONSIDERATION OF AND IN EXCHANGE FOR THE MUTUAL COVENANTS AND PROMISES, THE PARTIES AGREE TO THE FOLLOWING:

I. Applicant Status

The Applicant, Fayette Manlius, LLC, is participating in the BCP as a Volunteer as defined in ECL 27-1405(1)(b).

II. Tangible Property Tax Credit Status

The Site is not located in a City having a population of one million or more. It is therefore presumed that the Site is eligible for tangible property tax credits.

III. Real Property

The Site subject to this Brownfield Cleanup Agreement (the "BCA" or "Agreement") consists of approximately 2.248 acres, a Map of which is attached as Exhibit "A", and is described as follows:

**Tax Map/Parcel No.: Portion of 024-01-08.1
Street Number: 332 Fayette Street, Manlius
Owner: Constantine and Michael Assimon**

IV. Communications

A. All written communications required by this Agreement shall be transmitted by United States Postal Service, by private courier service, by hand delivery, or by electronic mail.

1. Communication from Applicant shall be sent to:

**Christopher Mannes, P.E.
New York State Department of Environmental Conservation
Division of Environmental Remediation
615 Erie Blvd W
Syracuse, NY 13204
christopher.mannes@dec.ny.gov**

**Note: one hard copy (unbound) of work plans and reports is required,
as well as one electronic copy.**

**Christine Vooris (electronic copy only)
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
christine.vooris@health.ny.gov**

**Margaret Sheen, Esq. (correspondence only)
New York State Department of Environmental Conservation
Office of General Counsel
615 Erie Blvd West
Syracuse, NY 13204
margaret.sheen@dec.ny.gov**

2. Communication from the Department to Applicant shall be sent to:

**Fayette Manlius, LLC
Attn: Matthew Lester
1657 East Avenue
Rochester, NY 14610
mlester@caliberbrokerage.com**

B. The Department and Applicant reserve the right to designate additional or different addressees for communication on written notice to the other. Additionally, the Department reserves the right to request that the Applicant provide more than one paper copy of any work plan or report.

C. Each party shall notify the other within ninety (90) days after any change in the addresses listed in this paragraph or in Paragraph III.

V. Miscellaneous

A. Applicant acknowledges that it has read, understands, and agrees to abide by all the terms set forth in Appendix A - "Standard Clauses for All New York State Brownfield Site Cleanup Agreements" which is attached to and hereby made a part of this Agreement as if set forth fully herein.

B. In the event of a conflict between the terms of this BCA (including any and all attachments thereto and amendments thereof) and the terms of Appendix A, the terms of this BCA shall control.

C. The effective date of this Agreement is the date it is signed by the Commissioner or the Commissioner's designee.

DATED: 1/10/2022

THIS BROWNFIELD CLEANUP AGREEMENT IS
HEREBY APPROVED, Acting by and Through the
Department of Environmental Conservation as Designee
of the Commissioner,

By: *Susan Edwards*

Susan Edwards, P.E., Acting Director
Division of Environmental Remediation

CONSENT BY APPLICANT

Applicant hereby consents to the issuing and entering of this Agreement, and agrees to be bound by this Agreement.

Fayette Manlius, LLC

By: [Signature]

Title: Member

Date: 12/16/21

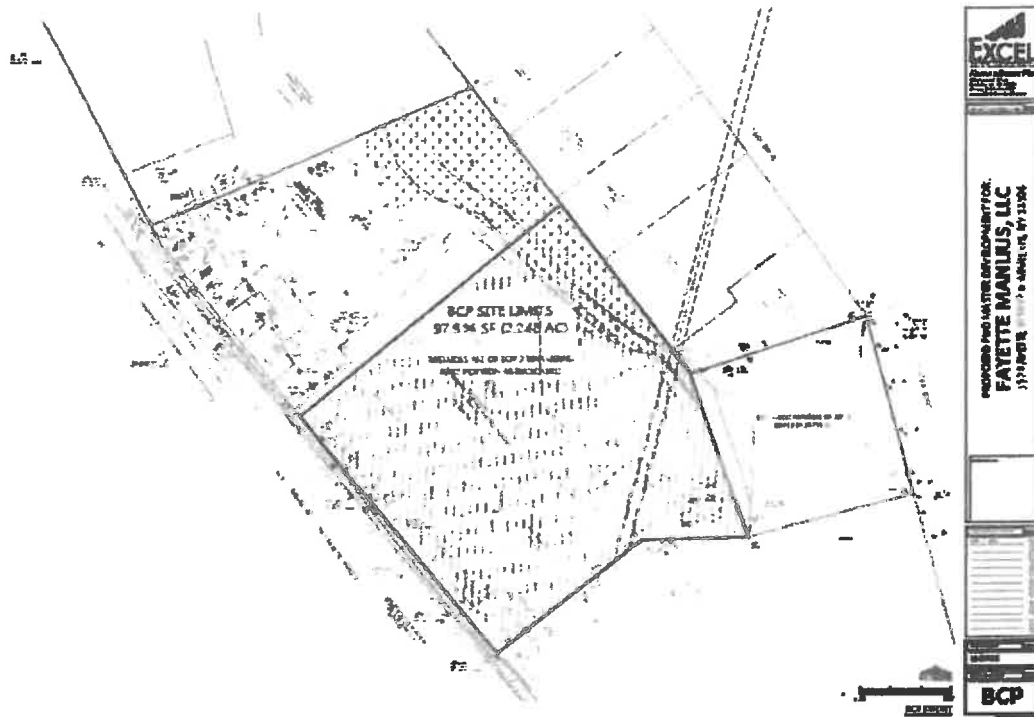
STATE OF NEW YORK)
) ss:
COUNTY OF)

On the 16th day of December in the year 2021, before me, the undersigned, personally appeared Matthew G. Giv, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

BRANDON R. COTTRELL
Notary Public, State of New York
Qualified in Monroe County
No. 02C08338916
My Commission Expires February 29, 2024

[Signature]
Signature and Office of individual
taking acknowledgment

EXHIBIT A SITE MAP



Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	See attached chart		
Site Work/Demo			
Building Construction & Renovation			
Furniture & Fixtures			
Equipment			
Engineering/Architect			
Financial Charges			
Legal			
Other			
Management/Developer Fees			
Total Project Cost			

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs

\$ 11,136,078

Project refinancing: estimated amount
(for refinancing of existing debt only)

\$ N/A

Sources of Funds for Project Costs:

- | | |
|---|---------------------|
| 1. Bank Financing | \$ <u>8,910,000</u> |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ <u>1,126,078</u> |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ <u>N/A</u> |
| 4. Taxable Bond Issuance (if applicable) | \$ <u>N/A</u> |

5. Public Sources (Include sum total of all state and federal grants and tax credits)

\$ 1,100,000

-Identify each state and federal grant/credit:

NYS Brownfield Tax Credit

\$ 1,100,000

\$

\$

6. Total Sources of Funds for Project Costs

\$ 11,136,078

C) 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.

1. Are there people currently employed at the project site?

☐ Yes

☒ No

If yes, provide number of FTE jobs at the facility: _____

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	N/A
Estimate the number of construction jobs to be created by this Project:	95
Estimate the average length of construction jobs to be created (months):	24 months
Current annual payroll at facility:	\$0.00
Please list, if any, benefits that will be available to either full and/or part time employees:	
Average annual benefit paid by the company (\$ or % salary) per FTE job:	29%
Amount or percent of wage employees pay for benefits:	
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:	

D) New Employment Benefits

- i. 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, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
N/A		

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3
Please see attachment				

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the Project.

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): \$1,841,278
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): \$66,825
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): \$228,800
- ☐ Tax Exempt Bond Financing (Amount Requested): N/A
- ☐ Taxable Bond Financing (Amount Requested): N/A

SECTION III, C and D, Employment

There are currently no jobs at the project location.

As a result of this project, new jobs will be created at the urgent care facility and at the retail tenant spaces on the first floor of the mixed-use building.

The urgent care clinic will employ approximately 15 people. These jobs are a mixture of doctors, nurses, and other medical personnel; managerial positions; and administrative and support staff. The average annual salary of these employees is approximately \$58,000.

The retail tenants for the mixed-use building retail component will employ a minimum of 5 FTE's. (Tenants are not yet secured, though discussions are underway).

In total, it is safe to say that a minimum number of 20 jobs will be created between the urgent care and the retail tenant spaces of the mixed-use building, with an average annual salary of approximately \$42,000.

Job Creation

Year	0	1	2	3	4	5
Creation Goals		20	0	0	0	0
Total Employment Goals	0	20	20	20	20	20

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ 8,910,000

Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above, multiplied by .0075): \$ 66,825

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax – said amount to benefit from the Agency's Sales and Use Tax exemption benefit:

\$ 2,860,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section "E" on page 9, this calculation only exists to help you with your estimate):

\$ 228,800

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

Fayette Manlius, LLC
OCIDA Application
Section III, Question A: Project Costs

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County		Total Private Expenditure (should be less than or equal to total budget amount)	
Land Acquisition	\$ 955,500.00	100	\$	100	\$ 955,500.00
Site Work/Demo	\$ 931,760.00	100	\$	100	\$ 931,760.00
Remediation	\$ 425,000.00	100	\$	100	\$ 425,000.00
Building Construction & Renovation	\$ -				
	\$ -				
Urgent Care Facility	\$ 675,000.00	100	\$	100	\$ 675,000.00
Mixed Use Building	\$ 6,950,000.00	100	\$	100	\$ 6,950,000.00
Furniture & Fixtures	Included In Blg Const.				
Equipment	Included In Blg Const.				
Engineering/Architect	\$ 196,875.00	100	\$	100	\$ 196,875.00
Financial Charges	\$ 90,075.63	100	\$	100	\$ 90,075.63
Legal	\$ 100,200.00	100	\$	100	\$ 100,200.00
Other	\$ 811,667.38	100	\$	100	\$ 811,667.38
Total Project Cost	\$ 11,136,078.00		\$		\$ 11,136,078.00

* IDA Application Fee and Legal Fees not included

Percentage of project costs for retail 21.96%

Sources of Funds	
Bank Debt	8,910,000
Brownfield Tax Credits	1,100,000
Equity	<u>1,126,078</u>
Total Sources	11,136,078

<u>Property Information</u>	<u>Square Footage</u>
Mixed Use Building (1.42 Acre Parcel)	
Retail Units (3)	12,500
Residential Units (6 1br, 14 2br)	22,000
Circulation/Common	3,000
Total Mixed Use Building	<u>37,500</u>
Urgent Care Facility (.82 Acre Parcel)	<u>3,500</u>
TOTAL PROJECT	<u>41,000</u>

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?
☐Yes ☒No
2. Is the Project located in a distressed area? A distressed area is a census tract that has a) a poverty rate of a least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.
☐Yes ☒No
3. Is the Project likely to attract a significant number of visitors from outside of the economic development region?
☐Yes ☒No
4. Is the predominate purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town, City, County or Village of where the Project will be located.
☐Yes ☒No

SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the applicant leasing the property?
☐ Yes, please provide a copy of the lease
☐ No, purchased the property. Please provide documentation.
3. Has the applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
☐ Yes
☐ No
4. Has the applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city or village where the Project is located?
☐ Yes. Please provide copy.
☐ No
5. Has the applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
☐ Yes. Please provide copy.
☐ No
6. Is the entire parcel being used for the solar project?
☐ Yes
☐ No, if not, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain: _____
7. Will the applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
☐ Yes, explain.
☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR BEST PRACTICES*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the OCIDA meeting agenda, proposed solar projects must provide OCIDA with the following in advance of the Project's first OCIDA meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating municipality will be lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the School District and the Town Board outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. OCIDA cannot create the PILOT schedule without this information.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the OCIDA approval process. OCIDA staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]
2. Is the Project being built in a blighted area? Please describe.
3. Is the Project fulfilling an unmet need in the area? Please explain.
4. Please provide a market study documenting a need for such housing.
5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.
6. Is the Project considered infill in a populated area? Please explain.
7. Does the Project provide walkability?
8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.
9. Is the Project part of a larger mixed-use development? Please describe.

SECTION VII: HOUSING PROJECTS

- 1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided.**

Simply put, the project is not financially viable without the OCIDA benefits, especially not without the PILOT for the mixed-use building. Without the PILOT, the mixed-use building is not able to be financed. The applicant/developer is obligated to build the mixed-use building as part of its approvals from the Village of Manlius. The developer cannot close on its purchase of the land and move forward with the project without the assurance of the PILOT.

- 2. Is the project being built in a blighted area?**

The Village of Manlius has areas of blight, including this environmentally contaminated site which is characterized by a single-story commercial building that has been vacant for many years, and its parking lot. While the Village of Manlius does have attractive buildings and features, it has been largely characterized by heavy vehicular traffic, being a primary commuter artery along NYS Route 92, which runs through the village center. As such, one of the key goals of the Village's Comprehensive Plan is to improve the community's visual character and aesthetics, particularly along commercial corridors and at prominent gateways such as this one. During the site plan approval process, the developer worked very closely with village officials and Planning Board members to ensure that the project would have architectural designs that are high-quality and in keeping with the historic feel of Village.

- 3. Is the housing fulfilling an unmet need in the area?**

Yes, the Village of Manlius has a very aged housing stock. Apartments are in high demand.

- 4. Please provide a market study documenting the need for such housing.**

The applicant commissioned a market study in 2021 showing a downward trend in vacancy rates. At the time of the study, vacancy rates were 2.8%.

- 5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency?**

Yes.

- 6. Is the Project considered infill in a populated area?**

Yes. The project takes an environmentally contaminated piece of land with a vacant building in the center of the village and converts it to an attractive, vibrant area, with a clinic to serve residents, new apartments, and three new businesses on the ground floor of the mixed-use building.

- 7. Does the Project provide walkability?**

Yes. During the site plan approval process, the developer worked closely with the village and NYS Department of Transportation to ensure that the site design is optimally friendly and safe for pedestrians and encourages walkability to and from the project site. This is in keeping with the village setting and with the Village's goal of having a vibrant commercial district.

8. Is there additional county infrastructure necessary to service the Project?

No.

9. Is the project part of a larger-mixed use development?

As described in the application, the project is a mixed-use development.



Village of
MANLIUS
Paul Whorrall, Mayor



February 7, 2022

Onondaga County Industrial Development Agency (OCIDA)
333 W. Washington St – Suite 130
Syracuse, NY 13202

Re: Fayette Manlius, LLC's Urgent Care and Mixed-Use Apartment Building in the Village of Manlius

Dear OCIDA Staff and Board Members:

This letter is to express support for the application to OCIDA for benefits for the urgent care and mixed-use apartment building in the Village of Manlius.

As you are aware from the application, the developer has worked long and hard with the Village of Manlius, and the project has

1. received zoning designation from our Board of Trustees as a Planned Unit Development in our village, meeting our standards for community benefit, and aligning with our Comprehensive Plan;
2. received full site plan approval by our Planning Board, meeting our standards for walkability, community character, appropriate design, and community benefit;
3. been accepted into the New York State DEC's brownfield clean-up program.

This project is extremely important to our village. It will take a vacant, environmentally contaminated parcel of land in the heart of our business district, at the gateway to our village, on our main street, and convert it to an attractive, vibrant community asset. It will bring an important service to our village in the form of the urgent care clinic. It will bring much-needed new housing stock. It will bring new businesses and jobs. It will be a destination that supports other businesses, and which improves the quality of life, the character of the village, and our tax base. Our village has spent many years working with multiple previous developers to secure the future of this site. We really want this project to come to fruition and succeed. For this reason, we request and urge you to support the application for OCIDA benefits.

Sincerely,
Village of Manlius


Paul Whorrall
Mayor

Trustees: Janice Abdo-Rott • Hank Chapman • Scott McGrew • Tom Pilewski
One Arkie Albanese Avenue • Manlius, New York 13104 • Phone: 315.682.9171 • Fax: 315.682.8119

www.manliusvillage.org

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. **Local Labor** is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. **Local (General/Sub) Contractor** is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency**.

In consideration of the extension of financial assistance by the Agency Fayette Manlius, LLC (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of _____ (date).

Company: Fayette Manlius, LLC

Representative for Contract: Matthew J. Lester

Address: 1657 East Avenue City: Rochester State: NY Zip: 14610

Phone: (585)797-8877 Email: mlester@caliberbrokerage.com

Project Address: 332 Fayette Street City: Manlius State: NY Zip: 13104

General Contractor: To be determined

Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Authorized Representative: Matthew J. Lester Title: Member

Signature: 

Section IX: Agency Fee Schedule

- * Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total .0125)	
Bonds		Due at closing
Bond refinancing and refunding	.0025 of TPC	
Agency Legal Fees		
Fee for first \$20 million	.0025 X of the project cost or bond amount	Due at closing
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company

Fayette Marlius, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative: Matthew J. Lester, Member

Date:

2/1/22

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Steve Morgan, Director
4. Victor Ianno, Director
5. Sue Stanczyk, Director
6. Kevin Ryan, Director
7. Fanny Villarreal, Director

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Karen Doster, Recording Secretary
5. Christopher Cox, Assistant Treasurer

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants 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:

Name of Applicant Company

Fayette Manlius, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Matthew J. Lester, Member

Date: 2/1/22

Section XII: Representations, Certifications, and Indemnification

Matthew J. Lester _____ (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Member _____ (title) of Fayette Manlius, LLC _____ (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. 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 CNY Works for new employment opportunities created as a result of the Project.
- B. 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 or is reasonably necessary.
- C. 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 retained by the Applicant.
- D. Outstanding Bonds:** The Applicant 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.
- E. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open meetings law.

- F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a “covered project” pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- G. 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 Section X.
- H. 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.
- I.** The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would 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 located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- J.** The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- K.** The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency’s involvement in the Project.
- L.** The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

- M. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.
- N. The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.
- O. **Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (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, 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 process of the Application, including attorney's fees, if any.

Name of Applicant Company:

Fayette Manlius, LLC

Signature of Officer or Authorized Representative:

By Streamline Real Estate Partners LLC Manager

Name & Title of Officer or Authorized Representative:

Matt Lester Manager

Date: 2-4-22

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

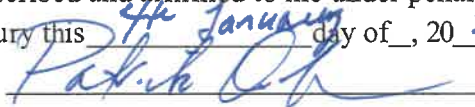
Matthew J Lester, being first duly sworn, deposes and says:

1. That I am the Manager (Corporate Officer) of Streamline Real Estate Manager LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant. the Manager Fayette Manlius LLC
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 4th day of January, 20 22.



(Notary Public)

PATRICK J. JR. QUIGLEY
Notary Public, State of New York
Qualified in Ontario County
No. 02QU6022663
Commission Expires April 5, 2023

End of Application

Rev 1.18.22

Planning Board of the Village of Manlius

Resolution: Fayette Manlius, LLC Site Plan

Fayette Manlius, LLC has applied for site plan approval for a mixed use development in a PUD district at 332 & 402-06 Fayette Street in the Village. The application includes a proposed final subdivision plat dated April 10, 2020; and a set of plans labeled CO.1 through PXP2 with dates in August and September 2021.

The Village Board of Trustees held a public hearing on May 11, 2021 and approved the zone change to PUD on May 11, 2021.

The Onondaga County Planning Board issued a resolution dated August 25, 2021, finding that the project will have no significant adverse inter-community or county-wide impacts.

Regarding SEQRA, the Planning Board resolves to act as lead agency for a single agency, uncoordinated review of this unlisted action. Based on a review of the full environmental assessment form, the submitted plans, and all relevant information, the Planning Board determines that the project will have no significant adverse environmental impact. The Planning Board further determines that all questions on part 2 of the environmental assessment form may be answered, "No, or small impact may occur."

Pursuant to section 99-11.2(c)(8) of the Village Code, the Planning Board hereby grants final site plan approval for phases 1 and 2 of the project and finds that the requirements of section 99-37(D) of the Village Code have been satisfied. Pursuant to section 99-11.2(c)(9), the Subdivision is approved as part of the site plan. This final site plan approval is subject to the following conditions, which must be met before any building permit will be issued:

- Pursuant to Village Code sections 99-11.2(c)(7) and 99-37(2)(b), the applicant shall be required to post a security in an amount to be determined by the Village Board of Trustees and in a form to be approved by the Village Attorney, in order to ensure the completion of site improvements (excluding construction of the mixed use building) for phase 2 of the project, including demolition and removal of the existing building, environmental clean up, landscaping, and site restoration.
- The applicant shall be required to enter into an agreement with the Village Board providing for the applicant's operation and maintenance of the stormwater drainage system, including the posting of any security required by the Village Board. This agreement shall be subject to the review of the Village Engineer and Village Attorney before Village Board approval.
- The applicant shall be required to prepare and enter into easement agreements under which all the lots on the site have rights to shared parking and access to the site. These and any other required easement agreements shall be subject to the approval of the Village Attorney.
- The applicant shall obtain permits from the New York State Department of Transportation, New York State Department of Environmental Conservation, the Onondaga County Water Authority, and the Onondaga County Department of Water

Environment Protection to authorize the work on the site. These permits shall be subject to the review and approval of the Village Engineer and Village Code Enforcement Officer.

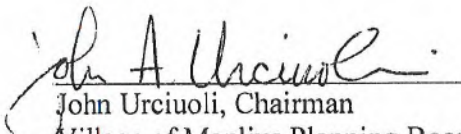
- The applicant shall not engage in outdoor storage of vehicles on the site, either during or after construction.
- The applicant will use lighting shields as necessary to prevent spillage of light onto the neighboring properties.
- The applicant shall obtain certificates of occupancy for phases 1 and 2 within 3 years of the approval of the PUD district by the Village Board of Trustees.
- Fencing as shown on sheet C2.4 shall be Nantucket Grey.
- With respect to siding on the phase 2 mixed use building, the Planning Board will determine at a later date the color of the siding and whether it will be Dutch lap or clapboard style, following additional submissions by the applicant at a Planning Board meeting.
- The applicant shall fulfill any other legal and engineering requirements as determined by the Village Engineer and Village Attorney.
- The applicant shall submit a set of final signed site plans for filing with the Village Clerk.

The applicant shall submit a separate application for signage approval.

The applicant shall be required to submit a separate application for site plan approval for phase 3 of the project.

APPROVED.

Dated: October 5, 2021


John Urciuoli, Chairman
Village of Manlius Planning Board

Roll Call Vote:

	Aye	Nay	Other
Mr. Urciuoli	<u>X</u>	_____	_____
Mr. Hehl	<u>X</u>	_____	_____
Ms. Hatch	_____	_____	<i>Absent</i>
Ms. Maloney	<u>X</u>	_____	_____
Mr. Bilharz	<u>X</u>	_____	_____

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: Fayette Street Mixed-Use Development		
Project Location (describe, and attach a general location map): 332 Fayette Street, Manlius, NY ---- See attached general location map		
Brief Description of Proposed Action (include purpose or need): Redevelopment property with four buildings including: Stand-alone urgent care clinic, Restaurant/coffee shop with drive through use, Multi-use building with office/retail on first floor and residential on 2nd/3rd floors, and 2-story multi-family building (future) Parking and drive aisles will be shared between the facilities on site within Lots 1-3. The future multi-family part of the property on Lot 4 is separated and would access off of Eureka Drive at time of future development Action is for a two phase PUD to be subdivided and rezoned for future development. Phase 1-Lot 1 and Lot 2 are currently being proposed for development. Phase 2-Lot 3 site development. Building construction to occur once tenants and market dictates. Phase 3-Lot 4 will be developed in the future, retained by seller, and layout provided is conceptually only.		
Name of Applicant/Sponsor: Fayette Manlius, LLC	Telephone: 585-454-4500	
	E-Mail: mlester@caliberbrokerage.com	
Address: 1657 East Ave		
City/PO: Rochester	State: NY	Zip Code: 14610
Project Contact (if not same as sponsor; give name and title/role): Eric Drazkowski-Civil Engineer Representative	Telephone: 920-322-1777	
	E-Mail: eric.d@excelengineer.com	
Address: 100 Camelot Drive		
City/PO: Fond du Lac	State: WI	Zip Code: 54935
Property Owner (if not same as sponsor): Michael Assimon & Constantine Assimone	Telephone: 315-669-5049	
	E-Mail: michaelassimon@gmail.com	
Address: 332 & 406 Fayette Street		
City/PO: Manlius	State: NY	Zip Code: 13104

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, ☒ Yes ☐ No or Village Board of Trustees	Village Board - zoning change	
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Village Planning Board-zoning change	
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☒ Yes ☐ No	Manlius Fire/EMS	
e. County agencies ☒ Yes ☐ No	SOCPA per GML 239	
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☒ Yes ☐ No	NYSDOT	
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

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: C734122, Remediation Sites: C734147

Lot 1-Phase 1 is on the west side of the property noted as Remediation Site and is approximately 200' west of the spill incident. Lot 2 and Lot 3- of Phases 1 and 2 are close to the remediation site that will need to be appropriately addressed prior to construction. Environmental Engineer is currently working with owner/developer and state/federal agencies for cleanup proposal. Phase II is future development on the east side of the PUD.

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?	
Part of the proposed action (Lot 1) is currently zoned (R-2) Two Family Residential and is proposed to be rezoned as part of the project to comm. The remaining part of Phase 1 and 2 is zoned (C) Commercial and will remain commercial. Entire Phase 1, 2 and 3 is proposed for PUD Overlay.	
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? Currently part residential and commercial. Prop: Fully commercial zoning w/ special use & PUD	
C.4. Existing community services.	
a. In what school district is the project site located? Fayette-Manlius Central School District	
b. What police or other public protection forces serve the project site?	
Manlius Police Department	
c. Which fire protection and emergency medical services serve the project site?	
Manlius Fire Department	
d. What parks serve the project site?	
Perry Springs Park & Fish Hatchery is located approximately 400' north of site. Mill Run Park also serves the project site.	

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)? Commercial with multifamily portion.	
b. a. Total acreage of the site of the proposed action? 4.388 acres	
b. Total acreage to be physically disturbed? 3.23 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.388 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)	
Commercial & Lot split	
ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No	
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
• Total number of phases anticipated 3 PHASE 3-LOT 4 SCHEDULE UNKNOWN	
• Anticipated commencement date of phase 1 (including demolition) 11 month 2021 year	
• Anticipated completion date of final phase PHASE 2-LOT 3 12 month 2024 year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	
Lots 1-3 share a common access to Fayette Street along with cross access. Phase 1-Lot 1 and Phase 1-Lot 2 will be completed first and Phase 2-Lot 3 will follow based on market analysis. Phase 3-Lot 4 is separated from Lots 1-3 by Perry Springs Brook and is anticipated for access off of Eureka Dr TBD.	

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	0	0	0	0
At completion of all phases	6	14	0	0

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No	
If Yes, lot 1-coffee shop, lot 2-urgent care, lot 3-office/retail/multifamily, lot 4-multifamily	
i. Total number of structures <u>4</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>42'-6"</u> height; <u>100</u> width; and <u>159</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>all areas</u> 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: <u>Stormwater</u>	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☒ Other specify: <u>Runoff</u>	
iii. If other than water, identify the type of impounded/contained liquids and their source. <u>NA</u>	
iv. Approximate size of the proposed impoundment. Volume: <u>.10</u> million gallons; surface area: <u>0.17</u> acres	
v. Dimensions of the proposed dam or impounding structure: <u>6</u> height; <u>180</u> length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Earth fill</u>	

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? <u>Stormwater pond/Remediation for contaminated portion of site.</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): <u>TBD by environmental engineer</u> • Over what duration of time? <u>TBD by environmental engineer</u>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.	
Contaminated material: <u>Disposed of per federal/state requirements.</u>	
Stormwater pond excavation-used for fill on site as able.	
iv. Will there be onsite dewatering or processing of excavated materials? ☒ Yes ☐ No	
If yes, describe. <u>TBD by site contractor (anticipated based on relation of site to stream)</u>	
v. What is the total area to be dredged or excavated? <u>0.17</u> acres	
vi. What is the maximum area to be worked at any one time? <u>0.17</u> acres	
vii. What would be the maximum depth of excavation or dredging? <u>6</u> feet	
viii. Will the excavation require blasting? ☐ Yes ☒ No	
ix. Summarize site reclamation goals and plan: <u>No reclamation for stormwater pond known. Contaminated area TBD by environmental engineer.</u>	

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): <u></u>	

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: _____ 8260 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: Onondaga County Water Authority
- 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: _____ 8260 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 wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Onondaga County Wastewater Collections
- Name of district: Onondaga County Department of Water Environmental Protection
- 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

• 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: _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
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? _____	
If Yes: Includes only Lot 1-3 (Phase I & II). Phase III Lot 4 unknown	
i. How much impervious surface will the project create in relation to total size of project parcel?	
_____ Square feet or _____* acres (impervious surface)	*Net increase: 0.23 ac Total Impervious: 1.94 ac
ii. Describe types of new point sources. Lot 1 post stormwater detention & treatment. Lot 2-Swale and Roof discharge out 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)? _____	
Lot 1-onsite stormwater management facility/groundwater, Lot 2-surface runoff, Lot 3-surface runoff	
• If to surface waters, identify receiving water bodies or wetlands: _____ After all stormwater treatment/detention, etc requirements are met, site runoff will discharge to the Perry Springs Brook on the east side of the development. Long Term Maintenance Agreement for maintenance of the facility will be provided and completed with the Village of Manlius.	
• Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
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? _____	
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____	
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
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? _____	
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) _____	
ii. In addition to emissions as calculated in the application, the project will generate:	
• _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (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 6 AM to 8 PM.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
1-2 deliveries/week along with 1 garbage pickup/week. EMS Services only as needed

iii. Parking spaces: Existing 0 (Lot 2/3=prev car dealer) Proposed 113 Net increase/decrease 113

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:
Access to the development to remain in the current location with improvement to create right out, thru/left out, and 1 ingress lane. See below

vi. Are public/private transportation service(s) or facilities available within ½ 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

Location & orientation of access conforms to traffic study completed for previous PUD development that was not constructed. Based on past conversations with NYSDOT, traffic study update is not required.

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: _____
TBD at time of design.

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

Local Utility

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.

i. During Construction: • Monday - Friday: _____ As allowed by Village • Saturday: _____ As allowed by Village • Sunday: _____ As allowed by Village • Holidays: _____ As allowed by Village	ii. During Operations: coffee shop: Approx 6 AM-7 PM Urgent Care: 8 AM-8 PM Mixed-Use: Approx. 8 AM-8 PM • Monday - Friday: _____ See above • Saturday: _____ See above • Sunday: _____ See above • Holidays: _____ See above
--	---

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:
For Urgent care, ambulance service potentially as needed. During construction, noise present from approx. 7 Am to 6 Pm or as allowed by Village. Noise from the drive-thru will be required to remain less than any noise ordinance requirements.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☒ Yes ☐ No

Describe: Trees will be removed as needed for construction and additional landscaping provided that will provide additional barrier for noise. Wooded area on east side of lot will remain as natural barrier for noise. Evergreen trees provide by drive-thru for noise barrier to residential

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:
Phase III will be required to meet lighting requirements at time of development. Phase 1/2 light poles will be provided around the site for site lighting. Lights will face into the property and remain below 0.5 fca at property lines. Fixtures mounted at 20' and be full cutoff. Landscaping provide for additional buffer.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No

Describe: Trees will be removed as needed for construction and additional landscaping provided that will provide additional barrier for light. Wooded area on east side of lot will remain as natural barrier for light. Evergreen trees provide by drive-thru for light barrier to residential

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:
Commonly shared trash enclosure is provided on the site for Lot 2/3 and on north for Lot 1. It will be picked up 1-2 times/week. Trash will be stored in dumpsters and will not create odors in excess of other similar commercial properties. Trash Enclosures of Phase 3 will have same requirements.

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):
Pesticides, herbicides, and insecticides are not proposed to be used unless determined to be needed by pest control company. After operations begin, likely preventative contained rodent control on exterior of coffee shop facility administered and maintained by local pest control company per regulatory requirements.

ii. Will the proposed action use Integrated Pest Management Practices? Not anticipated. ☐ 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: 8 tons per month (unit of time)
- Operation : Fully filled=2 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: Good construction practices by contractor to avoid unnecessary disposal.
- Operation: 4 CY recycling dumpster and 4 CY trash dumpster are utilized during operations by urgent care. Dumpsters are picked up weekly typically. The coffee shop produces 4 CY of recycling and 4 CY of trash weekly that is also picked up weekly.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: 20 CY or 40 CY dumpsters will be provided during construction for regular pickup throughout the construction project.
- Operation: 4 CY recycling dumpster and 4CY trash dumpster are utilized during operations by urgent care. Dumpsters are picked up weekly typically. The coffee shop produces 4 CY of recycling and 4 CY of trash weekly that is also picked up weekly.

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:

West side of Phase I is currently residential and the east side of Phase II is commercial. Phase III is currently vacant and adjacent to residential.

Information below is Phase I & II only. Phase III final layout will be completed in future. Development area of Phase III is fully pervious and an increase of impervious surface coverage is anticipated.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.17 ac	1.94	-0.23 ac
• Forested	0.20 ac	0	-0.20 ac
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.16 ac	0.21 ac	+ 0.05 ac
• Wetlands (freshwater or tidal)	0.34 ac	0.34 ac	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Lawn Area	0.81 ac	1.19 ac	+0.38 ac

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: _____

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: _____

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): C734122, C734147
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
Developer currently working with environmental engineer to address contaminated site. Site is proposed to be cleaned up per state/federal regulations.

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): C734122, C734147
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____
Developer currently working with environmental engineer to address contaminated site. Site is proposed to be cleaned up per state/federal regulations.

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? +20' (depth of boring) 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:

Cut & Fill Land	58.9 %
Kendaia silt loam	33.0 %
Paymyra gravelly loam	8.1 %

d. What is the average depth to the water table on the project site? Average: 6 feet

e. Drainage status of project site soils: ☒ Well Drained: 8.1 % of site
☒ Moderately Well Drained: 58.9 % of site
☒ Poorly Drained: 33.0 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 96 % of site
☐ 10-15%: _____ % of site
☒ 15% or greater: 4 % 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 899-233.1 Classification C(TS)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters 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: _____

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: _____

m. Identify the predominant wildlife species that occupy or use the project site: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Trout-Stream (CTS) status</td> <td style="width: 33%; border-bottom: 1px solid black;">Vicinity of Northern Long Eared Bat</td> <td style="width: 33%; border-bottom: 1px solid black;">Songbirds</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>			Trout-Stream (CTS) status	Vicinity of Northern Long Eared Bat	Songbirds			
Trout-Stream (CTS) status	Vicinity of Northern Long Eared Bat	Songbirds						
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres								
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ Northern Long-eared Bat _____								
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____								
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____								
E.3. Designated Public Resources On or Near Project Site								
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____								
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____								
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____								
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____								

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? ☐ Yes ☒ No	
If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
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? ☐ Yes ☒ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No	
If Yes: i. Describe possible resource(s): _____ ii. 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? ☒ Yes ☐ No	
If Yes: i. Identify resource: <u>Old Erie Canal Trail (CRIS), Perry Springs Park (CRIS), Limestone Creek Greenway Trail (CRIS)</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State Historic Trail, State Park, State Trail</u> iii. Distance between project and resource: <u>2.5 mi, 0.1 mi, 0.5 mi</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No	
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ 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 Fayette Manlius, LLC Date 6-24-21

Signature  Title Manager

PRINT FORM

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]	
Project :	Fayette Street PUD
Date :	October 5, 2021

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> ☐ NO ☒ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☒	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☒ NO ☐ YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☒ YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☒	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☒	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☒	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☒	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☒	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☒	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☒	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☒	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☒	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☒	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☒	☐

l. Other impacts: _____ _____		☐	☐
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☒	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☒	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☒	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☒	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☒	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☒	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☒	☐
h. Other impacts: _____ _____		☒	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:					
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	☐	☐		
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	☐	☐		
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐		
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	☐	☐		
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐		
vi. 43 tons/year or more of methane	D2h	☐	☐		
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐		
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐		
d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	D2g	☐	☐		
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐		
f. Other impacts: _____ _____		☐	☐		

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>				☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☒	☐		
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☒	☐		
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☒	☐		
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☒	☐		

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☒	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☒	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☒	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☒	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☒	☐
j. Other impacts: _____		☒	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☒	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☒	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☒	☐

d. Other impacts: _____ _____		☒	☐
If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3: e. i. The proposed action may result in the destruction or alteration of all or part of the site or property. ii. The proposed action may result in the alteration of the property’s setting or integrity. iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3g, E3f E3e, E3f, E3g, E1a, E1b E3e, E3f, E3g, E3h, C2, C3	☒ ☒ ☒	☐ ☐ ☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐		
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐		
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐		
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐		
e. Other impacts: _____ _____		☐	☐		

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐		
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐		
c. Other impacts: _____ _____		☐	☐		

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☐ NO

☒ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☒	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☒	☐
c. The proposed action will degrade existing transit access.	D2j	☒	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☒	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☒	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☒ NO

☐ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☐ NO

☒ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☒	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☒	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☒	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☒	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☒	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐		
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐		
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐		
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐		
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐		
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐		
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐		
h. Other: _____ _____		☐	☐		

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐		
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐		
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐		
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐		
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐		
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐		
g. Other impacts: _____ _____		☐	☐		

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The proposed Action is consistent with the character of the community and surrounding neighborhood. The proposed Fayette Street Planned Unit Development WILL NOT have a significant impact on traffic, energy use, aesthetic resources, natural resources, flooding or drainage, or human health.

The Village of Manlius Planning Board, as the designated lead agency for this Action, under the provisions of Part 617 of the State Environmental Quality Review Regulations, has given a thorough and comprehensive evaluation of the impacts likely to result from the proposed Action. Based upon this evaluation, the Planning Board, in a separate resolution adopted on October 5, 2021 has determined the proposed Action will not likely result in a significant adverse impact upon the environment and that a Negative Declaration is issued.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

Environmental Assessment Form (EAF) Part 3, the supporting documentation to the EAF and Mapping.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Village of Manlius Planning Board as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Fayette Street Planned Unit Development

Name of Lead Agency: Village of Manlius Planning Board

Name of Responsible Officer in Lead Agency: John Urciuoli

Title of Responsible Officer: Planning Board Chairman

Signature of Responsible Officer in Lead Agency: John A. Urciuoli Date: October 5, 2021

Signature of Preparer (if different from Responsible Officer) Shaun Logue - MRB Group Date: October 5, 2021

For Further Information:

Contact Person: John Urciuoli, Planning Board Chairman

Address: Village of Manlius, One Arkie Albanese Avenue, Manlius, New York 13104

Telephone Number: (315) 682-9171

E-mail: mdygert@manliusvillage.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

Page 2 of 2



Rent Survey Report

100 Suburban Park Dr

Suburban Park Apartments

128 Unit Apartment Building

Manlius, New York - Outer S Onondaga County Neighborhood

PREPARED BY



Patrick Wayne
Senior Sales Executive, CRE

SUBJECT PROPERTY

Property Details	1
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RENT COMPS

Map & List	8
Photo Comparison	10
Rent Comps Details	12
Unit Mix Summary	36
Ranking Chart By Bedroom	37
Changes in Rent Comps	39
Rent Trend Charts	42
RentTrend Data	47

CONSTRUCTION

Overall Construction Map & Summary	49
Under Construction Map & List	50
Under Construction Details	52
Deliveries Past 12 Months Map & List	53
Delivered Property Details	55
Construction Summary	56

Subject Property

100 Suburban Park Dr - Suburban Park Apartments

Manlius, New York - Outer S Onondaga County Neighborhood



PROPERTY	
No. of Units:	128
Stories:	2
Avg. Unit Size:	975 SF
Type:	Apartments - All
Rent Type:	Market
Year Built:	-
Parking:	144 Spaces; 1.1 per U...
Distance to Transit:	-

PROPERTY MANAGER	
Empire Management Co. - Suburban Park A.	
(315) 692-0584	

OWNER	
Empire Management Company	

ASKING RENTS PER UNIT/SF		
Current:	\$1,363	\$1.40 /SF
Last Quarter:	\$1,364	\$1.40 /SF
Year Ago:	\$1,350	\$1.38 /SF
Competitors:	\$1,096	\$1.13 /SF
Submarket:	\$1,316	\$1.41 /SF

VACANCY		
Current:	0.0%	0 Units
Last Quarter:	0.0%	0 Units
Year Ago:	0.0%	0 Units
Competitors:	3.4%	137 Units
Submarket:	3.2%	112 Units

12 MONTH ABSORPTION	
Current:	0 Units
Competitor Total:	45 Units
Competitor Avg:	2.8 Units
Submarket Total:	12 Units
Submarket Avg:	0.2 Units

UNIT BREAKDOWN

Bed	Bath	Avg SF	Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	900	32	25.0%	0	0.0%	\$1,212	\$1.35	\$1,208	\$1.34	0.3%
2	2	1,000	96	75.0%	0	0.0%	\$1,413	\$1.41	\$1,410	\$1.41	0.2%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		900	32	25.0%	0	0.0%	\$1,212	\$1.35	\$1,208	\$1.34	0.3%
All 2 Beds		1,000	96	75.0%	0	0.0%	\$1,413	\$1.41	\$1,410	\$1.41	0.2%
Totals		975	128	100%	0	0.0%	\$1,363	\$1.40	\$1,360	\$1.39	0.2%

Estimate

SITE AMENITIES

24 Hour Access	Clubhouse	Grill
Maintenance on site	Property Manager on Site	Tennis Court
Walking/Biking Trails		

UNIT AMENITIES

Carpet	Dining Room	Dishwasher
Disposal	Hardwood Floors	Heating
Kitchen	Refrigerator	

RECURRING EXPENSES

Dog Rent \$50	Cat Rent \$25	Free Unassigned Surface Lot Parking
Storage Fee \$35	Free Water, Heat, Trash Removal	

Subject Property

PET POLICY

Dog Allowed \$50/Mo, 1 Maximum, 40 lb. Maximum

Restrictions: Some restrictions may apply.

Dog must be family friendly breed, spayed or neutered with current with vaccinations. \$50/Dog pet rent is required in addition to your monthly rent.

Cat Allowed \$25/Mo, 1 Maximum

Subject Property

Must spayed or neutered with current vaccinations. \$25/Cat pet rent is required in addition to your monthly rent.

Subject Property

Subject Property



Primary



Building



Building



Building

Subject Property



Interior



Interior





Rent Comparables

100 Suburban Park Dr

Suburban Park Apartments

128 Unit Apartment Building

Manlius, New York - Outer S Onondaga County Neighborhood

PREPARED BY

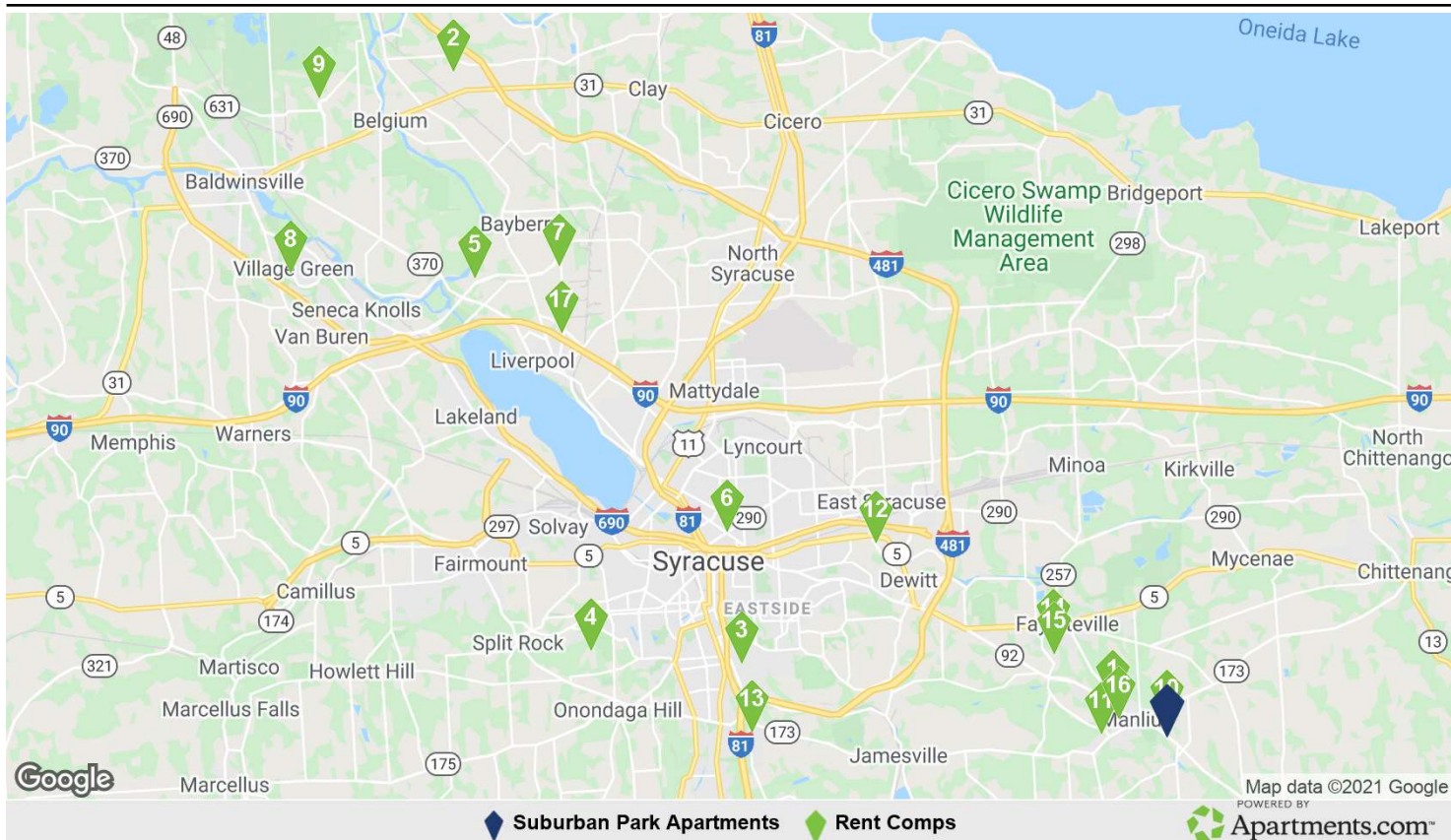


Patrick Wayne
Senior Sales Executive, CRE

100 Suburban Park Dr

No. Rent Comps	Avg. Rent Per Unit	Avg. Rent Per SF	Avg. Vacancy Rate
17	\$1,099	\$1.13	4.8%

RENT COMP LOCATIONS



RENT COMPS SUMMARY STATISTICS

Unit Breakdown	Low	Average	Median	High
Total Units	4	245	231	761
Studio Units	0	3	0	42
One Bedroom Units	0	83	60	228
Two Bedroom Units	3	133	124	383
Three Bedroom Units	0	25	0	162
Property Attributes	Low	Average	Median	High
Year Built	1943	1982	1973	2021
Number of Floors	2	3	3	15
Average Unit Size SF	745	963	963	1,245
Vacancy Rate	0.0%	4.8%	1.6%	60.2%
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.8	★ ★ ★ ★ ★	★ ★ ★ ★ ★

Rent Comparables Summary

100 Suburban Park Dr

Property Name/Address	Rating	Yr Built	Property Size		Asking Rent Per Month Per Unit				Rent/SF
			Units	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	
1 The Lofts at Madison Ro... 7650 Highbridge Rd	★★★★★	2015	4	760	-	\$1,291	\$1,360	-	\$1.77
2 Rivers Pointe Apartments 3801 Rivers Pointe Way	★★★★★	2014	416	994	-	\$1,267	\$1,824	\$2,782	\$1.63
Suburban Park Apartments 100 Suburban Park Dr	★★★★★	-	128	975	-	\$1,212	\$1,413	-	\$1.40
3 Clarendon Heights 508 Ivy Ridge Rd	★★★★★	1973	256	794	-	\$954	\$1,151	-	\$1.32
4 High Acres 5111 Ball Rd	★★★★★	1986	348	1,058	-	\$1,083	\$1,466	\$1,769	\$1.27
5 Grenadier Village 100 Kings Park Dr	★★★★★	1980	534	884	-	\$888	\$1,046	\$1,197	\$1.17
6 Regency Tower 770 James St	★★★★★	1963	238	1,027	\$908	\$1,197	\$1,188	\$1,406	\$1.17
7 Westminster Place 7475 Morgan Rd	★★★★★	1973	260	917	-	\$1,022	\$1,065	-	\$1.15
8 Village Green 100 S Village Blvd	★★★★★	1984	50	975	-	-	\$1,095	-	\$1.12
9 Center Pointe at Radisson 8927 Center Pointe Dr	★★★★★	2001	120	498	-	\$984	\$1,253	\$1,555	\$1.09
10 Manlius Academy Apartm... 4719 Kehoe Ln	★★★★★	1943	172	745	\$650	\$750	\$893	-	\$1.06
11 Carriage House East 311 W Seneca St	★★★★★	1972	180	952	-	\$886	\$1,030	-	\$1.03
12 Swiss Village Apartments 99 Alpine Dr	★★★★★	1965	231	796	-	\$752	\$839	\$910	\$1.01
13 Nob Hill Apartments 101 Lafayette Rd	★★★★★	1970	761	976	-	\$873	\$961	\$1,080	\$0.98
14 Fayetteville Pines Townh... 510-550 Warren St	★★★★★	1973	78	935	-	\$704	\$994	-	\$0.96
15 Wildwood Ridge Apartme... 5100 Highbridge St	★★★★★	1973	268	1,238	-	\$880	\$985	\$1,600	\$0.84
16 Townhouse East 128 W Pleasant St	★★★★★	-	142	1,100	-	-	\$920	-	\$0.84
17 Tulip Ridge Apartments 1225 Tulip St	★★★★★	2021	108	-	-	\$1,025	\$1,400	-	-

Rent Comparables Photo Comparison

100 Suburban Park Dr



1 The Lofts at Madison Row A...

7650 Highbridge Rd
4 Units / 2 Stories
Rent/SF \$1.77, Vacancy 0%
Owner: Morgan Communities



2 Rivers Pointe Apartments

3801 Rivers Pointe Way
416 Units / 3 Stories
Rent/SF \$1.63, Vacancy 2.9%
Owner: SteepRock Capital, LLC



Subject Property

Suburban Park Apartments

100 Suburban Park Dr
128 Units / 2 Stories
Rent/SF \$1.40, Vacancy 0%
Owner: Empire Management Company



3 Clarendon Heights

508 Ivy Ridge Rd
256 Units / 3 Stories
Rent/SF \$1.32, Vacancy 0%
Owner: DLH Properties



4 High Acres

5111 Ball Rd
348 Units / 2 Stories
Rent/SF \$1.27, Vacancy 1.7%
Owner: Morgan Properties



5 Grenadier Village

100 Kings Park Dr
534 Units / 2 Stories
Rent/SF \$1.17, Vacancy 0%
Owner: East Coast Properties



6 Regency Tower

770 James St
238 Units / 15 Stories
Rent/SF \$1.17, Vacancy 9.2%
Owner: Interfaith Works Of Center



7 Westminster Place

7475 Morgan Rd
260 Units / 2 Stories
Rent/SF \$1.15, Vacancy 3.1%
Owner: DHM Properties



8 Village Green

100 S Village Blvd
50 Units / 2 Stories
Rent/SF \$1.12, Vacancy 0%
Owner: DHM Properties



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contact Patrick Wayne, CoStar Group Inc, 585-545-8850



7/21/2021

Page 11

Rent Comparables Photo Comparison

100 Suburban Park Dr



9 Center Pointe at Radisson [↻](#)
8927 Center Pointe Dr
120 Units / 2 Stories
Rent/SF \$1.09, Vacancy 0%
Owner: Fava Realty
★★★★★



10 Manlius Academy Apartments [↻](#)
4719 Kehoe Ln
172 Units / 3 Stories
Rent/SF \$1.06, Vacancy 0%
Owner: Berkley Properties LLC
★★★★★



11 Carriage House East [↻](#)
311 W Seneca St
180 Units / 3 Stories
Rent/SF \$1.03, Vacancy 1.1%
Owner: Valenti Real Estate
★★★★★



12 Swiss Village Apartments [↻](#)
99 Alpine Dr
231 Units / 3 Stories
Rent/SF \$1.01, Vacancy 4.3%
Owner: Bridgeton Holdings Urban Re...
★★★★★



13 Nob Hill Apartments [↻](#)
101 Lafayette Rd
761 Units / 4 Stories
Rent/SF \$0.98, Vacancy 6.3%
Owner: Sinatra and Company
★★★★★



14 Fayetteville Pines Townhou... [↻](#)
510-550 Warren St
78 Units / 2 Stories
Rent/SF \$0.96, Vacancy 1.3%
Owner: Fayetteville Pines
★★★★★



15 Wildwood Ridge Apartments [↻](#)
5100 Highbridge St
268 Units / 3 Stories
Rent/SF \$0.84, Vacancy 10.1%
Owner: Petro Gurskyi
★★★★★



16 Townhouse East [↻](#)
128 W Pleasant St
142 Units / 2 Stories
Rent/SF \$0.84, Vacancy 0%
Owner: Morris Management
★★★★★



17 Tulip Ridge Apartments [↻](#)
1225 Tulip St
108 Units / 3 Stories
Rent/SF -, Vacancy 60.2%
Owner: Syracuse Premier Apartments
★★★★★

Rent Comparables

100 Suburban Park Dr

1 7650 Highbridge Rd - The Lofts at Madison Row Apartments



Manlius, New York - Outer S Onondaga County Neighborhood



PROPERTY

Property Size: **4 Units, 2 Floors**

Avg. Unit Size: **760 SF**

Year Built: **2015**

Type: **Apartments - All**

Rent Type: **Market**

Parking: **-**

Distance to Subject: **1.30 Miles**

Distance to Transit: **-**

PROPERTY MANAGER

-

-

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	686	1	25.0%	0	0.0%	\$1,291	\$1.88	\$1,288	\$1.88	0.2%
2	2	785	3	75.0%	0	0.0%	\$1,360	\$1.73	\$1,356	\$1.73	0.2%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		686	1	25.0%	0	0.0%	\$1,291	\$1.88	\$1,288	\$1.88	0.2%
All 2 Beds		785	3	75.0%	0	0.0%	\$1,360	\$1.73	\$1,356	\$1.73	0.2%
Totals		760	4	100%	0	0.0%	\$1,343	\$1.77	\$1,339	\$1.76	0.2%

Estimate Updated July 04, 2021

RECURRING EXPENSES

Free Cable

PET POLICY

No Pets Allowed

Rent Comparables

100 Suburban Park Dr

2 3801 Rivers Pointe Way - Rivers Pointe Apartments



Liverpool, New York - Outer NE Onondaga County Neighborhood



PROPERTY

Property Size:	416 Units, 3 Floors
Avg. Unit Size:	993 SF
Year Built:	2014
Type:	Apartments - All
Rent Type:	Market
Parking:	832 Spaces; 2.0 per Unit
Distance to Subject:	19.66 Miles
Distance to Transit:	-

PROPERTY MANAGER

Rivers Pointe Apartments
(315) 409-4410

OWNER

Purchased Jan 2020
\$31,346,009 (\$75,351/Unit)

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	797	63	15.1%	1	1.6%	\$1,310	\$1.64	\$1,304	\$1.64	0.5%
1	1	877	58	13.9%	0	0.0%	\$1,233	\$1.41	\$1,227	\$1.40	0.5%
1	1	949	58	13.9%	0	0.0%	\$1,253	\$1.32	\$1,247	\$1.31	0.5%
2	2	977	17	4.1%	3	17.7%	\$1,621	\$1.66	\$1,613	\$1.65	0.5%
2	2	1,012	37	8.9%	9	24.3%	\$1,779	\$1.76	\$1,771	\$1.75	0.5%
2	2	1,015	37	8.9%	2	5.4%	\$1,675	\$1.65	\$1,667	\$1.64	0.5%
2	2	1,058	27	6.5%	4	14.8%	\$1,789	\$1.69	\$1,781	\$1.68	0.5%
2	2	1,076	27	6.5%	5	18.5%	\$2,457	\$2.28	\$2,445	\$2.27	0.5%
2	2	1,106	27	6.5%	3	11.1%	\$1,695	\$1.53	\$1,687	\$1.53	0.5%
2	2	1,109	27	6.5%	5	18.5%	\$1,701	\$1.53	\$1,693	\$1.53	0.5%
2	2	1,190	17	4.1%	7	41.2%	\$1,916	\$1.61	\$1,907	\$1.60	0.5%
2	2	1,203	4	1.0%	4	100%	\$1,776	\$1.48	\$1,768	\$1.47	0.5%
3	2	1,327	11	2.6%	1	9.1%	\$2,876	\$2.17	\$2,862	\$2.16	0.5%
3	2	1,429	3	0.7%	2	66.7%	\$2,665	\$1.86	\$2,652	\$1.86	0.5%
3	2	1,479	3	0.7%	0	0.0%	\$2,553	\$1.73	\$2,541	\$1.72	0.5%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		872	179	43.0%	1	0.6%	\$1,267	\$1.45	\$1,261	\$1.45	0.5%
All 2 Beds		1,064	220	52.9%	42	19.1%	\$1,824	\$1.71	\$1,816	\$1.71	0.5%
All 3 Beds		1,372	17	4.1%	3	17.7%	\$2,782	\$2.03	\$2,768	\$2.02	0.5%
Totals		994	416	100%	46	11.1%	\$1,623	\$1.63	\$1,616	\$1.63	0.5%

Estimate

Updated July 12, 2021

SITE AMENITIES

24 Hour Access, Business Center, Fitness Center, Media Center/Movie Theatre, Pool, Property Manager on Site, Tanning Salon

UNIT AMENITIES

Air Conditioning, Balcony, Ceiling Fans, Den, Granite Countertops, Microwave, Security System, Washer/Dryer, Wi-Fi

RECURRING EXPENSES

Dog Rent \$60

Cat Rent \$60

Free Cable

ONE TIME EXPENSES

Dog Fee \$399-499	Cat Fee \$399-499	Admin Fee \$499
Application Fee \$20		

PET POLICY

Dog Allowed One-Time Fee: \$399-499, \$60/Mo, 2 Maximum
Restrictions: Breed Restrictions Apply: Akita, Chow, Doberman, Hybrid wolf, Pitbull/Staffordshire terrier, Rottweiler, and any mixed breeds of the above mentioned. Please keep in mind that all pets are subject to approval from management.
We allow up to 2 pets per apartment home. There is a non-refundable pet fee of \$399 for one pet and \$499 for two pets. Please keep in mind that all pets are subject to approval from management. Please call our Leasing Office for complete Pet Polic...

Cat Allowed One-Time Fee: \$399-499, \$60/Mo, 2 Maximum
Restrictions: Breed Restrictions Apply: Akita, Chow, Doberman, Hybrid wolf, Pitbull/Staffordshire terrier, Rottweiler, and any mixed breeds of the above mentioned. Please keep in mind that all pets are subject to approval from management.
We allow up to 2 pets per apartment home. There is a non-refundable pet fee of \$399 for one pet and \$499 for two pets. Please keep in mind that all pets are subject to approval from management. Please call our Leasing Office for complete Pet Polic...

Rent Comparables

100 Suburban Park Dr

3 508 Ivy Ridge Rd - Clarendon Heights Syracuse, New York - Eastside Neighborhood



PROPERTY	
Property Size:	256 Units, 3 Floors
Avg. Unit Size:	794 SF
Year Built:	1973 Renov 1985
Type:	Apartments - All
Rent Type:	Market
Parking:	800 Spaces; 3.1 per Unit
Distance to Subject:	8.72 Miles
Distance to Transit:	-

PROPERTY MANAGER	
DLH - Clarendon Heights Apartments	
(315) 478-4600	
OWNER	
Purchased Sep 2012	
\$9,100,000 (\$35,547/Unit)	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	560	9	3.5%	0	0.0%	\$887	\$1.58	\$885	\$1.58	0.3%
1	1	750	108	42.2%	4	3.7%	\$948	\$1.26	\$945	\$1.26	0.3%
1	1	775	12	4.7%	1	8.3%	\$1,061	\$1.37	\$1,059	\$1.37	0.3%
2	1	850	127	49.6%	9	7.1%	\$1,151	\$1.35	\$1,148	\$1.35	0.2%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		739	129	50.4%	5	3.9%	\$954	\$1.29	\$952	\$1.29	0.3%
All 2 Beds		850	127	49.6%	9	7.1%	\$1,151	\$1.35	\$1,148	\$1.35	0.2%
Totals		794	256	100%	14	5.5%	\$1,052	\$1.32	\$1,049	\$1.32	0.2%

Estimate Updated July 21, 2021

SITE AMENITIES

Fitness Center, Maintenance on site, Package Service, Property Manager on Site, Storage Space, Sundeck

UNIT AMENITIES

Air Conditioning, Cable Ready, Carpet, Dining Room, Dishwasher, Disposal, Hardwood Floors, Heating, Kitchen, Range, Tub/Shower, Window Coverings

RECURRING EXPENSES

Dog Rent \$40	Cat Rent \$30	Free Unassigned Surface Lot Parking
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ONE TIME EXPENSES

Dog Fee \$300	Cat Fee \$300	Application Fee \$20
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PET POLICY

Dog Allowed One-Time Fee: \$300-300, \$40/Mo, 2 Maximum, 25 lb. Maximum
Small Dogs Only
Cat Allowed One-Time Fee: \$300-300, \$30/Mo, 2 Maximum

Rent Comparables

100 Suburban Park Dr



5111 Ball Rd - High Acres

Syracuse, New York - Outer S Onondaga County Neighborhood



PROPERTY

Property Size:	348 Units, 2 Floors
Avg. Unit Size:	1,057 SF
Year Built:	1986
Type:	Apartments - All
Rent Type:	Market
Parking:	684 Spaces; 2.0 per Unit
Distance to Subject:	11.74 Miles
Distance to Transit:	-

PROPERTY MANAGER

Morgan - High Acres
(315) 475-9501

OWNER

Purchased Oct 2019
Not Disclosed - Part of Portfolio

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	608	38	10.9%	3	7.9%	\$945	\$1.55	\$942	\$1.55	0.4%
1	1	653	40	11.5%	1	2.5%	\$1,175	\$1.80	\$1,171	\$1.79	0.4%
1	1	698	20	5.7%	0	0.0%	\$1,134	\$1.62	\$1,130	\$1.62	0.4%
1	1	1,003	14	4.0%	0	0.0%	\$1,123	\$1.12	\$1,119	\$1.12	0.4%
2	1.5	808	20	5.7%	0	0.0%	\$1,089	\$1.35	\$1,085	\$1.34	0.4%
2	1.5	844	25	7.2%	1	4.0%	\$1,405	\$1.66	\$1,400	\$1.66	0.4%
2	1.5	854	20	5.7%	0	0.0%	\$1,314	\$1.54	\$1,309	\$1.53	0.4%
2	1.5	860	20	5.7%	5	25.0%	\$1,110	\$1.29	\$1,106	\$1.29	0.4%
2	1.5	1,003	22	6.3%	1	4.6%	\$1,260	\$1.26	\$1,255	\$1.25	0.4%
2	1.5	1,055	27	7.8%	2	7.4%	\$1,475	\$1.40	\$1,469	\$1.39	0.4%
2	1.5	1,650	50	14.4%	0	0.0%	\$1,764	\$1.07	\$1,757	\$1.07	0.4%
2	1.5	1,668	50	14.4%	1	2.0%	\$1,640	\$0.98	\$1,634	\$0.98	0.4%
3	1.5	1,440	2	0.6%	0	0.0%	\$1,769	\$1.23	\$1,762	\$1.22	0.4%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		690	112	32.2%	4	3.6%	\$1,083	\$1.57	\$1,079	\$1.57	0.4%
All 2 Beds		1,231	234	67.2%	10	4.3%	\$1,466	\$1.19	\$1,461	\$1.19	0.4%
All 3 Beds		1,440	2	0.6%	0	0.0%	\$1,769	\$1.23	\$1,762	\$1.22	0.4%
Totals		1,058	348	100%	14	4.0%	\$1,345	\$1.27	\$1,340	\$1.27	0.4%

— Estimate Updated July 21, 2021

SITE AMENITIES

Fitness Center, Laundry Facilities, Pet Play Area, Playground, Pool, Sundek

UNIT AMENITIES

Balcony, Dishwasher, Range, Refrigerator, Tub/Shower, Washer/Dryer

RECURRING EXPENSES

Dog Rent \$35

Cat Rent \$35

ONE TIME EXPENSES

Dog Fee \$350	Cat Fee \$350
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PET POLICY

Dog Allowed One-Time Fee: \$350-350, \$35/Mo, 2 Maximum
Restrictions: Breed Restrictions Apply
Maximum Two Pets per Home; Breed Restrictions Apply; All Pets Subject to Management Approval.
Cat Allowed One-Time Fee: \$350-350, \$35/Mo, 2 Maximum
Maximum Two Pets per Home; All Pets Subject to Management Approval.

Rent Comparables

100 Suburban Park Dr



100 Kings Park Dr - Grenadier Village



Liverpool, New York - Outer NE Onondaga County Neighborhood



PROPERTY

Property Size:	534 Units, 2 Floors
Avg. Unit Size:	884 SF
Year Built:	1980
Type:	Apartments - All
Rent Type:	Market
Parking:	1600 Spaces; 3.0 per Unit
Distance to Subject:	16.74 Miles
Distance to Transit:	-

PROPERTY MANAGER

East Coast Properties - Grenadier Village
(315) 622-2740

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	650	62	11.6%	0	0.0%	\$870	\$1.34	\$868	\$1.34	0.3%
1	1	700	93	17.4%	1	1.1%	\$892	\$1.27	\$889	\$1.27	0.3%
1	1	775	31	5.8%	0	0.0%	\$910	\$1.17	\$908	\$1.17	0.3%
2	1	700	31	5.8%	0	0.0%	\$995	\$1.42	\$992	\$1.42	0.3%
2	1	900	62	11.6%	1	1.6%	\$1,023	\$1.14	\$1,020	\$1.13	0.3%
2	1.5	900	93	17.4%	1	1.1%	\$1,078	\$1.20	\$1,076	\$1.20	0.3%
3	1	1,100	31	5.8%	0	0.0%	\$1,250	\$1.14	\$1,247	\$1.13	0.3%
3	1.5	1,100	62	11.6%	0	0.0%	\$1,185	\$1.08	\$1,182	\$1.07	0.3%
3	1.5	1,150	69	12.9%	1	1.5%	\$1,183	\$1.03	\$1,180	\$1.03	0.3%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		696	186	34.8%	1	0.5%	\$888	\$1.28	\$885	\$1.27	0.3%
All 2 Beds		867	186	34.8%	2	1.1%	\$1,046	\$1.21	\$1,043	\$1.20	0.3%
All 3 Beds		1,121	162	30.3%	1	0.6%	\$1,197	\$1.07	\$1,194	\$1.06	0.3%
Totals		884	534	100%	4	0.8%	\$1,036	\$1.17	\$1,034	\$1.17	0.3%

Estimate

Updated July 21, 2021

SITE AMENITIES

24 Hour Access, Breakfast/Coffee Concierge, Cabana, Grill, Laundry Facilities, Picnic Area, Spa, Tennis Court, Volleyball Court, Walking/Biking Trails

UNIT AMENITIES

Air Conditioning, Balcony, Cable Ready, Carpet, Ceiling Fans, Coffee System, Heating, High Speed Internet Access, Instant Hot Water, Kitchen, Oven, Patio, Range, Refrigerator, Storage Space, Vaulted Ceiling, Views

RECURRING EXPENSES

Free Water, Trash Removal, Sewer

PET POLICY

No Pets Allowed

Rent Comparables

100 Suburban Park Dr



770 James St - Regency Tower

Syracuse, New York - Northside Neighborhood



PROPERTY

Property Size:	238 Units, 15 Floors
Avg. Unit Size:	1,029 SF
Year Built:	1963
Type:	Apartments - All
Rent Type:	Market
Parking:	241 Spaces; 1.0 per Unit
Distance to Subject:	9.78 Miles
Distance to Transit:	-

PROPERTY MANAGER

Regency Tower
(315) 474-7811

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	1	-	-	-	-	-	\$1,300	-	\$1,288	-	0.9%
Studio	1	766	14	5.9%	1	7.1%	\$908	\$1.18	\$899	\$1.17	1.0%
1	1	-	-	-	-	-	\$1,400	-	\$1,387	-	0.9%
1	1	860	16	6.7%	0	0.0%	\$1,201	\$1.40	\$1,189	\$1.38	0.9%
1	1	927	130	54.6%	1	0.8%	\$1,196	\$1.29	\$1,185	\$1.28	0.9%
2	1	-	-	-	-	-	\$1,500	-	\$1,486	-	0.9%
2	1	1,031	2	0.8%	1	50.0%	\$1,301	\$1.26	\$1,288	\$1.25	1.0%
2	1	1,132	25	10.5%	0	0.0%	\$1,166	\$1.03	\$1,154	\$1.02	1.0%
2	2	-	-	-	-	-	\$1,575	-	\$1,560	-	1.0%
2	2	1,241	26	10.9%	0	0.0%	\$1,201	\$0.97	\$1,189	\$0.96	1.0%
3	2	-	-	-	-	-	\$1,700	-	\$1,684	-	0.9%
3	2	1,473	25	10.5%	0	0.0%	\$1,406	\$0.95	\$1,392	\$0.95	1.0%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		766	14	5.9%	1	7.1%	\$934	\$1.18	\$925	\$1.17	1.0%
All 1 Beds		920	146	61.3%	1	0.7%	\$1,198	\$1.30	\$1,187	\$1.29	0.9%
All 2 Beds		1,182	53	22.3%	1	1.9%	\$1,201	\$1.01	\$1,189	\$1.00	1.0%
All 3 Beds		1,473	25	10.5%	0	0.0%	\$1,417	\$0.95	\$1,403	\$0.95	1.0%
Totals		1,027	238	100%	3	1.3%	\$1,206	\$1.17	\$1,194	\$1.16	1.0%

Estimate

Updated July 04, 2021

SITE AMENITIES

Controlled Access, Elevator, Fitness Center, Furnished Units Available, Gated, Laundry Facilities, Property Manager on Site

UNIT AMENITIES

Air Conditioning, Balcony, Cable Ready, Dishwasher, Disposal, Heating, Kitchen, Range, Storage Space, Views, Walk-In Closets, Wheelchair Accessible (Rooms)

RECURRING EXPENSES

Dog Rent \$25

Cat Rent \$25

Unassigned Garage Parking \$55-75

Free Gas, Water, Electricity, Heat, Trash...

ONE TIME EXPENSES

Dog Fee \$150	Cat Fee \$150	Admin Fee \$300
Application Fee \$25		

PET POLICY

Dog Allowed One-Time Fee: \$150-150, \$25/Mo, 2 Maximum, 20 lb. Maximum
Cat Allowed One-Time Fee: \$150-150, \$25/Mo, 2 Maximum, 20 lb. Maximum

Rent Comparables

100 Suburban Park Dr



7475 Morgan Rd - Westminster Place

Liverpool, New York - Outer NE Onondaga County Neighborhood



PROPERTY

Property Size:	260 Units, 2 Floors
Avg. Unit Size:	917 SF
Year Built:	1973
Type:	Apartments - All
Rent Type:	Market
Parking:	500 Spaces; 1.9 per Unit
Distance to Subject:	15.50 Miles
Distance to Transit:	-

PROPERTY MANAGER

DHM - Westminster Place
(315) 457-4020

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	705	48	18.5%	1	2.1%	\$1,022	\$1.45	\$1,022	\$1.45	0.0%
2	1.5	965	212	81.5%	0	0.0%	\$1,065	\$1.10	\$1,065	\$1.10	0.0%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		705	48	18.5%	1	2.1%	\$1,022	\$1.45	\$1,022	\$1.45	0.0%
All 2 Beds		965	212	81.5%	0	0.0%	\$1,065	\$1.10	\$1,065	\$1.10	0.0%
Totals		917	260	100%	1	0.4%	\$1,057	\$1.15	\$1,057	\$1.15	0.0%

Estimate

Updated July 12, 2021

SITE AMENITIES

24 Hour Access, Clubhouse, Fitness Center, Grill, Laundry Facilities, Maintenance on site, Multi Use Room, Pet Play Area, Picnic Area, Property Manager on Site, Storage Space, Tennis Court

UNIT AMENITIES

Air Conditioning, Balcony, Cable Ready, Carpet, Dining Room, Dishwasher, Disposal, Eat-in Kitchen, Heating, Kitchen, Microwave, Range, Tub/Shower, Walk-In Closets, Window Coverings

RECURRING EXPENSES

Dog Rent \$50

Cat Rent \$30

Free Trash Removal, Cable

ONE TIME EXPENSES

Application Fee \$20

PET POLICY

Dog Allowed \$50/Mo, 2 Maximum

Restrictions: Some breed restrictions apply.

Cat Allowed \$30/Mo, 2 Maximum

Restrictions: Limit 2 pets per apartment (2 cats, or 1 dog, 1 cat.)

Rent Comparables

100 Suburban Park Dr



100 S Village Blvd - Village Green



Baldwinsville, New York - Outer NW Onondaga County Neighborhood



PROPERTY

Property Size:	50 Units, 2 Floors
Avg. Unit Size:	972 SF
Year Built:	1984
Type:	Apartments - All
Rent Type:	Market
Parking:	500 Spaces; 10.0 per Unit
Distance to Subject:	19.99 Miles
Distance to Transit:	-

PROPERTY MANAGER

DHM - Village Green
(315) 638-0249

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	-	-	-	-	-	\$975	-	\$975	-	0.0%
2	1.5	-	-	-	-	-	\$1,125	-	\$1,121	-	0.4%
2	2	-	-	-	-	-	\$1,065	-	\$1,061	-	0.4%
2	2	975	50	100%	0	0.0%	\$1,095	\$1.12	\$1,092	\$1.12	0.3%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		-	-	-	-	-	\$975	-	\$975	-	0.0%
All 2 Beds		975	50	100%	0	0.0%	\$1,095	\$1.12	\$1,092	\$1.12	0.3%
Totals		975	50	100%	0	0.0%	\$1,093	\$1.12	\$1,089	\$1.12	0.3%

Estimate

Updated July 19, 2021

SITE AMENITIES

Business Center, Clubhouse, Controlled Access, Dry Cleaning Service, Fitness Center, Grill, Laundry Facilities, Laundry Service, Maintenance on site, Package Service, Picnic Area, Property Manager on Site, Storage Space, Sundeck

UNIT AMENITIES

Air Conditioning, Cable Ready, Carpet, Dining Room, Dishwasher, Disposal, Heating, High Speed Internet Access, Kitchen, Microwave, Range, Tub/Shower, Views, Vinyl Flooring, Walk-In Closets, Washer/Dryer Hookup, Window Coverings

RECURRING EXPENSES

Dog Rent \$50

Cat Rent \$30

Storage Fee \$20

Free Gas, Heat, Trash Removal, Cable

ONE TIME EXPENSES

Application Fee \$20

PET POLICY

Dog Allowed \$50/Mo, 2 Maximum

Restrictions: Breed Restrictions & 2 Pet Limit

Cat Allowed \$30/Mo, 2 Maximum

Restrictions: Two pet limit. Call for details.

Rent Comparables

100 Suburban Park Dr



8927 Center Pointe Dr - Center Pointe at Radisson

Baldwinsville, New York - Outer NW Onondaga County Neighborhood



PROPERTY

Property Size:	120 Units, 2 Floors
Avg. Unit Size:	1,226 SF
Year Built:	2001
Type:	Apartments - All
Rent Type:	Market
Parking:	240 Spaces; 2.0 per Unit
Distance to Subject:	21.40 Miles
Distance to Transit:	-

PROPERTY MANAGER

Center Pointe at Radisson
(315) 638-3801

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	-	4	3.3%	0	0.0%	\$973	-	\$971	-	0.2%
1	1	888	4	3.3%	0	0.0%	\$996	\$1.12	\$993	\$1.12	0.3%
2	2	-	48	40.0%	0	0.0%	\$1,256	-	\$1,253	-	0.3%
2	2	1,152	24	20.0%	0	0.0%	\$1,246	\$1.08	\$1,243	\$1.08	0.3%
3	2	-	20	16.7%	0	0.0%	\$1,558	-	\$1,554	-	0.3%
3	2	1,427	20	16.7%	0	0.0%	\$1,551	\$1.09	\$1,547	\$1.08	0.3%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		888	8	6.7%	0	0.0%	\$984	\$1.12	\$982	\$1.12	0.2%
All 2 Beds		1,152	72	60.0%	0	0.0%	\$1,253	\$1.08	\$1,249	\$1.08	0.3%
All 3 Beds		1,427	40	33.3%	0	0.0%	\$1,555	\$1.09	\$1,551	\$1.08	0.3%
Totals		1,245	120	100%	0	0.0%	\$1,335	\$1.09	\$1,332	\$1.08	0.3%

Estimate

Updated July 15, 2021

SITE AMENITIES

Basketball Court, Clubhouse, Fitness Center, Laundry Facilities, Pet Play Area, Playground, Property Manager on Site, Tennis Court

UNIT AMENITIES

Air Conditioning, Balcony, Carpet, Dishwasher, Disposal, Fireplace, Heating, Kitchen, Tile Floors, Vaulted Ceiling, Walk-In Closets, Washer/Dryer Hookup, Wheelchair Accessible (Rooms), Yard

RECURRING EXPENSES

Dog Rent \$50	Cat Rent \$35	Assigned Garage Parking \$100-130
Free Assigned Surface Lot Parking	Unassigned Garage Parking \$100-165	Free Unassigned Surface Lot Parking
Free Trash Removal, Sewer		

ONE TIME EXPENSES

Dog Deposit \$399	Cat Deposit \$399	Application Fee \$20
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PET POLICY

Dog Allowed \$399 Deposit, \$50/Mo, 1 Maximum, 60 lb. Maximum
Restrictions: Breed restrictions may apply
\$50/month pet rent & a one-time \$399 pet deposit required at move-in. Call for more details. Call for more details.
Cat Allowed \$399 Deposit, \$35/Mo, 2 Maximum, 10 lb. Maximum
\$35/month pet rent & a one-time \$399 pet deposit required at move-in. Call for more details.

Rent Comparables

100 Suburban Park Dr



4719 Kehoe Ln - Manlius Academy Apartments

Manlius, New York - Outer S Onondaga County Neighborhood



PROPERTY

Property Size:	172 Units, 3 Floors
Avg. Unit Size:	747 SF
Year Built:	1943
Type:	Apartments - All
Rent Type:	Market
Parking:	-
Distance to Subject:	0.30 Miles
Distance to Transit:	-

PROPERTY MANAGER

Berkley - Manlius Academy
(315) 682-7019

OWNER

Purchased Aug 2019
\$11,011,000 - Part of Portfolio

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
Studio	1	-	-	-	-	-	\$545	-	\$544	-	0.3%
Studio	1	415	42	24.4%	1	2.4%	\$650	\$1.57	\$648	\$1.56	0.2%
1	1	-	-	-	-	-	\$748	-	\$746	-	0.3%
1	1	697	57	33.1%	1	1.8%	\$750	\$1.08	\$748	\$1.07	0.3%
2	1	-	-	-	-	-	\$888	-	\$885	-	0.3%
2	1	720	24	14.0%	1	4.2%	\$772	\$1.07	\$770	\$1.07	0.2%
2	1.5	-	-	-	-	-	\$1,050	-	\$1,047	-	0.3%
2	1.5	950	1	0.6%	0	0.0%	\$1,050	\$1.11	\$1,047	\$1.10	0.3%
2	1.5	1,100	48	27.9%	0	0.0%	\$950	\$0.86	\$948	\$0.86	0.2%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		415	42	24.4%	1	2.4%	\$645	\$1.57	\$644	\$1.56	0.3%
All 1 Beds		697	57	33.1%	1	1.8%	\$750	\$1.08	\$748	\$1.07	0.3%
All 2 Beds		973	73	42.4%	1	1.4%	\$905	\$0.92	\$902	\$0.92	0.3%
Totals		745	172	100%	3	1.7%	\$792	\$1.06	\$790	\$1.05	0.3%

Estimate Updated July 04, 2021

SITE AMENITIES

24 Hour Access, Laundry Facilities, Maintenance on site, Property Manager on Site

UNIT AMENITIES

Air Conditioning, Cable Ready, Dishwasher, Heating, High Speed Internet Access, Kitchen, Linen Closet, Oven, Range, Refrigerator, Tub/Shower, Washer/Dryer Hookup

RECURRING EXPENSES

Dog Rent \$35	Cat Rent \$35	Free Water, Trash Removal, Sewer
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ONE TIME EXPENSES

Dog Fee \$300	Cat Fee \$300	Application Fee \$20
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PET POLICY

Dog Allowed One-Time Fee: \$300-300, \$35/Mo, 2 Maximum
Restrictions: Breed Restrictions Apply
Maximum Two Pets per Home; One Non-refundable Fee per Pet; Breed Restrictions Apply; All Pets Subject to Management Approval.
Cat Allowed One-Time Fee: \$300-300, \$35/Mo, 2 Maximum
Maximum Two Pets per Home; One Non-refundable Fee per Pet. All Pets Subject to Management Approval.

Rent Comparables

100 Suburban Park Dr



311 W Seneca St - Carriage House East

Manlius, New York - Outer S Onondaga County Neighborhood



PROPERTY

Property Size:	180 Units, 3 Floors
Avg. Unit Size:	952 SF
Year Built:	1972
Type:	Apartments - All
Rent Type:	Market
Parking:	-
Distance to Subject:	1.32 Miles
Distance to Transit:	-

PROPERTY MANAGER

Valenti - Carriage House East
(315) 682-7467

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	765	60	33.3%	0	0.0%	\$886	\$1.16	\$884	\$1.16	0.3%
2	1	-	-	-	-	-	\$1,000	-	\$996	-	0.4%
2	1	1,045	120	66.7%	0	0.0%	\$1,030	\$0.99	\$1,026	\$0.98	0.3%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		765	60	33.3%	0	0.0%	\$886	\$1.16	\$884	\$1.16	0.3%
All 2 Beds		1,045	120	66.7%	0	0.0%	\$1,029	\$0.99	\$1,026	\$0.98	0.3%
Totals		952	180	100%	0	0.0%	\$982	\$1.03	\$979	\$1.03	0.3%

Estimate

Updated July 15, 2021

SITE AMENITIES

Laundry Facilities, Storage Space

UNIT AMENITIES

Air Conditioning, Balcony, Dishwasher, Disposal, Heating, Kitchen, Refrigerator

RECURRING EXPENSES

Free Water, Heat

PET POLICY

No Pets Allowed

Rent Comparables

100 Suburban Park Dr



99 Alpine Dr - Swiss Village Apartments



Syracuse, New York - Outer NE Onondaga County Neighborhood



PROPERTY

Property Size:	231 Units, 3 Floors
Avg. Unit Size:	796 SF
Year Built:	1965
Type:	Apartments - All
Rent Type:	Market
Parking:	470 Spaces; 2.0 per Unit
Distance to Subject:	7.06 Miles
Distance to Transit:	-

PROPERTY MANAGER

Swiss Village LLC
(315) 446-8240

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	-	-	-	-	-	\$768	-	\$763	-	0.7%
1	1	675	5	2.2%	0	0.0%	\$700	\$1.04	\$696	\$1.03	0.6%
1	1	700	50	21.6%	2	4.0%	\$745	\$1.06	\$741	\$1.06	0.6%
1	1	712	20	8.7%	0	0.0%	\$777	\$1.09	\$773	\$1.09	0.6%
1	1	720	30	13.0%	0	0.0%	\$755	\$1.05	\$751	\$1.04	0.6%
2	1	-	-	-	-	-	\$872	-	\$867	-	0.6%
2	1	800	32	13.9%	2	6.3%	\$802	\$1.00	\$797	\$1.00	0.6%
2	1	820	20	8.7%	1	5.0%	\$830	\$1.01	\$825	\$1.01	0.6%
2	1	830	2	0.9%	0	0.0%	\$915	\$1.10	\$910	\$1.10	0.6%
2	1	875	20	8.7%	0	0.0%	\$830	\$0.95	\$825	\$0.94	0.6%
2	1	880	15	6.5%	1	6.7%	\$850	\$0.97	\$845	\$0.96	0.6%
2	1	920	15	6.5%	2	13.3%	\$863	\$0.94	\$858	\$0.93	0.6%
2	1	990	20	8.7%	0	0.0%	\$885	\$0.89	\$880	\$0.89	0.6%
3	1	855	2	0.9%	0	0.0%	\$910	\$1.06	\$905	\$1.06	0.6%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		707	105	45.5%	2	1.9%	\$753	\$1.06	\$748	\$1.06	0.6%
All 2 Beds		871	124	53.7%	6	4.8%	\$840	\$0.96	\$836	\$0.96	0.6%
All 3 Beds		855	2	0.9%	0	0.0%	\$910	\$1.06	\$905	\$1.06	0.6%
Totals		796	231	100%	8	3.5%	\$801	\$1.01	\$796	\$1.00	0.6%

Estimate

Updated July 12, 2021

SITE AMENITIES

Grill, Laundry Facilities, Lounge, Picnic Area, Playground, Storage Space, Sundeck

UNIT AMENITIES

Air Conditioning, Cable Ready, Carpet, Ceiling Fans, Dishwasher, Disposal, Heating, Kitchen, Linen Closet, Oven, Range, Refrigerator, Wheelchair Accessible (Rooms)

RECURRING EXPENSES

Free Water, Heat, Trash Removal, Sewer

ONE TIME EXPENSES

Application Fee \$18

PET POLICY

No Pets Allowed

Rent Comparables

100 Suburban Park Dr

13 101 Lafayette Rd - Nob Hill Apartments

Syracuse, New York - Valley Neighborhood



PROPERTY	
Property Size:	761 Units, 4 Floors
Avg. Unit Size:	976 SF
Year Built:	1970
Type:	Apartments - All
Rent Type:	Market
Parking:	700 Spaces; 0.9 per Unit
Distance to Subject:	8.38 Miles
Distance to Transit:	-

PROPERTY MANAGER	
Sinatra - Nob Hill Apartments	
(315) 469-3211	
OWNER	
Purchased Jul 2018	
\$58,500,000 (\$76,873/Unit)	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	691	76	10.0%	6	7.9%	\$917	\$1.33	\$910	\$1.32	0.7%
1	1	721	76	10.0%	0	0.0%	\$790	\$1.10	\$784	\$1.09	0.7%
1	1	925	76	10.0%	0	0.0%	\$913	\$0.99	\$906	\$0.98	0.7%
2	1	878	77	10.1%	0	0.0%	\$1,020	\$1.16	\$1,012	\$1.15	0.7%
2	1.5	815	1	0.1%	0	0.0%	\$900	\$1.10	\$893	\$1.10	0.8%
2	1.5	858	76	10.0%	2	2.6%	\$1,112	\$1.30	\$1,104	\$1.29	0.7%
2	1.5	880	1	0.1%	0	0.0%	\$1,138	\$1.29	\$1,130	\$1.28	0.7%
2	1.5	925	1	0.1%	0	0.0%	\$1,000	\$1.08	\$993	\$1.07	0.7%
2	1.5	994	75	9.9%	0	0.0%	\$804	\$0.81	\$799	\$0.80	0.7%
2	1.5	998	75	9.9%	0	0.0%	\$826	\$0.83	\$820	\$0.82	0.7%
2	2	-	-	-	-	-	\$1,293	-	\$1,283	-	0.8%
2	2	876	1	0.1%	1	100%	\$1,079	\$1.23	\$1,071	\$1.22	0.7%
2	2	998	1	0.1%	0	0.0%	\$825	\$0.83	\$819	\$0.82	0.7%
2	2	1,388	75	9.9%	0	0.0%	\$1,037	\$0.75	\$1,030	\$0.74	0.7%
3	2	1,106	73	9.6%	7	9.6%	\$1,154	\$1.04	\$1,146	\$1.04	0.7%
3	2	1,214	75	9.9%	0	0.0%	\$1,006	\$0.83	\$999	\$0.82	0.7%
3	2	1,225	2	0.3%	0	0.0%	\$1,177	\$0.96	\$1,168	\$0.95	0.8%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		779	228	30.0%	6	2.6%	\$873	\$1.12	\$867	\$1.11	0.7%
All 2 Beds		1,020	383	50.3%	3	0.8%	\$962	\$0.94	\$955	\$0.93	0.7%
All 3 Beds		1,162	150	19.7%	7	4.7%	\$1,080	\$0.93	\$1,073	\$0.92	0.7%
Totals		976	761	100%	16	2.1%	\$959	\$0.98	\$952	\$0.97	0.7%

Estimate

Updated July 21, 2021

SITE AMENITIES

Business Center, Corporate Suites, Fitness Center, Furnished Units Available, Grill, Laundry Facilities, Multi Use Room, Online Services, Picnic Area, Playground, Property Manager on Site, Storage Space, Trash Pickup - Door to Door

UNIT AMENITIES

Air Conditioning, Balcony, Cable Ready, Carpet, Ceiling Fans, Dining Room, Dishwasher, Disposal, Heating, High Speed Internet Access, Intercom, Kitchen, Linen Closet, Microwave, Oven, Range, Refrigerator, Sunroom, Surround Sound, Walk-In Closets

RECURRING EXPENSES

Dog Rent \$50	Cat Rent \$50	Unassigned Garage Parking \$55
Unassigned Covered Parking \$45	Free Water, Heat, Trash Removal, Sewer	

ONE TIME EXPENSES

Dog Fee \$300	Cat Fee \$300
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PET POLICY

Dog Allowed One-Time Fee: \$300-300, \$50/Mo, 2 Maximum, 50 lb. Maximum
total of 2 pets allowed
Cat Allowed One-Time Fee: \$300-300, \$50/Mo, 2 Maximum
total of 2 pets allowed

Rent Comparables

100 Suburban Park Dr

14 510-550 Warren St - Fayetteville Pines Townhouses



Fayetteville, New York - Outer S Onondaga County Neighborhood



PROPERTY

Property Size:	78 Units, 2 Floors
Avg. Unit Size:	935 SF
Year Built:	1973
Type:	Apartments - All
Rent Type:	Market
Parking:	-
Distance to Subject:	3.00 Miles
Distance to Transit:	-

PROPERTY MANAGER

Fayetteville Pines
(315) 464-0848

OWNER

Purchased Mar 2013
\$3,450,000 (\$44,231/Unit)

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
1	1	555	26	33.3%	1	3.9%	\$704	\$1.27	\$700	\$1.26	0.5%
2	1.5	1,100	26	33.3%	0	0.0%	\$1,056	\$0.96	\$1,052	\$0.96	0.3%
2	1.5	1,150	26	33.3%	0	0.0%	\$932	\$0.81	\$929	\$0.81	0.3%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		555	26	33.3%	1	3.9%	\$704	\$1.27	\$700	\$1.26	0.5%
All 2 Beds		1,125	52	66.7%	0	0.0%	\$994	\$0.88	\$991	\$0.88	0.3%
Totals		935	78	100%	1	1.3%	\$897	\$0.96	\$894	\$0.96	0.4%

Estimate Updated July 04, 2021

UNIT AMENITIES

Dishwasher, Fireplace, Heating, Kitchen, Refrigerator, Washer/Dryer

RECURRING EXPENSES

Dog Rent \$25

Cat Rent \$25

Free Water

ONE TIME EXPENSES

Dog Deposit \$250

Cat Deposit \$250

PET POLICY

Dog Allowed \$250 Deposit, \$25/Mo
Cat Allowed \$250 Deposit, \$25/Mo

Rent Comparables

100 Suburban Park Dr



5100 Highbridge St - Wildwood Ridge Apartments

Fayetteville, New York - Outer S Onondaga County Neighborhood



PROPERTY

Property Size:	268 Units, 3 Floors
Avg. Unit Size:	1,238 SF
Year Built:	1973
Type:	Apartments - All
Rent Type:	Market
Parking:	230 Spaces; 0.9 per Unit
Distance to Subject:	2.83 Miles
Distance to Transit:	-

PROPERTY MANAGER

Wildwood Ridge Associates Lp
(315) 637-8018

OWNER

Purchased Dec 2019
\$247,200 (\$310/Unit)

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	900	68	25.4%	7	10.3%	\$880	\$0.98	\$880	\$0.98	0.0%
2	1.5	1,200	166	61.9%	17	10.2%	\$985	\$0.82	\$985	\$0.82	0.0%
3	2.5	2,100	34	12.7%	3	8.8%	\$1,600	\$0.76	\$1,600	\$0.76	0.0%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		900	68	25.4%	7	10.3%	\$880	\$0.98	\$880	\$0.98	0.0%
All 2 Beds		1,200	166	61.9%	17	10.2%	\$985	\$0.82	\$985	\$0.82	0.0%
All 3 Beds		2,100	34	12.7%	3	8.8%	\$1,600	\$0.76	\$1,600	\$0.76	0.0%
Totals		1,238	268	100%	27	10.1%	\$1,036	\$0.84	\$1,036	\$0.84	0.0%

Estimate Updated July 12, 2021

SITE AMENITIES

Basketball Court, Fitness Center, Maintenance on site, Tennis Court, Walking/Biking Trails

UNIT AMENITIES

Dishwasher, Disposal, Heating, Kitchen, Oven, Refrigerator

RECURRING EXPENSES

Unassigned Garage Parking \$100-0

Free Water, Heat

PET POLICY

No Pets Allowed

Rent Comparables

100 Suburban Park Dr



128 W Pleasant St - Townhouse East

Manlius, New York - Outer S Onondaga County Neighborhood



PROPERTY

Property Size:	142 Units, 2 Floors
Avg. Unit Size:	1,100 SF
Year Built:	-
Type:	Apartments - All
Rent Type:	Market
Parking:	400 Spaces; 2.8 per Unit
Distance to Subject:	1.04 Miles
Distance to Transit:	-

PROPERTY MANAGER

Morris - Townhouse East
(315) 638-2313

OWNER

-

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
2	1.5	1,100	142	100%	0	0.0%	\$920	\$0.84	\$918	\$0.83	0.3%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 2 Beds		1,100	142	100%	0	0.0%	\$920	\$0.84	\$918	\$0.83	0.3%
Totals		1,100	142	100%	0	0.0%	\$920	\$0.84	\$918	\$0.83	0.3%

Estimate

Updated July 04, 2021

SITE AMENITIES

Furnished Units Available, Grill, Picnic Area, Playground

UNIT AMENITIES

Air Conditioning, Basement, Carpet, Hardwood Floors, Porch, Storage Space, Washer/Dryer Hookup

RECURRING EXPENSES

Dog Rent \$35	Cat Rent \$25	Free Unassigned Surface Lot Parking
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ONE TIME EXPENSES

Dog Fee \$300	Cat Fee \$300	Application Fee \$20
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PET POLICY

Dog Allowed One-Time Fee: \$300-300, \$35/Mo, 2 Maximum
Restrictions: Breed Restrictions May Apply
Cat Allowed One-Time Fee: \$300-300, \$25/Mo, 2 Maximum
All Pet Fees are Non-Refundable

Rent Comparables

100 Suburban Park Dr

17 1225 Tulip St - Tulip Ridge Apartments

Liverpool, New York - Liverpool Neighborhood



PROPERTY	
Property Size:	108 Units, 3 Floors
Avg. Unit Size:	-
Year Built:	Jun 2021
Type:	Apartments - All
Rent Type:	Market
Parking:	-
Distance to Subject:	14.67 Miles
Distance to Transit:	-

PROPERTY MANAGER	
Syracuse Premier - Tulip Ridge	
(315) 476-9643	
OWNER	
-	

UNIT BREAKDOWN

			Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
Bed	Bath	Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
1	1	-	60	55.6%	25	41.7%	\$1,025	-	\$1,025	-	0.0%
2	2	-	48	44.4%	10	20.8%	\$1,400	-	\$1,400	-	0.0%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All 1 Beds		-	60	55.6%	25	41.7%	\$1,025	-	\$1,025	-	0.0%
All 2 Beds		-	48	44.4%	10	20.8%	\$1,400	-	\$1,400	-	0.0%
Totals		-	108	100%	35	32.4%	\$1,192	-	\$1,192	-	0.0%

Estimate

Updated July 07, 2021

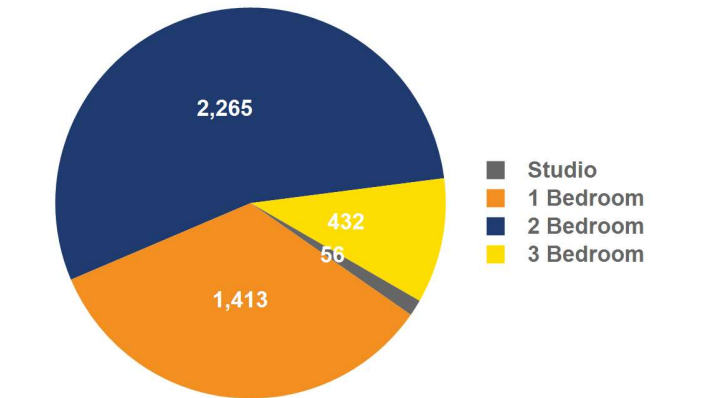
Rent Comparables by Bedroom

100 Suburban Park Dr

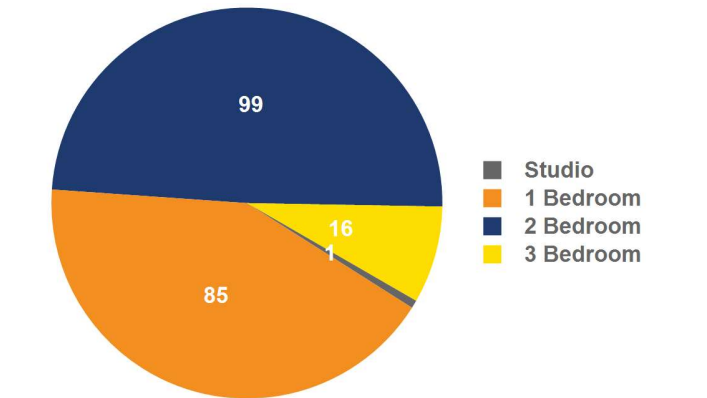
Studio Comps	One Bed Comps	Two Bed Comps	Three Bed Comps
\$714	\$979	\$1,146	\$1,297
Subject	Subject	Subject	Subject
-	\$1,212	\$1,413	-

Current Conditions in Rent Comps	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Total Number of Units	56	1,413	2,265	432
Vacancy Rate	2.4%	6.0%	4.4%	3.8%
Asking Rent Per Unit	\$714	\$979	\$1,146	\$1,297
Asking Rent Per SF	\$1.42	\$1.26	\$1.10	\$1.02
Effective Rents Per Unit	\$711	\$974	\$1,142	\$1,291
Effective Rents Per SF	\$1.41	\$1.26	\$1.10	\$1.01
Concessions	0.5%	0.4%	0.4%	0.4%
Changes Past Year in Rent Comps	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Year-Over-Year Effective Rent Growth	0.1%	3.1%	6.2%	0.7%
Year-Over-Year Vacancy Rate Change	-1.0%	1.6%	0.6%	-0.6%
12 Month Absorption in Units	1	42	42	3

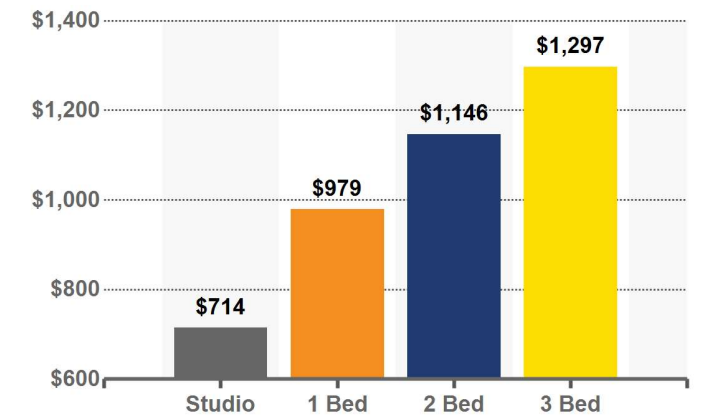
EXISTING UNITS



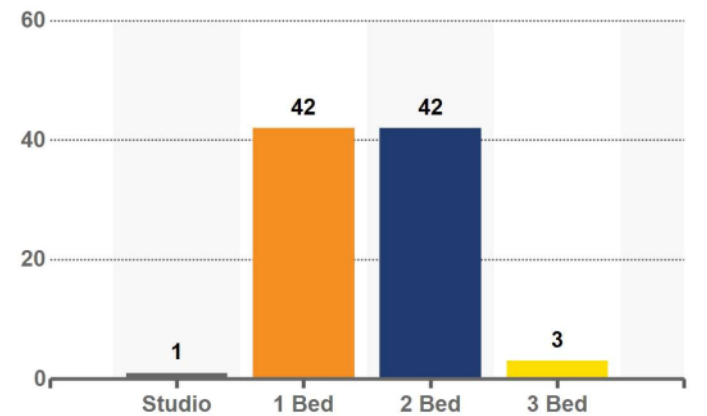
VACANT UNITS



ASKING RENT PER UNIT PER MONTH



12 MONTH ABSORPTION IN UNITS



One Bedroom Rent Comparables

100 Suburban Park Dr

Property Name/Address	Rating	One Bedroom Rent Per Unit	Rent/SF	Change in Rent	
				Quarter	Year
The Lofts at Madison Row Apa... 7650 Highbridge Rd	★★★★★	\$1,291	\$1.88	-0.1%	0.9%
Rivers Pointe Apartments 3801 Rivers Pointe Way	★★★★★	\$1,267 \$1,233 \$1,310	\$1.45	1.2%	0.0%
Suburban Park Apartments 100 Suburban Park Dr	★★★★★	\$1,212	\$1.35	-0.1%	1.0%
Regency Tower 770 James St	★★★★★	\$1,197 \$1,196 \$1,201	\$1.30	0.1%	0.1%
High Acres 5111 Ball Rd	★★★★★	\$1,083 \$945 \$1,175	\$1.57	-4.6%	18.7%
Tulip Ridge Apartments 1225 Tulip St	★★★★★	\$1,025	-	0.0%	0.9%
Westminster Place 7475 Morgan Rd	★★★★★	\$1,022	\$1.45	0.0%	8.6%
Center Pointe at Radisson 8927 Center Pointe Dr	★★★★★	\$984 \$973 \$996	\$1.12	0.0%	7.6%
Clarendon Heights 508 Ivy Ridge Rd	★★★★★	\$954 \$887 \$1,061	\$1.29	0.2%	10.0%
Grenadier Village 100 Kings Park Dr	★★★★★	\$888 \$870 \$910	\$1.28	0.0%	4.1%
Carriage House East 311 W Seneca St	★★★★★	\$886	\$1.16	0.0%	2.9%
Wildwood Ridge Apartments 5100 Highbridge St	★★★★★	\$880	\$0.98	0.0%	0.0%
Nob Hill Apartments 101 Lafayette Rd	★★★★★	\$873 \$790 \$917	\$1.12	0.1%	-0.9%
Swiss Village Apartments 99 Alpine Dr	★★★★★	\$752 \$700 \$777	\$1.06	0.0%	1.6%
Manlius Academy Apartments 4719 Kehoe Ln	★★★★★	\$750	\$1.08	0.0%	0.0%
Fayetteville Pines Townhouses 510-550 Warren St	★★★★★	\$704	\$1.27	0.0%	0.5%

\$0 \$625 \$1,250 \$1,875 \$2,500

Two Bedroom Rent Comparables

100 Suburban Park Dr

Property Name/Address	Rating	Two Bedroom Rent Per Unit	Rent/SF	Change in Rent	
				Quarter	Year
Rivers Pointe Apartments 3801 Rivers Pointe Way	★★★★★	\$1,824 \$1,621 - \$2,457	\$1.71	5.0%	26.9%
High Acres 5111 Ball Rd	★★★★★	\$1,466 \$1,089 - \$1,764	\$1.19	0.4%	10.4%
Suburban Park Apartments 100 Suburban Park Dr	★★★★★	\$1,413	\$1.41	-0.1%	1.0%
Tulip Ridge Apartments 1225 Tulip St	★★★★★	\$1,400	-	0.0%	0.9%
The Lofts at Madison Row Apa... 7650 Highbridge Rd	★★★★★	\$1,360	\$1.73	-0.1%	1.0%
Center Pointe at Radisson 8927 Center Pointe Dr	★★★★★	\$1,253 \$1,246 - \$1,256	\$1.08	0.0%	-7.7%
Regency Tower 770 James St	★★★★★	\$1,188 \$1,166 - \$1,301	\$1.01	0.1%	0.1%
Clarendon Heights 508 Ivy Ridge Rd	★★★★★	\$1,151	\$1.35	0.3%	13.0%
Village Green 100 S Village Blvd	★★★★★	\$1,095	\$1.12	0.0%	5.3%
Westminster Place 7475 Morgan Rd	★★★★★	\$1,065	\$1.10	0.0%	7.7%
Grenadier Village 100 Kings Park Dr	★★★★★	\$1,046 \$995 - \$1,078	\$1.21	0.0%	6.4%
Carriage House East 311 W Seneca St	★★★★★	\$1,030	\$0.99	0.0%	2.5%
Fayetteville Pines Townhouses 510-550 Warren St	★★★★★	\$994 \$932 - \$1,056	\$0.88	0.0%	0.6%
Wildwood Ridge Apartments 5100 Highbridge St	★★★★★	\$985	\$0.82	0.0%	0.0%
Nob Hill Apartments 101 Lafayette Rd	★★★★★	\$961 \$804 - \$1,138	\$0.94	-2.7%	-3.9%
Townhouse East 128 W Pleasant St	★★★★★	\$920	\$0.84	0.0%	1.9%
Manlius Academy Apartments 4719 Kehoe Ln	★★★★★	\$893 \$772 - \$1,050	\$0.92	0.0%	0.2%
Swiss Village Apartments 99 Alpine Dr	★★★★★	\$839 \$802 - \$915	\$0.96	0.2%	1.1%

\$0 \$875 \$1,750 \$2,625 \$3,500

Changes in Rent Comparables

100 Suburban Park Dr

VACANCY CHANGES PAST QUARTER & YEAR

Property Name - Address	Rating	Units	Vacancy Levels			Change	
			Now	Last Qtr	Last Year	Past Qtr	Past Year
Rivers Pointe Apartments - 3801 Rivers Pointe...	★★★★★	416	2.9%	2.9%	4.4%	0%	-1.5%
High Acres - 5111 Ball Rd	★★★★★	348	1.6%	1.7%	3.5%	0%	-1.9%
Nob Hill Apartments - 101 Lafayette Rd	★★★★★	762	6.3%	6.3%	8.1%	0%	-1.8%
Westminster Place - 7475 Morgan Rd	★★★★★	260	3.1%	3.1%	3.1%	0%	0%
Regency Tower - 770 James St	★★★★★	243	9.4%	9.5%	10.0%	0%	-0.6%
Swiss Village Apartments - 99 Alpine Dr	★★★★★	240	4.3%	4.4%	5.2%	0%	-0.8%
Carriage House East - 311 W Seneca St	★★★★★	181	0.9%	0.9%	0.8%	0%	0.1%
Fayetteville Pines Townhouses - 510-550 Warre...	★★★★★	78	1.9%	1.9%	2.5%	0%	-0.6%
Village Green - 100 S Village Blvd	★★★★★	53	0.7%	0.7%	1.0%	0%	-0.3%
Center Pointe at Radisson - 8927 Center Pointe Dr	★★★★★	120	0.1%	0.1%	0.7%	0%	-0.7%
Clarendon Heights - 508 Ivy Ridge Rd	★★★★★	256	0%	0%	0%	0%	0%
Grenadier Village - 100 Kings Park Dr	★★★★★	534	0%	0%	0.2%	0%	-0.2%
Manlius Academy Apartments - 4719 Kehoe Ln	★★★★★	187	0%	0%	1.2%	0%	-1.2%
Suburban Park Apartments 100 Suburban Park...	★★★★★	128	0%	0%	0%	0%	0%
The Lofts at Madison Row Apartments - 7650 H...	★★★★★	4	0%	0%	0%	0%	0%
Townhouse East - 128 W Pleasant St	★★★★★	142	0%	0%	0%	0%	0%
Wildwood Ridge Apartments - 5100 Highbridge St	★★★★★	268	10.1%	10.1%	7.6%	0%	2.5%

ASKING RENT CHANGES PAST QUARTER & YEAR - STUDIO

Property Name - Address	Rating	Units	Rents Levels			Change	
			Now	Last Qtr	Last Year	Past Qtr	Past Year
Manlius Academy Apartments - 4719 Kehoe Ln	★★★★★	44	\$645	\$645	\$648	0%	-0.3%
Regency Tower - 770 James St	★★★★★	15	\$934	\$933	\$933	0.1%	0.1%

Changes in Rent Comparables

100 Suburban Park Dr

ASKING RENT CHANGES PAST QUARTER & YEAR - ONE BEDROOM

Property Name - Address	Rating	Units	Rents Levels			Change	
			Now	Last Qtr	Last Year	Past Qtr	Past Year
High Acres - 5111 Ball Rd	★★★★★	112	\$1,083	\$1,136	\$912	-4.6%	18.7%
Suburban Park Apartments 100 Suburban Park...	★★★★★	32	\$1,212	\$1,212	\$1,200	-0.1%	1.0%
The Lofts at Madison Row Apartments - 7650 H...	★★★★★	1	\$1,291	\$1,292	\$1,279	-0.1%	0.9%
Carriage House East - 311 W Seneca St	★★★★★	60	\$886	\$886	\$862	0%	2.9%
Grenadier Village - 100 Kings Park Dr	★★★★★	186	\$888	\$888	\$853	0%	4.1%
Village Green - 100 S Village Blvd	★★★★★	1	\$975	\$975	\$990	0%	-1.5%
Westminster Place - 7475 Morgan Rd	★★★★★	48	\$1,022	\$1,022	\$941	0%	8.6%
Wildwood Ridge Apartments - 5100 Highbridge St	★★★★★	68	\$880	\$880	\$880	0%	0%
Swiss Village Apartments - 99 Alpine Dr	★★★★★	110	\$753	\$753	\$741	0%	1.6%
Fayetteville Pines Townhouses - 510-550 Warre...	★★★★★	26	\$704	\$704	\$700	0%	0.5%
Center Pointe at Radisson - 8927 Center Pointe Dr	★★★★★	8	\$984	\$984	\$925	0%	6.4%
Manlius Academy Apartments - 4719 Kehoe Ln	★★★★★	62	\$750	\$750	\$750	0%	0%
Regency Tower - 770 James St	★★★★★	147	\$1,198	\$1,197	\$1,197	0.1%	0.1%
Nob Hill Apartments - 101 Lafayette Rd	★★★★★	228	\$873	\$872	\$881	0.1%	-0.9%
Clarendon Heights - 508 Ivy Ridge Rd	★★★★★	129	\$954	\$953	\$867	0.2%	10.0%
Rivers Pointe Apartments - 3801 Rivers Pointe...	★★★★★	179	\$1,267	\$1,252	\$1,267	1.2%	0%

Changes in Rent Comparables

100 Suburban Park Dr

ASKING RENT CHANGES PAST QUARTER & YEAR - TWO BEDROOM

Property Name - Address	Rating	Units	Rents Levels			Change	
			Now	Last Qtr	Last Year	Past Qtr	Past Year
Nob Hill Apartments - 101 Lafayette Rd	★★★★★	384	\$962	\$988	\$1,001	-2.7%	-3.9%
Suburban Park Apartments - 100 Suburban Park...	★★★★★	96	\$1,413	\$1,415	\$1,400	-0.1%	1.0%
The Lofts at Madison Row Apartments - 7650 H...	★★★★★	3	\$1,360	\$1,361	\$1,347	-0.1%	1.0%
Carriage House East - 311 W Seneca St	★★★★★	121	\$1,029	\$1,029	\$1,005	0%	2.5%
Grenadier Village - 100 Kings Park Dr	★★★★★	186	\$1,046	\$1,046	\$983	0%	6.4%
Village Green - 100 S Village Blvd	★★★★★	52	\$1,095	\$1,095	\$1,041	0%	5.2%
Westminster Place - 7475 Morgan Rd	★★★★★	212	\$1,065	\$1,065	\$989	0%	7.7%
Wildwood Ridge Apartments - 5100 Highbridge St	★★★★★	166	\$985	\$985	\$985	0%	0%
Manlius Academy Apartments - 4719 Kehoe Ln	★★★★★	81	\$905	\$904	\$903	0%	0.2%
Townhouse East - 128 W Pleasant St	★★★★★	142	\$920	\$920	\$903	0%	1.9%
Fayetteville Pines Townhouses - 510-550 Warre...	★★★★★	52	\$994	\$994	\$988	0%	0.6%
Center Pointe at Radisson - 8927 Center Pointe Dr	★★★★★	72	\$1,253	\$1,252	\$1,332	0%	-5.9%
Regency Tower - 770 James St	★★★★★	55	\$1,201	\$1,200	\$1,200	0.1%	0.1%
Swiss Village Apartments - 99 Alpine Dr	★★★★★	128	\$840	\$838	\$831	0.2%	1.1%
Clarendon Heights - 508 Ivy Ridge Rd	★★★★★	127	\$1,151	\$1,148	\$1,018	0.3%	13.0%
High Acres - 5111 Ball Rd	★★★★★	234	\$1,466	\$1,461	\$1,329	0.4%	10.4%
Rivers Pointe Apartments - 3801 Rivers Pointe...	★★★★★	220	\$1,824	\$1,738	\$1,438	5.0%	26.9%

ASKING RENT CHANGES PAST QUARTER & YEAR - THREE BEDROOM

Property Name - Address	Rating	Units	Rents Levels			Change	
			Now	Last Qtr	Last Year	Past Qtr	Past Year
High Acres - 5111 Ball Rd	★★★★★	2	\$1,769	\$1,770	\$1,664	-0.1%	6.3%
Swiss Village Apartments - 99 Alpine Dr	★★★★★	2	\$910	\$910	\$910	0%	0%
Wildwood Ridge Apartments - 5100 Highbridge St	★★★★★	34	\$1,600	\$1,600	\$1,600	0%	0%
Center Pointe at Radisson - 8927 Center Pointe Dr	★★★★★	40	\$1,555	\$1,555	\$1,590	0%	-2.2%
Regency Tower - 770 James St	★★★★★	26	\$1,417	\$1,416	\$1,416	0.1%	0.1%
Grenadier Village - 100 Kings Park Dr	★★★★★	162	\$1,197	\$1,167	\$1,136	2.5%	5.3%
Nob Hill Apartments - 101 Lafayette Rd	★★★★★	150	\$1,080	\$999	\$1,239	8.2%	-12.8%
Rivers Pointe Apartments - 3801 Rivers Pointe...	★★★★★	17	\$2,782	\$2,098	\$1,676	32.6%	66.0%

Rent Trends

100 Suburban Park Dr

PROPERTY ATTRIBUTES	Suburban Park Apartments	Rent Comps	Southern Onondaga County 2-4 Star	Syracuse 2-4 Star
Existing Units	128	4,166	3,359	49,849
Building Rating	★★★★★	★★★★★ 2.8	★★★★★ 2.4	★★★★★ 2.3
Under Construction as % of Inventory	-	-	-	0.7%

UNIT MIX	Suburban Park Apartments	Rent Comps	Southern Onondaga County 2-4 Star	Syracuse 2-4 Star
1 Bedroom - 1 Bath	25%	34%	37%	35%
2 Bedroom - 2 Bath	75%	12%	4%	6%

ASKING RENTS PER SF	Suburban Park Apartments	Rent Comps	Southern Onondaga County 2-4 Star	Syracuse 2-4 Star
1 Bedroom - 1 Bath	\$1.35	\$1.26	\$1.88	\$1.31
2 Bedroom - 2 Bath	\$1.41	\$1.33	\$2.98	\$1.47
Concessions	0.3%	0.4%	0.5%	0.6%

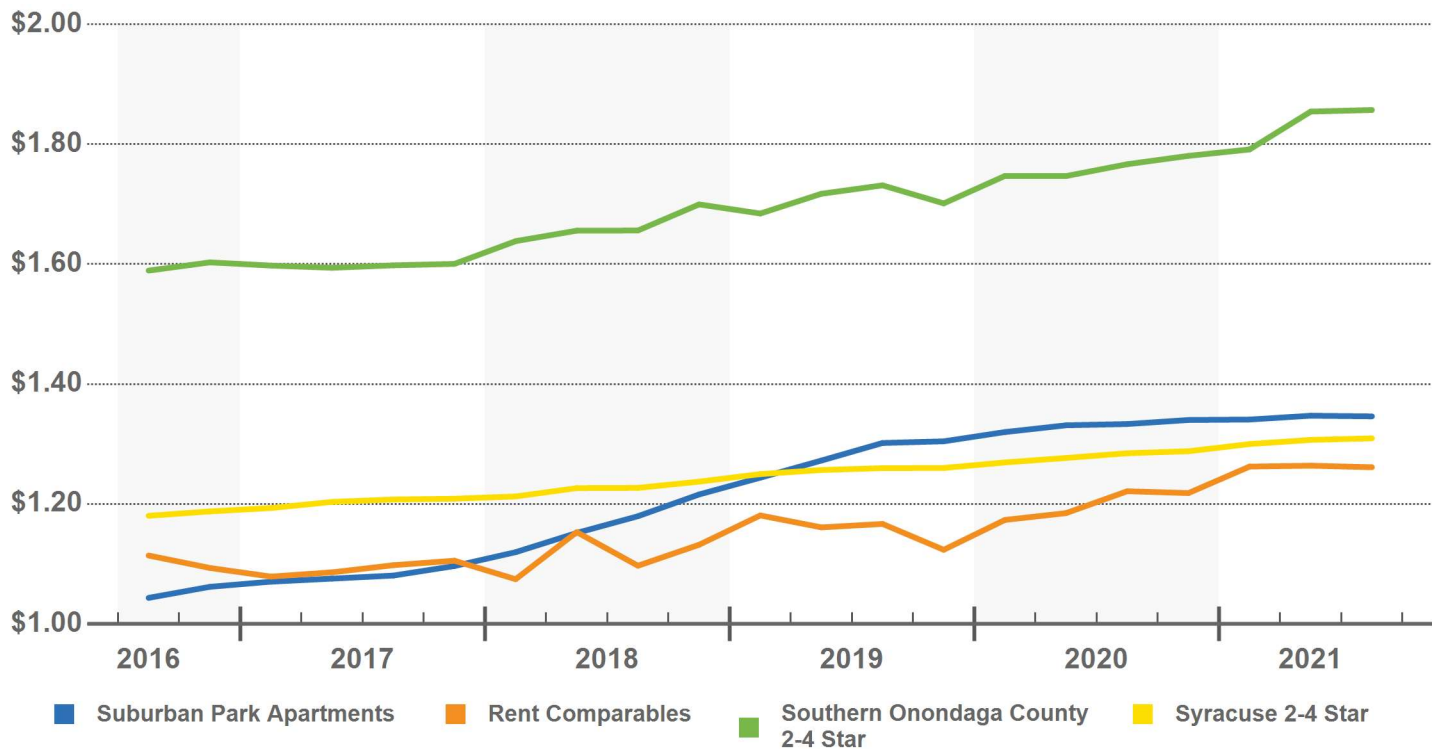
AVERAGE EFFECTIVE RENT GROWTH	Suburban Park Apartments	Rent Comps	Southern Onondaga County 2-4 Star	Syracuse 2-4 Star
Current Quarter	-0.1%	0.9%	1.1%	0.2%
1 Year Rent Growth	0.7%	4.8%	7.0%	3.6%
3 Year Rent Growth	13.3%	16.0%	19.4%	9.6%
5 Year Rent Growth	32.7%	16.2%	21.5%	12.8%
All-Time Average	2.7%	2.0%	2.0%	1.6%

VACANCY RATE	Suburban Park Apartments	Rent Comps	Southern Onondaga County 2-4 Star	Syracuse 2-4 Star
Current Quarter	0.0%	4.8%	2.8%	3.6%
Last Quarter	0.0%	4.9%	2.8%	3.7%
1 Year Ago	0.0%	4.1%	3.1%	4.3%
3 Years Ago	1.6%	5.0%	4.3%	5.4%
5 Years Ago	0.8%	2.4%	4.0%	4.1%

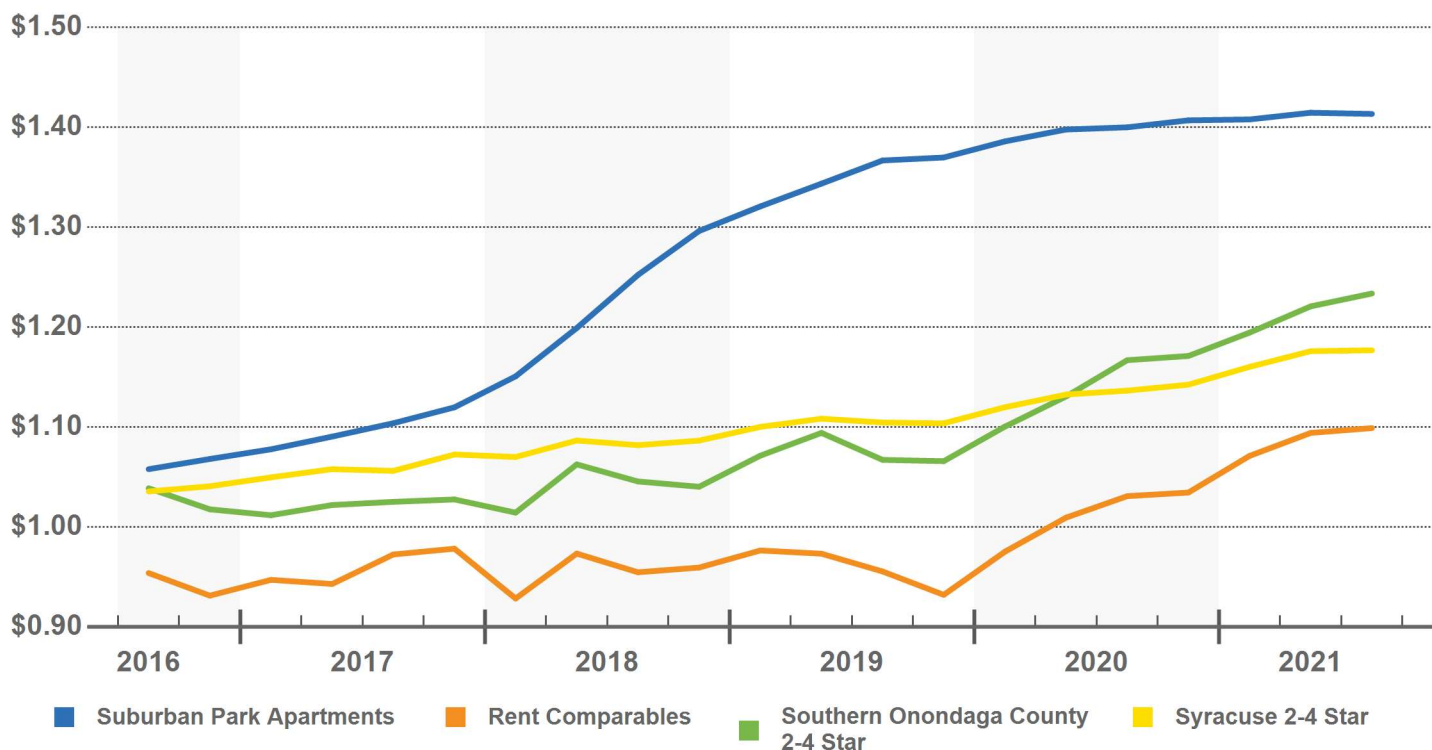
Rent Trends

100 Suburban Park Dr

ONE BEDROOM ASKING RENT PER SQUARE FOOT



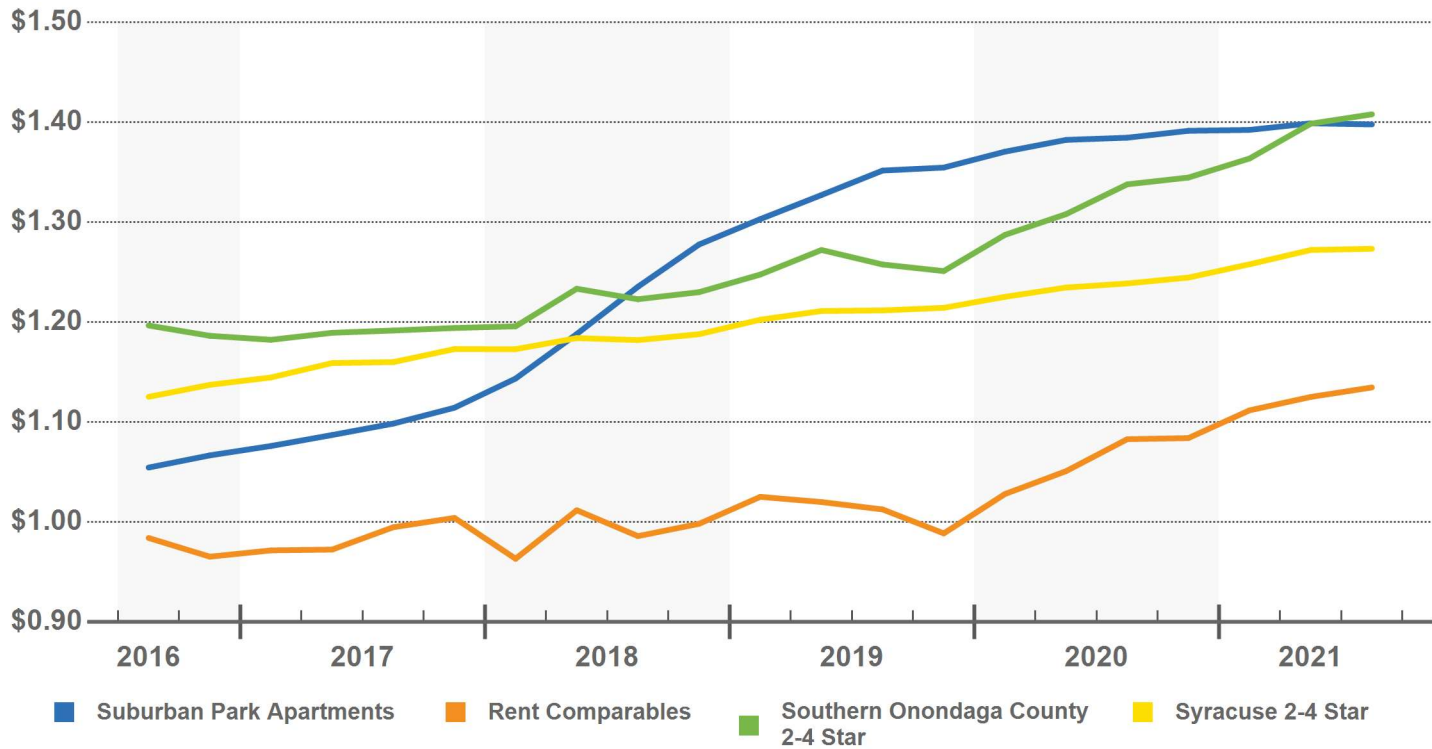
TWO BEDROOM ASKING RENT PER SQUARE FOOT



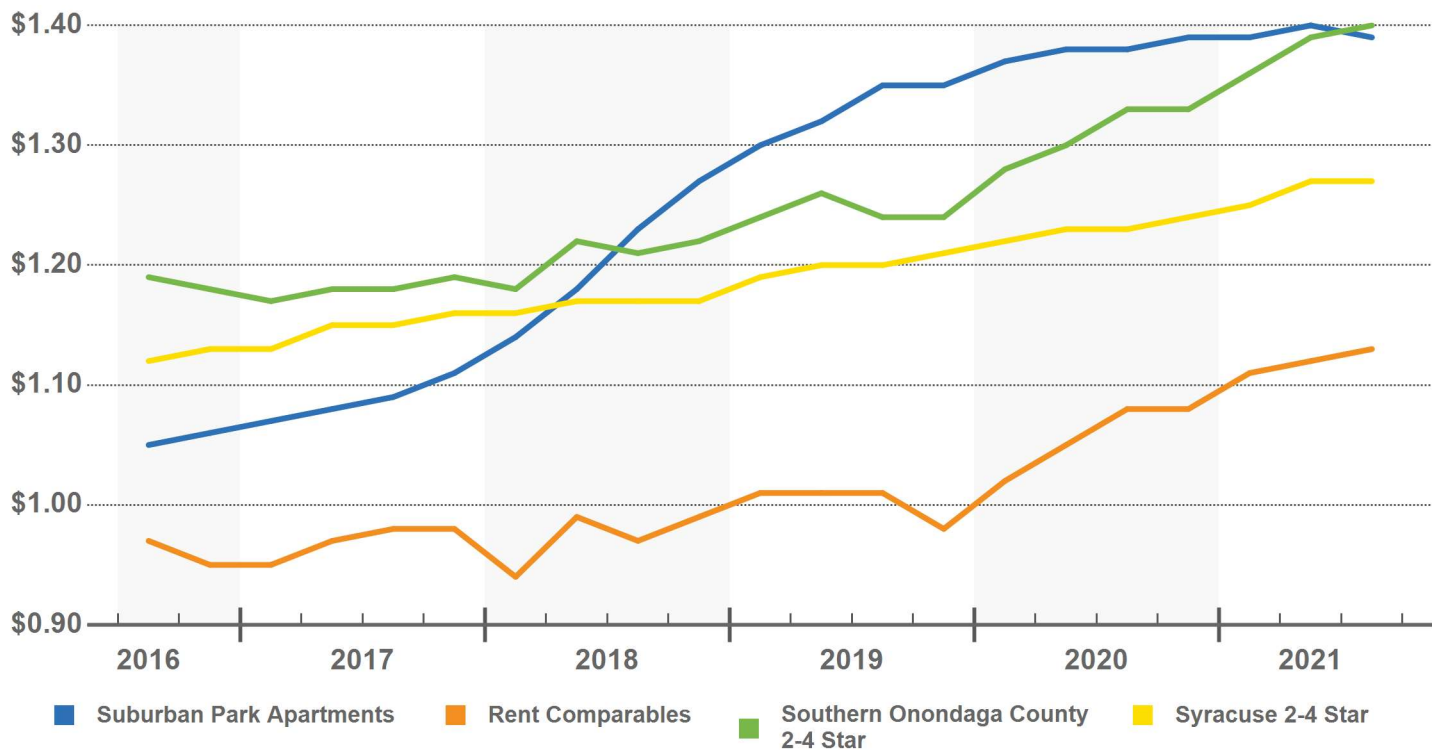
Rent Trends

100 Suburban Park Dr

OVERALL ASKING RENT PER SQUARE FOOT



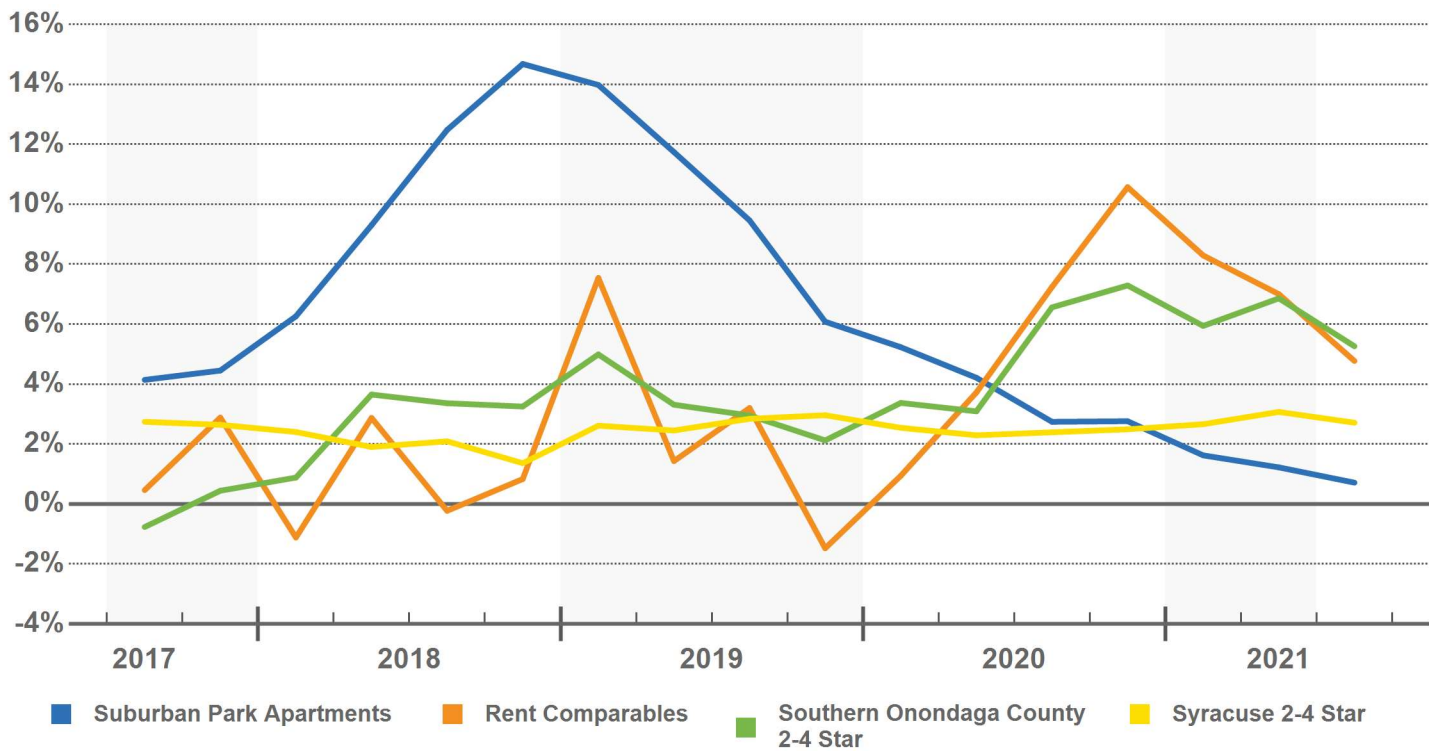
OVERALL EFFECTIVE RENT PER SQUARE FOOT



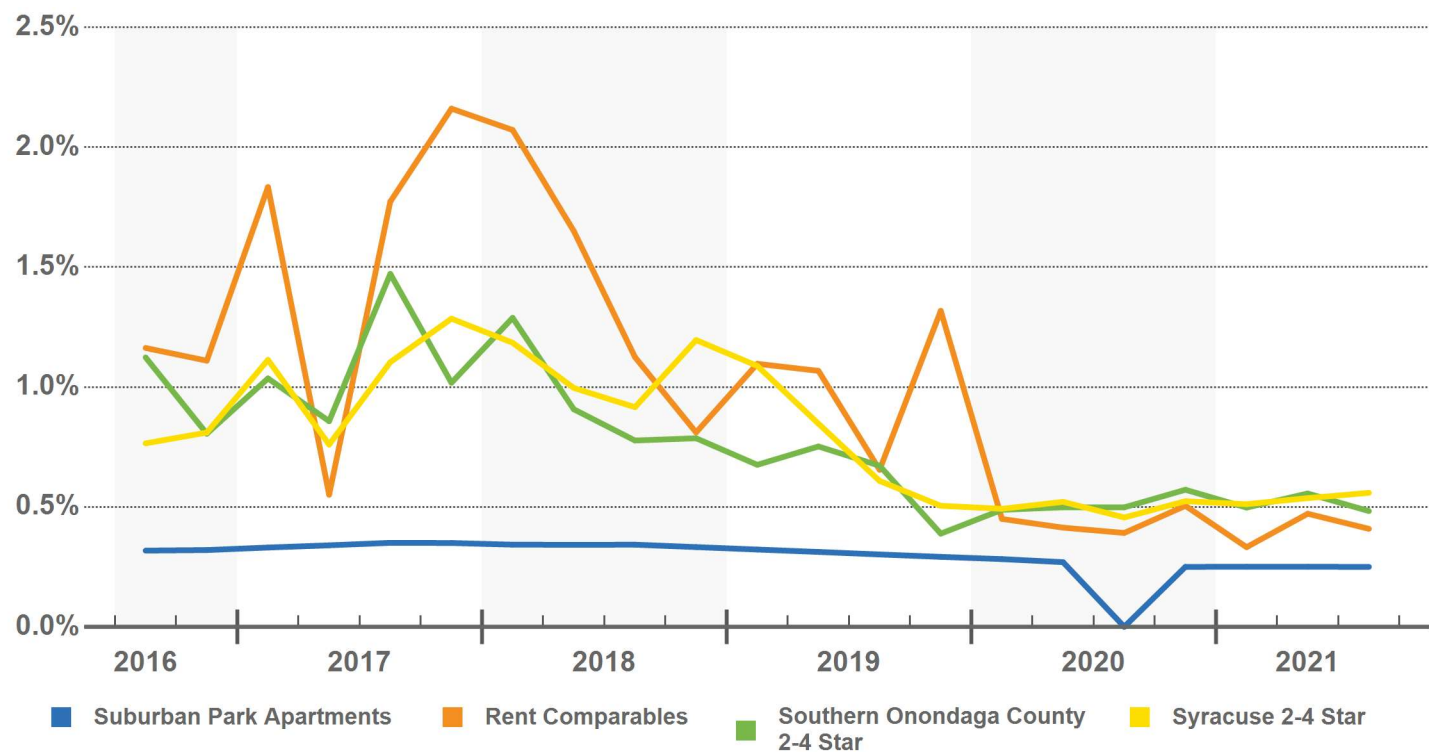
Rent Trends

100 Suburban Park Dr

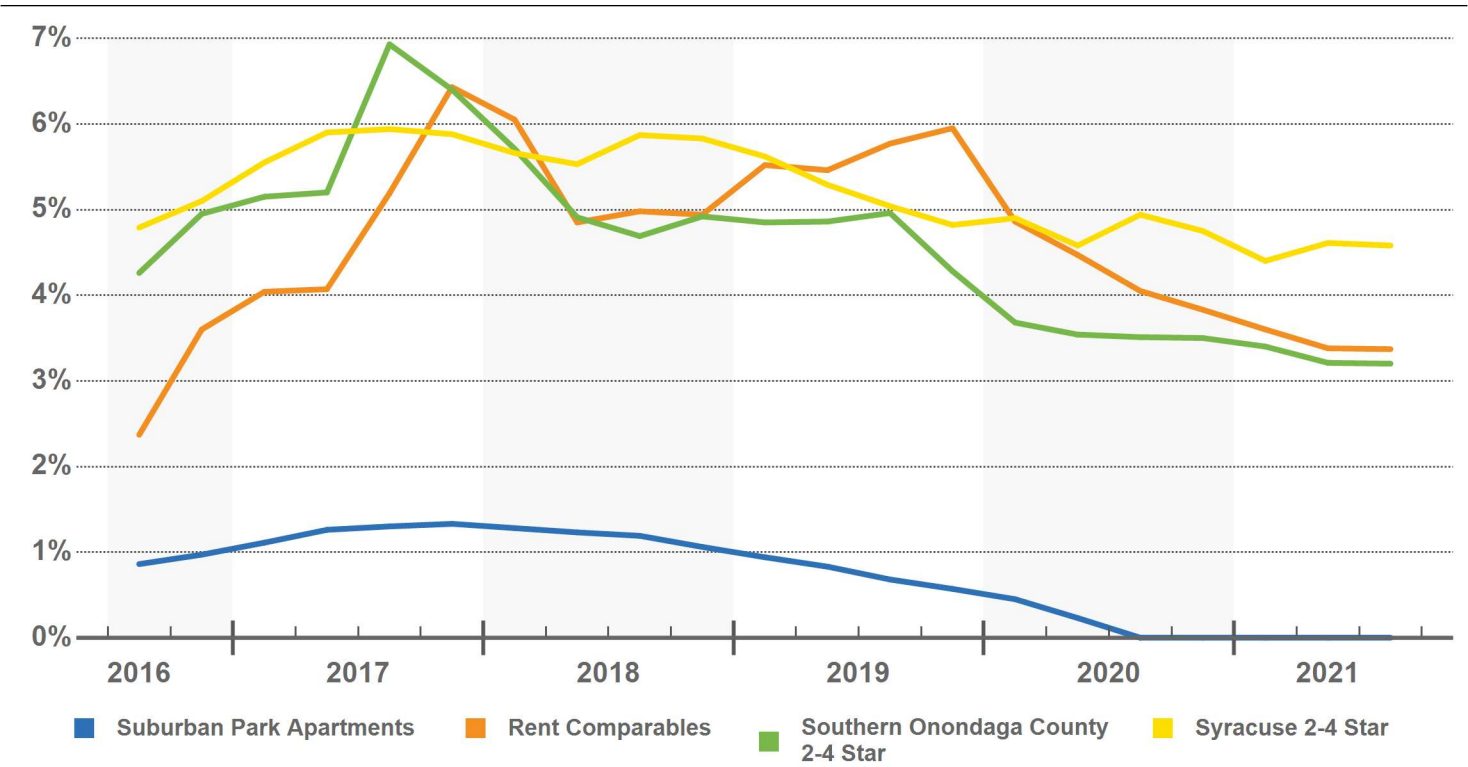
ANNUAL EFFECTIVE RENT GROWTH



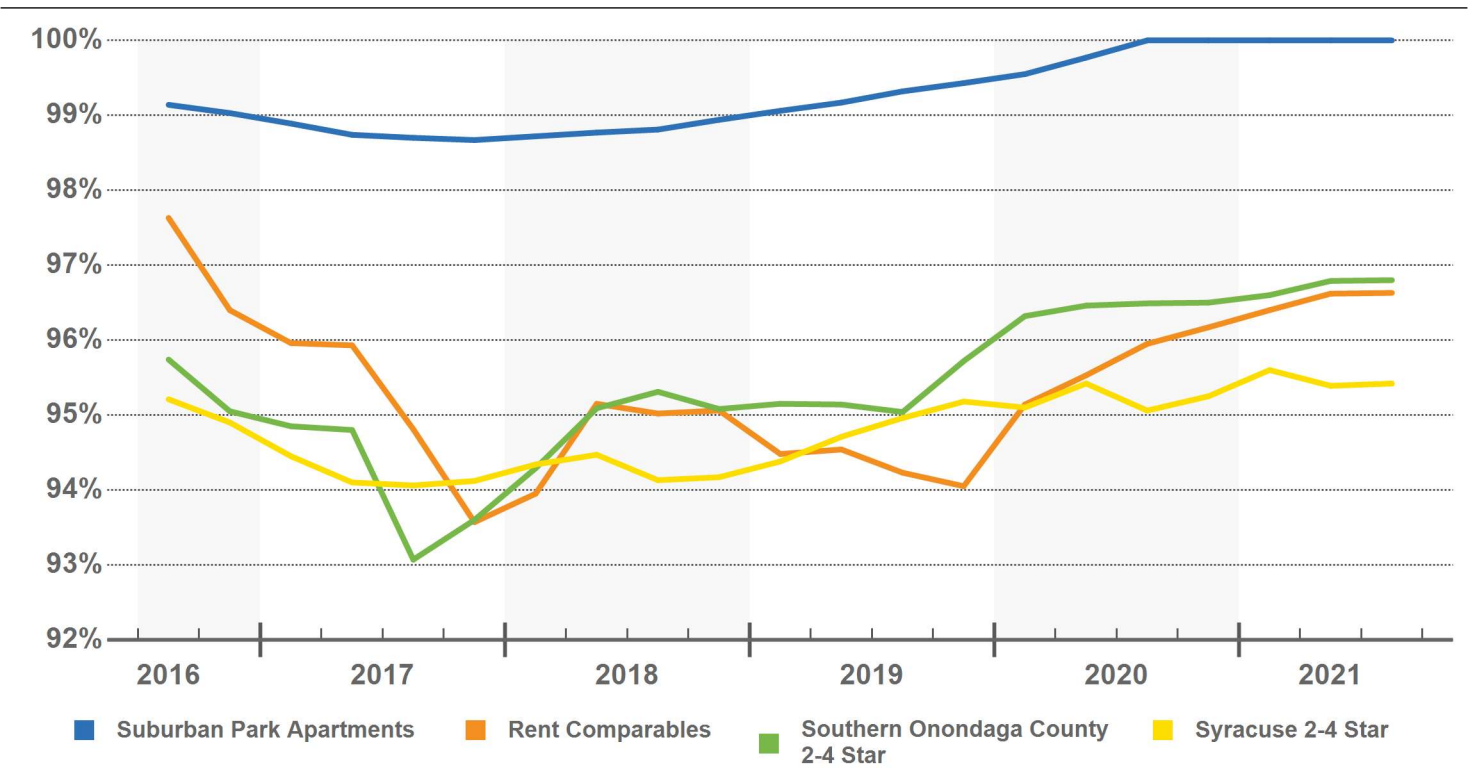
CONCESSIONS



VACANCY RATES



OCCUPANCY RATES



RENT COMPARABLES HISTORICAL DATA BY YEAR

Year	Units	Rental Rates Per SF			Concessions	Vacancy			Absorption
		Asking	Effective	Growth		Units	Percent	Change	
2021	4,092	\$1.13	\$1.13	4.8%	0.4%	138	3.4%	-0.5%	0
2020	4,092	\$1.08	\$1.08	10.6%	0.5%	157	3.8%	-2.1%	9
2019	4,092	\$0.99	\$0.98	-1.5%	1.3%	243	6.0%	1.0%	(8)
2018	4,092	\$1.00	\$0.99	0.8%	0.8%	204	5.0%	-1.5%	1
2017	4,092	\$1.00	\$0.98	2.9%	2.2%	264	6.5%	2.8%	(50)
2016	4,092	\$0.97	\$0.95	-0.2%	1.1%	149	3.7%	0.6%	(50)
2015	4,092	\$0.96	\$0.96	2.6%	0.7%	125	3.1%	-1.2%	(7)
2014	4,088	\$0.95	\$0.93	1.7%	1.4%	176	4.3%	0.7%	29
2013	3,672	\$0.92	\$0.92	7.9%	0.4%	132	3.6%	1.0%	6
2012	3,672	\$0.85	\$0.85	1.1%	0.4%	96	2.6%	0.2%	(2)

RENT COMPARABLES HISTORICAL DATA BY QUARTER PAST 3 YEARS

Quarter	Units	Rental Rates Per SF			Concessions	Vacancy			Absorption
		Asking	Effective	Growth		Units	Percent	Change	
2021 Q3	4,092	\$1.13	\$1.13	0.9%	0.4%	138	3.4%	0.0%	0
2021 Q2	4,092	\$1.13	\$1.12	1.1%	0.5%	138	3.4%	-0.2%	9
2021 Q1	4,092	\$1.11	\$1.11	2.8%	0.3%	147	3.6%	-0.2%	9
2020 Q4	4,092	\$1.08	\$1.08	0.0%	0.5%	157	3.8%	-0.2%	9
2020 Q3	4,092	\$1.08	\$1.08	3.1%	0.4%	166	4.1%	-0.4%	17
2020 Q2	4,092	\$1.05	\$1.05	2.3%	0.4%	183	4.5%	-0.4%	16
2020 Q1	4,092	\$1.03	\$1.02	4.9%	0.5%	199	4.9%	-1.1%	44
2019 Q4	4,092	\$0.99	\$0.98	-3.0%	1.3%	243	6.0%	0.2%	(8)
2019 Q3	4,092	\$1.01	\$1.01	-0.3%	0.7%	236	5.8%	0.3%	(12)
2019 Q2	4,092	\$1.02	\$1.01	-0.5%	1.1%	224	5.5%	-0.1%	3
2019 Q1	4,092	\$1.03	\$1.01	2.4%	1.1%	226	5.5%	0.6%	(23)
2018 Q4	4,092	\$1.00	\$0.99	1.6%	0.8%	204	5.0%	0.0%	1



Construction Survey

100 Suburban Park Dr

Suburban Park Apartments

128 Unit Apartment Building

Manlius, New York - Outer S Onondaga County Neighborhood

PREPARED BY



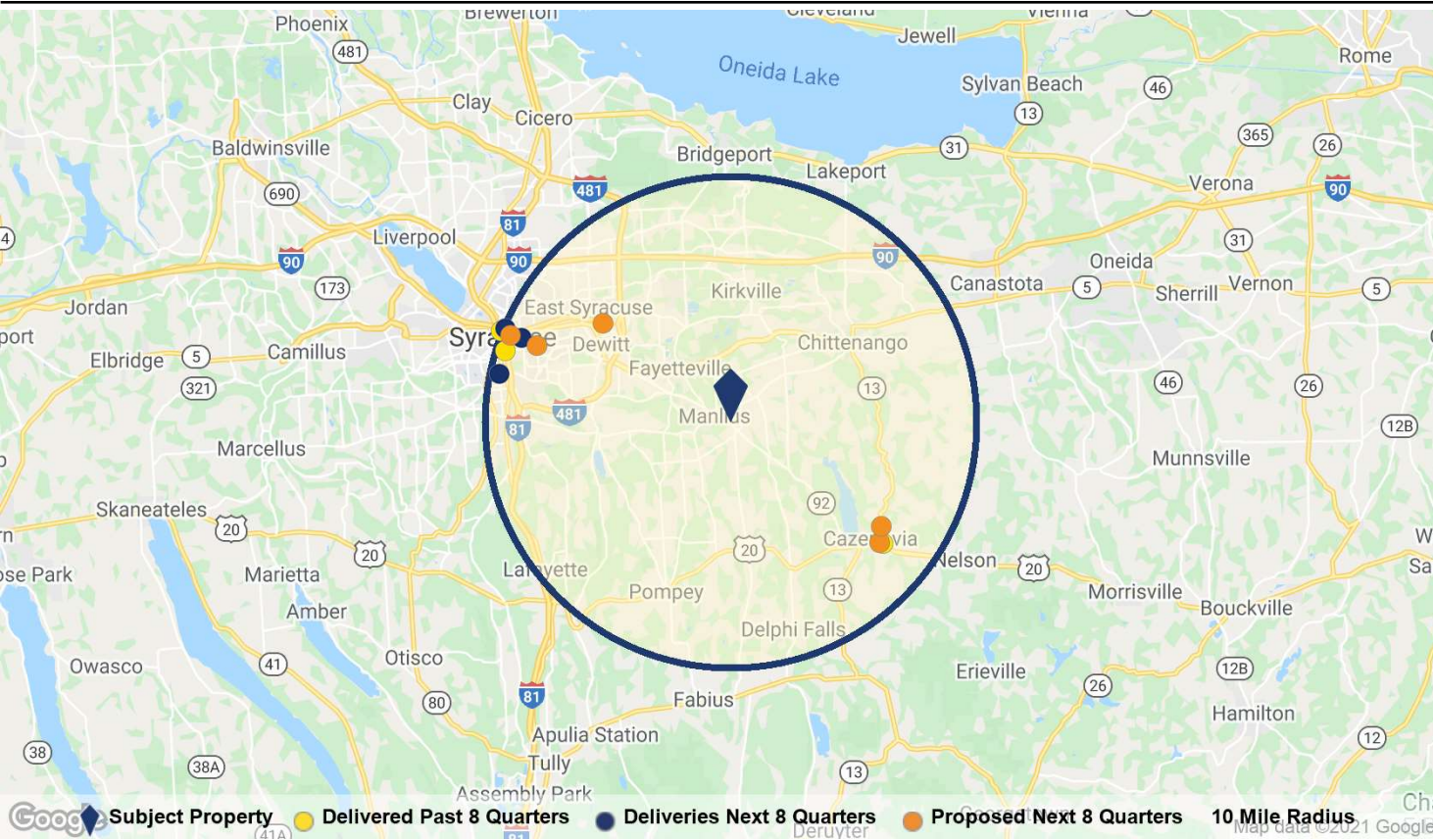
Patrick Wayne
Senior Sales Executive, CRE

Overall Construction Summary

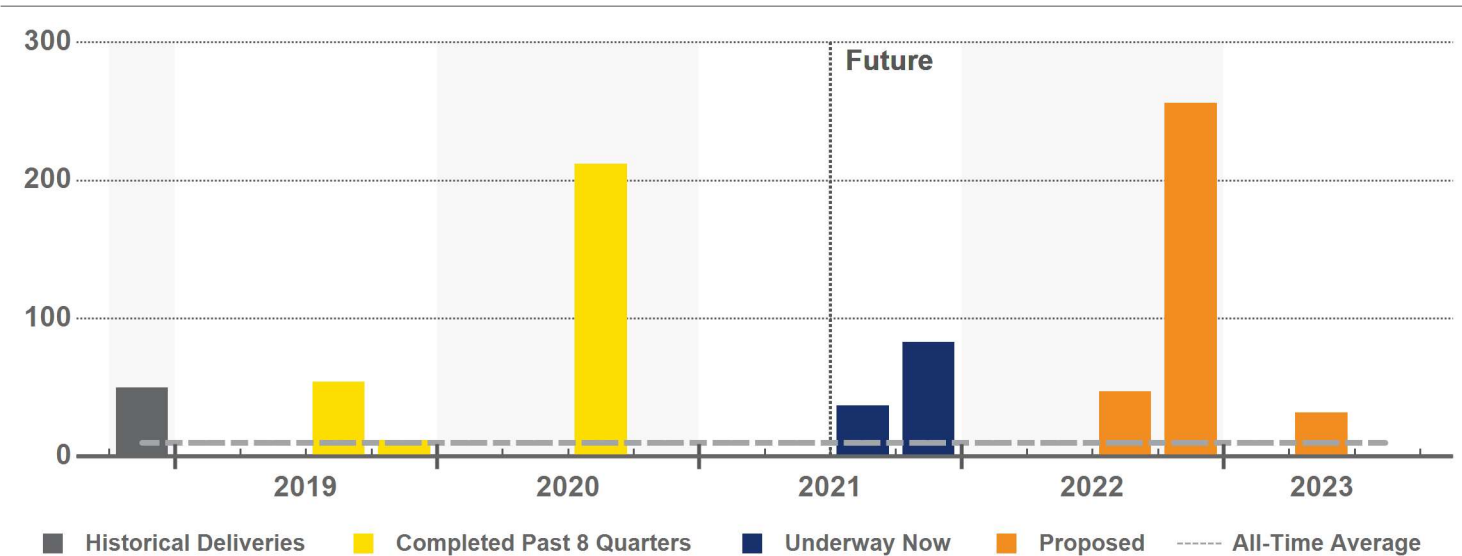
100 Suburban Park Dr

All-Time Annual Average	Delivered Past 8 Quarters	Deliveries Next 8 Quarters	Proposed Next 8 Quarters
40	278	120	335

MAP OF 24 MONTH DELIVERIES, UNDER CONSTRUCTION, PROPOSED



PAST AND FUTURE DELIVERIES

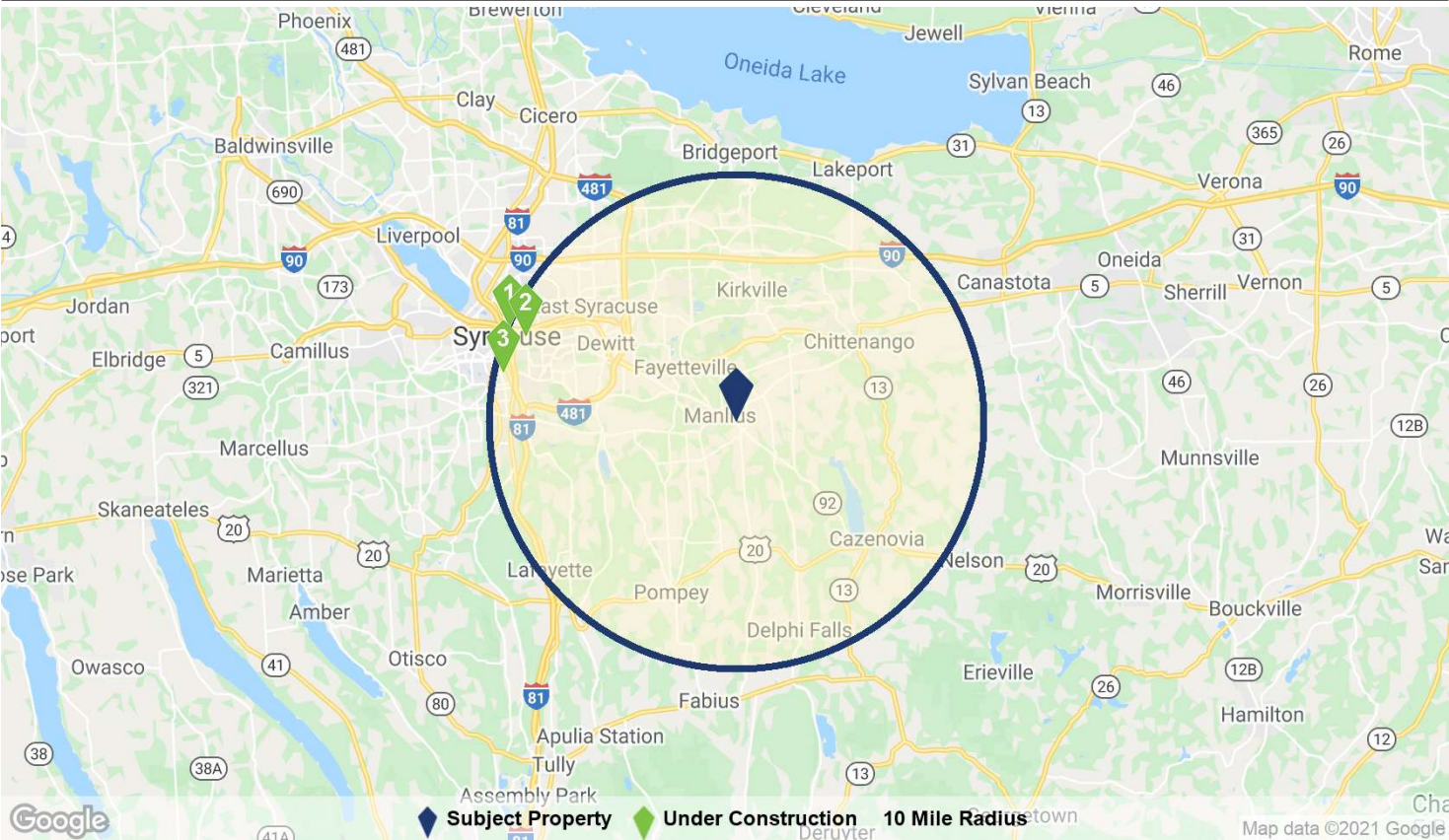


Under Construction Properties

100 Suburban Park Dr

Properties	Units	Percent of Inventory	Avg. No. Units
3	120	0.7%	40

UNDER CONSTRUCTION PROPERTIES



UNDER CONSTRUCTION SUMMARY STATISTICS

	Low	Average	Median	High
Property Size in Units	29	40	37	54
Number of Stories	3	3	3	3
Average Unit Size SF	474	474	474	474
Star Rating	★★★★★	★★★★★ 3.3	★★★★★	★★★★★
Estimated Delivery Date	Sep 2021	Oct 2021	Nov 2021	Dec 2021
Months to Delivery	2	3	4	5
Construction Period in Months	17	19	21	21

Under Construction Properties

100 Suburban Park Dr

COMPLETIONS WITHIN NEXT 3 MONTHS

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
 Smith Lofts 500 Erie Blvd E	    	37	-	Apr 2020	Sep 2021	- Paulus Development Co.

COMPLETIONS 3-6 MONTHS AWAY

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
 1007 Madison St	    	29	3	Feb 2020	Nov 2021	- Cuse Real Estate
 411 W Clovin St	    	54	-	Mar 2020	Dec 2021	Home Leasing Jennifer Defranco

Under Construction Properties

100 Suburban Park Dr

500 Erie Blvd E - Smith Lofts

Syracuse, New York - Downtown Syracuse Neighborhood



PROPERTY

Property Size:	37 Units
Stories:	-
Average Unit Size:	474 SF
Rent Type:	Affordable

CONSTRUCTION INFO

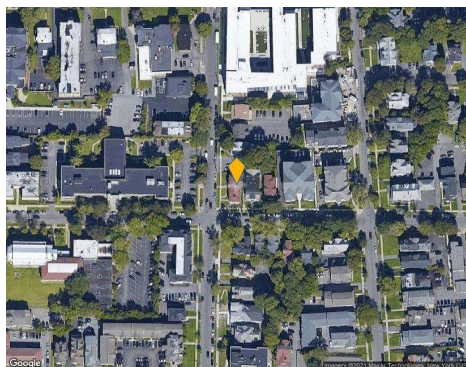
Start Date:	Apr 2020
Completion Date:	Sep 2021
Build Time:	17 Months
Time to Delivery:	2 Months

OWNER

Paulus Development Co.

1007 Madison St

Syracuse, New York - Eastside Neighborhood



PROPERTY

Property Size:	29 Units
Stories:	3
Average Unit Size:	-
Rent Type:	Market

CONSTRUCTION INFO

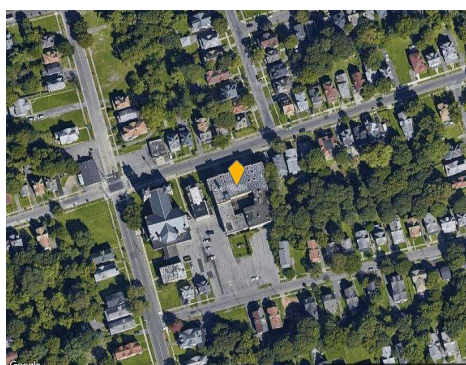
Start Date:	Feb 2020
Completion Date:	Nov 2021
Build Time:	21 Months
Time to Delivery:	4 Months

OWNER

Cuse Real Estate

411 W Clovin St

Syracuse, New York - Southside Neighborhood



PROPERTY

Property Size:	54 Units
Stories:	-
Average Unit Size:	-
Rent Type:	Affordable

CONSTRUCTION INFO

Start Date:	Mar 2020
Completion Date:	Dec 2021
Build Time:	21 Months
Time to Delivery:	5 Months

DEVELOPER

Home Leasing

OWNER

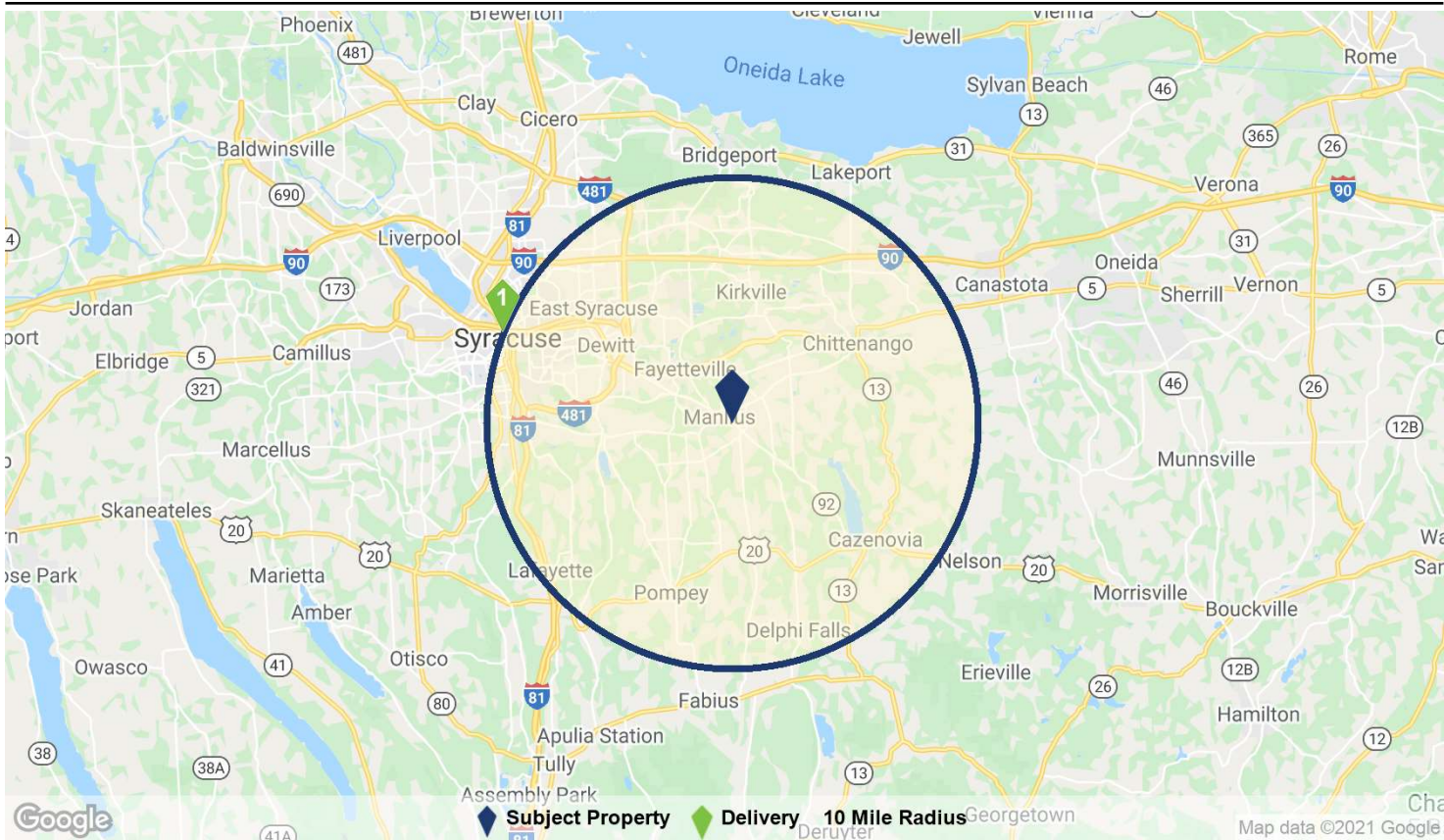
Jennifer Defranco

Deliveries Past 12 Months Summary

100 Suburban Park Dr

Properties	Units	Vacancy Rate	Avg. Asking Rent/Unit
1	213	31.0%	\$2,242

DELIVERIES IN PAST 12 MONTHS



DELIVERIES PAST 12 MONTHS SUMMARY STATISTICS

Unit Mix	Low	Average	Median	High
Property Size in Units	213	213	213	213
Studio Units	3	3	3	3
One Bedroom Units	70	70	70	70
Two Bedroom Units	70	70	70	70
Three Bedroom Units	70	70	70	70
Property Attributes	Low	Average	Median	High
Number of Stories	10	10	10	10
Average Unit Size SF	1,367	1,367	1,367	1,367
Rating	★★★★★	★★★★★ 4.0	★★★★★	★★★★★
Leasing Performance	Low	Average	Median	High
Vacancy Rate	31.0%	31.0%	31.0%	31.0%
Asking Rent Per Unit	\$2,242	\$2,242	\$2,242	\$2,242
Effective Rent Per Unit	\$2,138	\$2,138	\$2,138	\$2,138
Asking Rent Per SF	\$1.64	\$1.64	\$1.64	\$1.64
Effective Rent Per SF	\$1.56	\$1.56	\$1.56	\$1.56
Concessions	4.7%	4.7%	4.7%	4.7%

Deliveries Past 12 Months Summary

100 Suburban Park Dr

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
1 Washington Place 300 E Washington St	★ ★ ★ ★ ★	212	10	Jun 17	Jul 20	- Carnegie Management, Inc.

Deliveries Past 12 Months

100 Suburban Park Dr

1 300 E Washington St - Washington Place
Syracuse, New York - Downtown Syracuse Neighborhood



PROPERTY	
Property Size:	212 Units, 10 Floors
Avg. Unit Size:	1,368 SF
Year Built:	2020
Type:	Apartments - All
Rent Type:	Market
Parking:	-
Distance to Subject:	9.98 Miles
Distance to Transit:	-

PROPERTY MANAGER	
Acropolis - Nynex Building	
(585) 406-4833	
OWNER	
-	

UNIT BREAKDOWN

Bed	Bath	Avg SF	Unit Mix		Availability		Avg Asking Rent		Avg Effective Rent		Concessions
			Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	
Studio	1	-	-	-	-	-	\$1,750	-	\$1,668	-	4.7%
Studio	1	575	1	0.5%	1	100%	\$1,450	\$2.52	\$1,382	\$2.40	4.7%
Studio	1	1,100	1	0.5%	1	100%	\$1,750	\$1.59	\$1,668	\$1.52	4.7%
1	1	940	70	33.0%	40	57.1%	\$1,450	\$1.54	\$1,383	\$1.47	4.6%
2	2	1,308	70	33.0%	30	42.9%	\$2,100	\$1.61	\$2,003	\$1.53	4.6%
3	2	1,882	70	33.0%	30	42.9%	\$3,200	\$1.70	\$3,052	\$1.62	4.6%
Totals		Avg SF	Units	Mix %	Units	Mix %	Per Unit	Per SF	Per Unit	Per SF	Concessions
All Studios		838	2	0.9%	2	100%	\$1,650	\$1.91	\$1,573	\$1.82	4.7%
All 1 Beds		940	70	33.0%	40	57.1%	\$1,450	\$1.54	\$1,383	\$1.47	4.6%
All 2 Beds		1,308	70	33.0%	30	42.9%	\$2,100	\$1.61	\$2,003	\$1.53	4.6%
All 3 Beds		1,882	70	33.0%	30	42.9%	\$3,200	\$1.70	\$3,052	\$1.62	4.6%
Totals		1,372	212	100%	102	48.1%	\$2,242	\$1.64	\$2,138	\$1.56	4.6%

Estimate

Updated July 07, 2021

SITE AMENITIES

Business Center, Elevator, Fitness Center, Gameroom, Maintenance on site

UNIT AMENITIES

Balcony, Dishwasher, High Speed Internet Access, Loft Layout, Microwave, Refrigerator, Stainless Steel Appliances, Tub/Shower

RECURRING EXPENSES

Unassigned Covered Parking \$150-0 Free Water, Trash Removal, Sewer, Cable

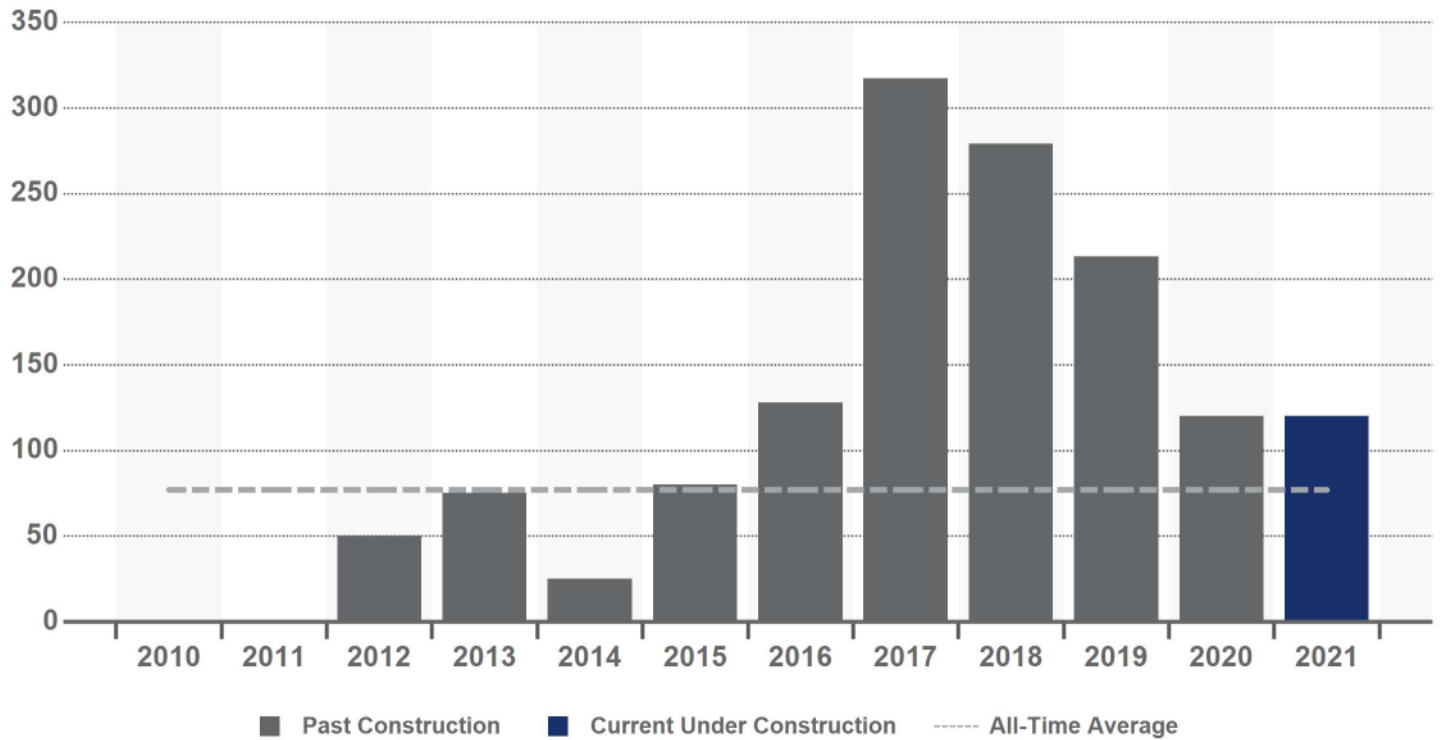
ONE TIME EXPENSES

Dog Deposit \$250 Cat Deposit \$250 Application Fee \$20

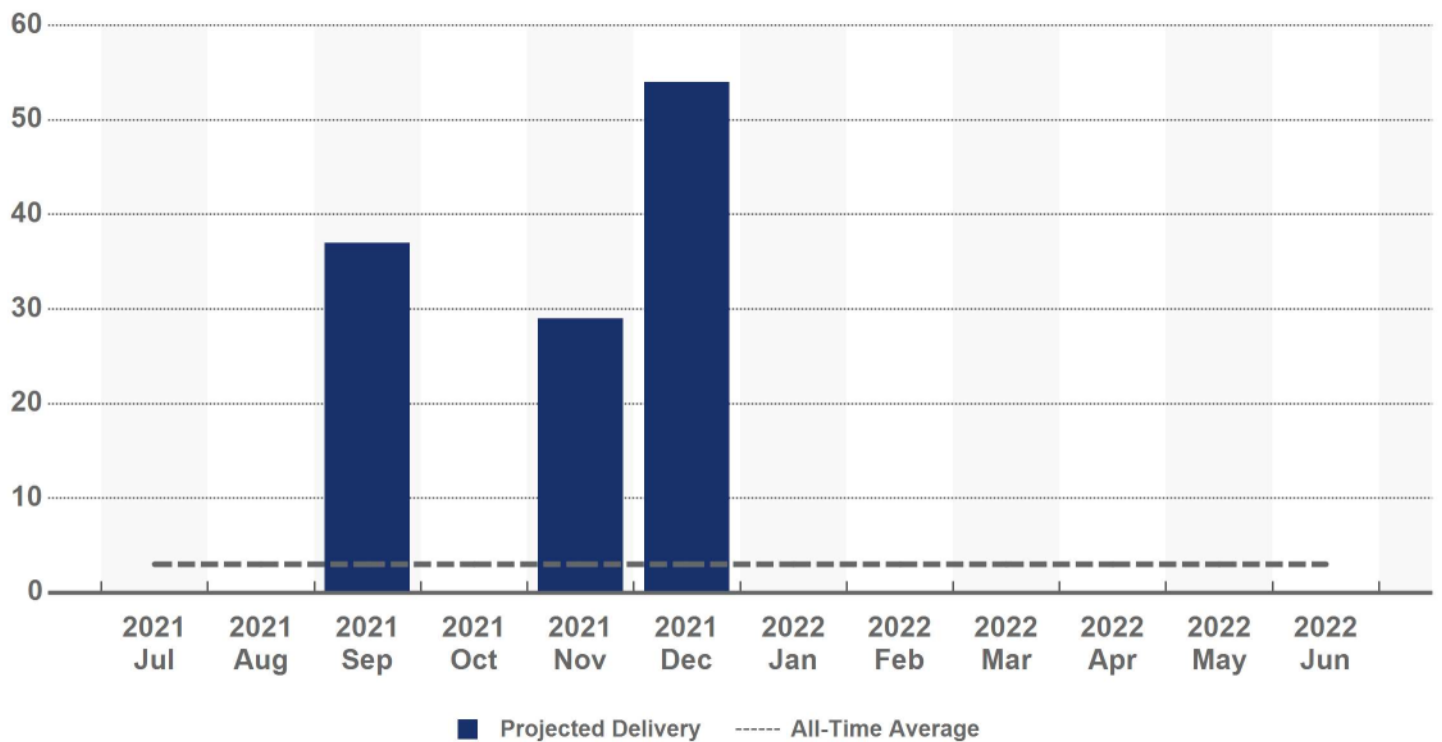
PET POLICY

Dog Allowed \$250 Deposit, 30 lb. Maximum
Cat Allowed \$250 Deposit, 30 lb. Maximum

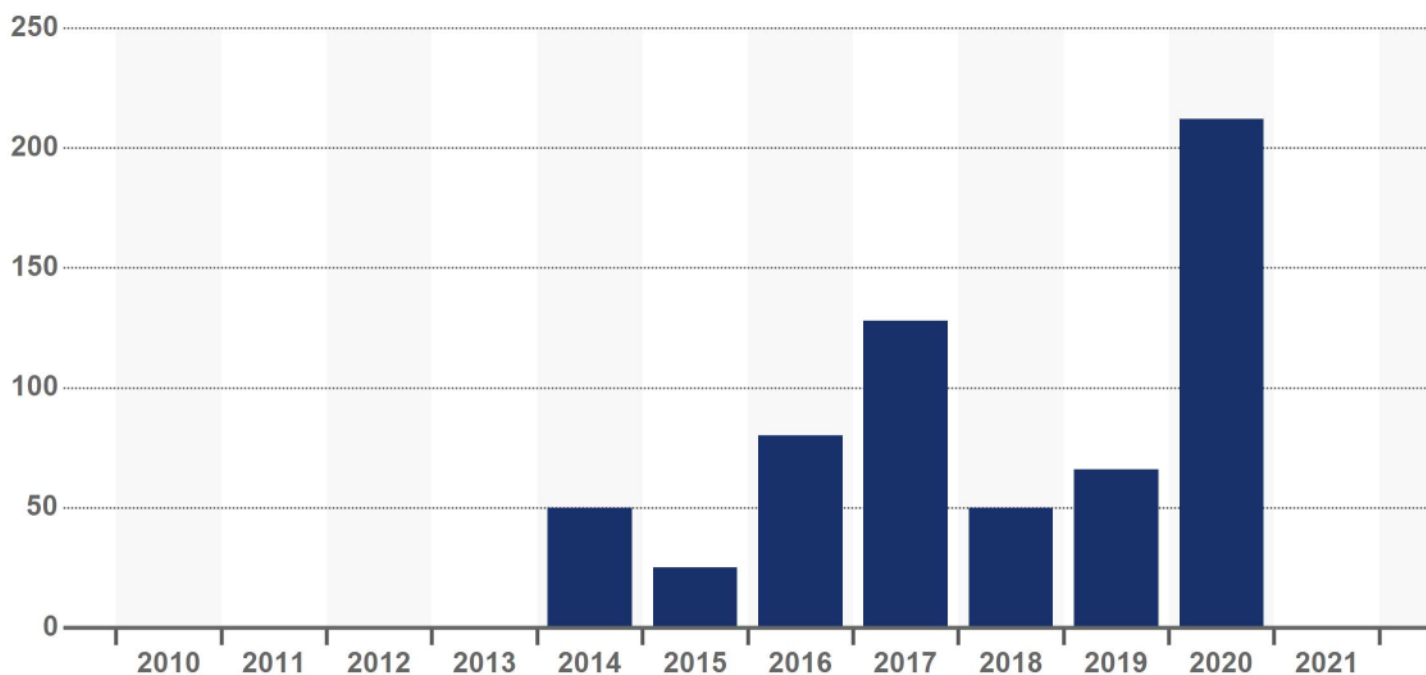
UNITS UNDER CONSTRUCTION



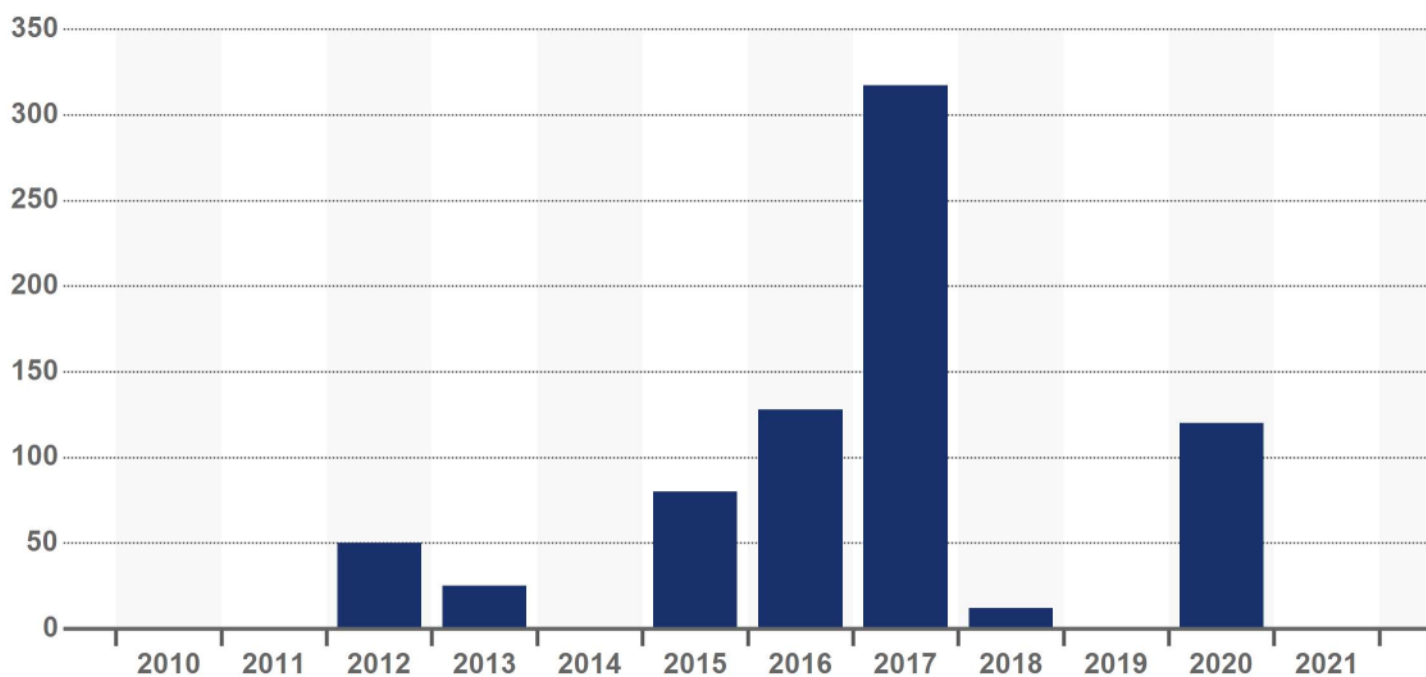
PROJECTED DELIVERY DATES OF UNITS UNDER CONSTRUCTION



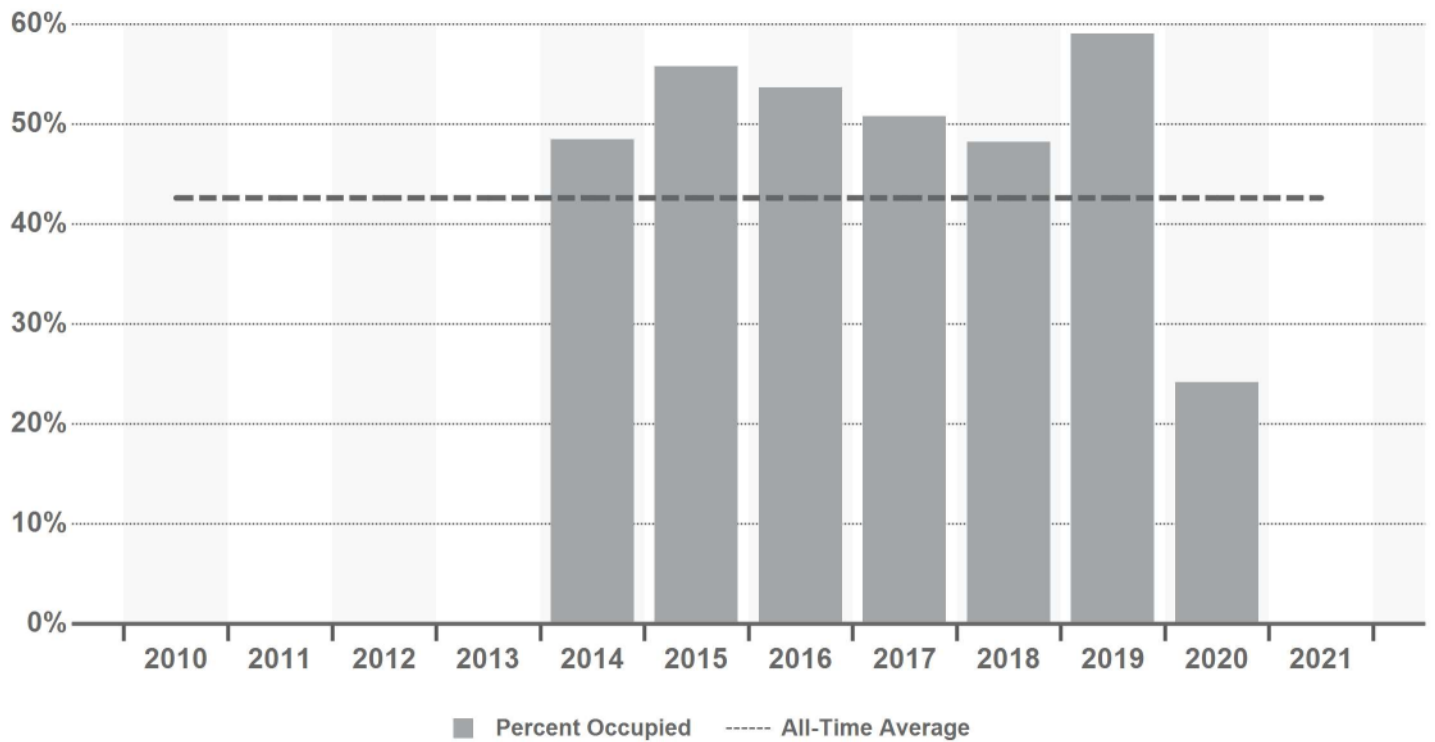
CONSTRUCTION DELIVERIES IN UNITS



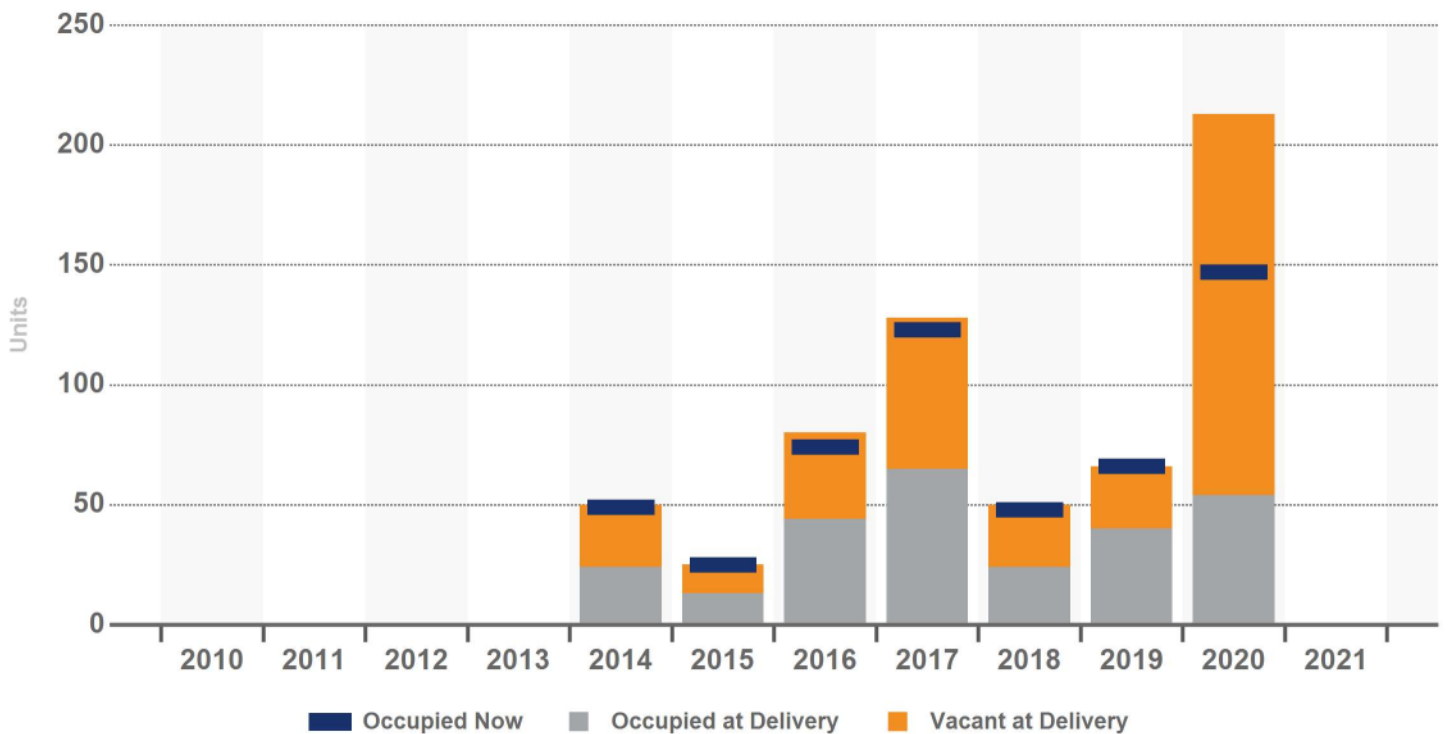
CONSTRUCTION STARTS IN UNITS



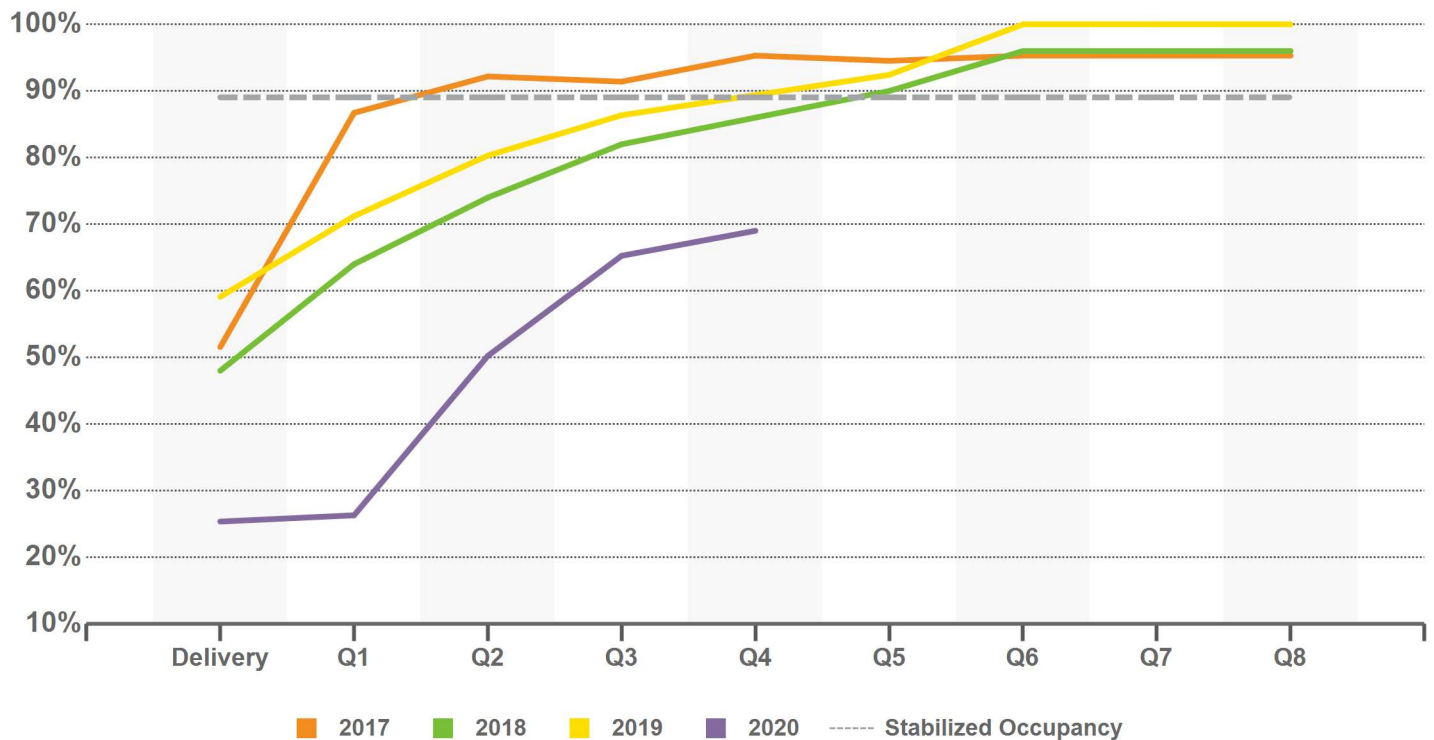
PERCENT OCCUPIED AT DELIVERY



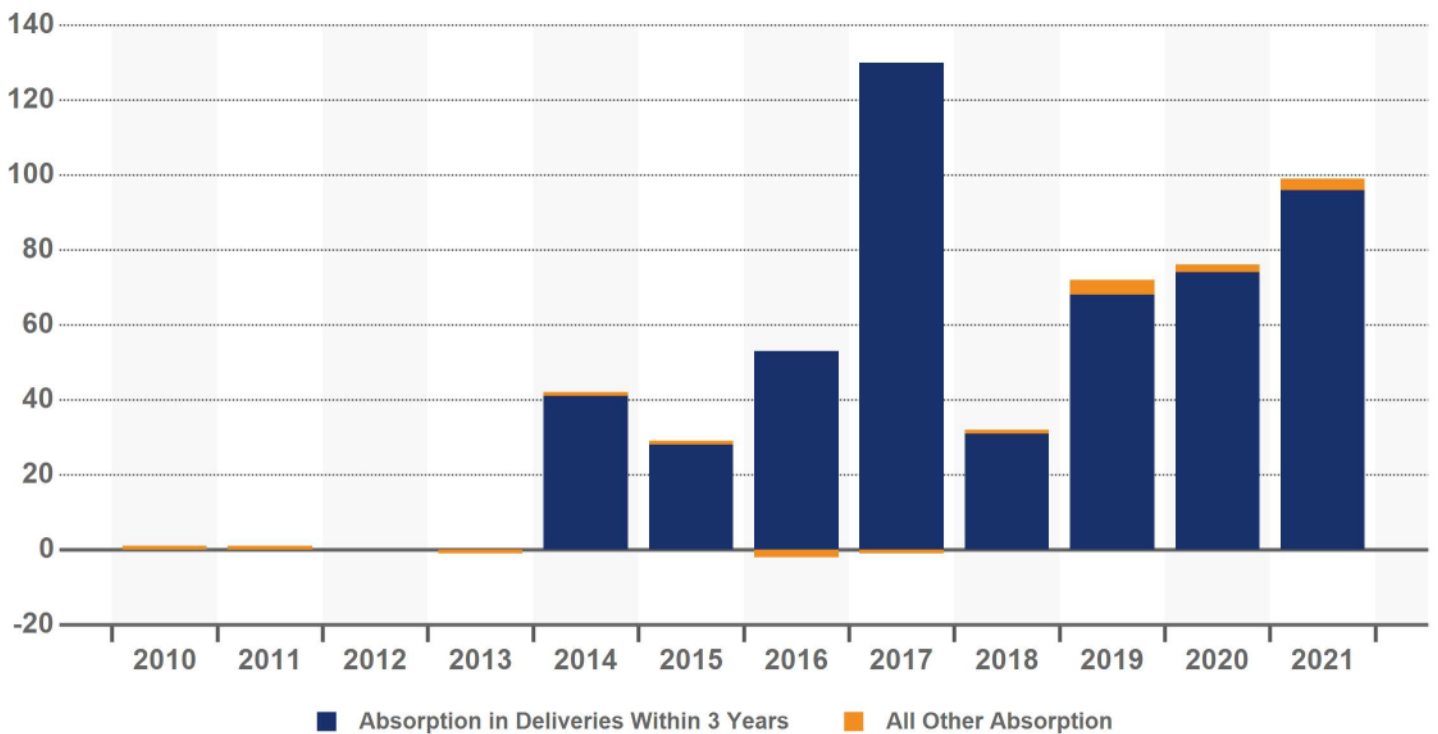
UNITS OCCUPIED IN DELIVERIES OVER TIME



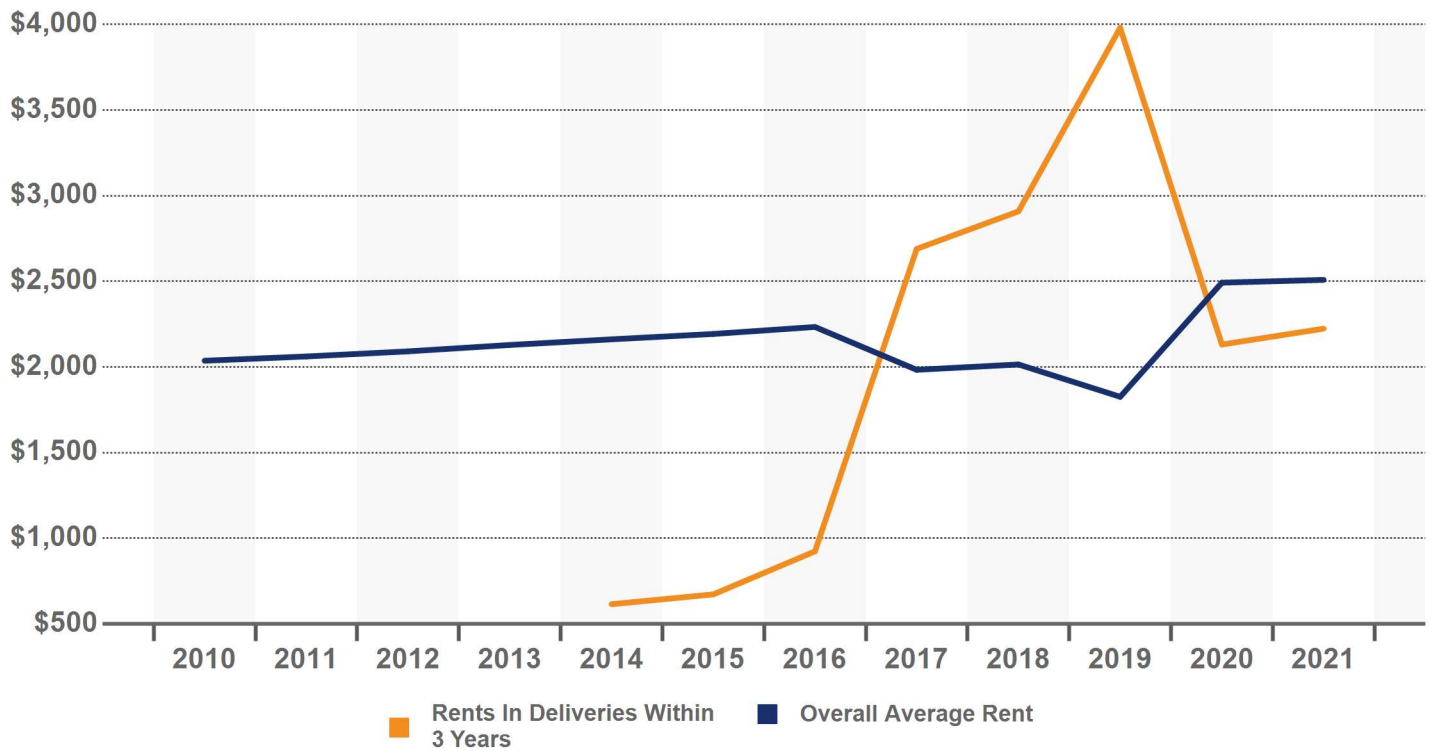
NEW CONSTRUCTION OCCUPANCY AFTER DELIVERY BY YEAR BUILT



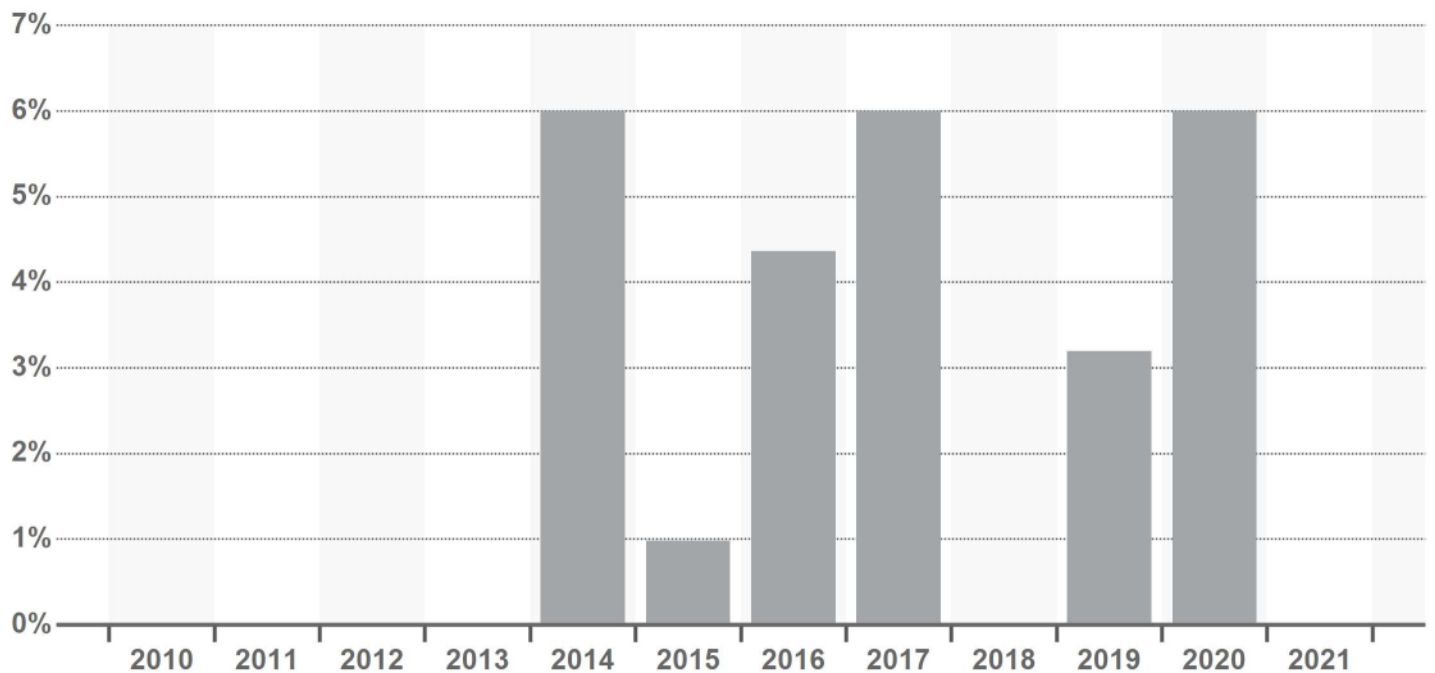
ABSORPTION IN UNITS



ASKING RENTAL RATES PER UNIT



CONCESSIONS IN DELIVERIES PER YEAR





Multi-Family Submarket Report

Southern Onondaga County

Syracuse - NY

PREPARED BY



Patrick Wayne
Senior Sales Executive, CRE



MULTI-FAMILY SUBMARKET REPORT

Submarket Key Statistics	1
Vacancy	2
Rent	4
Construction	6
Sales	8
Sales Past 12 Months	10
Supply & Demand Trends	12
Vacancy & Rent	14
Sale Trends	16
Deliveries & Under Construction	18

Overview

Southern Onondaga County Multi-Family

12 Mo. Delivered Units

0

12 Mo. Absorption Units

8

Vacancy Rate

2.8%

12 Mo. Asking Rent Growth

9.6%

The vacancy rate in the Southern Onondaga County Submarket has remained stable over the past year, but at 2.8%, is slightly below the long-term average.

Nothing has delivered over the past 12 months, and the apartment inventory is essentially the same as it was five years ago. New supply will remain minimal in the near-term as nothing is currently underway. Rents have increased by an impressive 9.6% over the past year,

which is the strongest annual performance recorded here in more than 10 years.

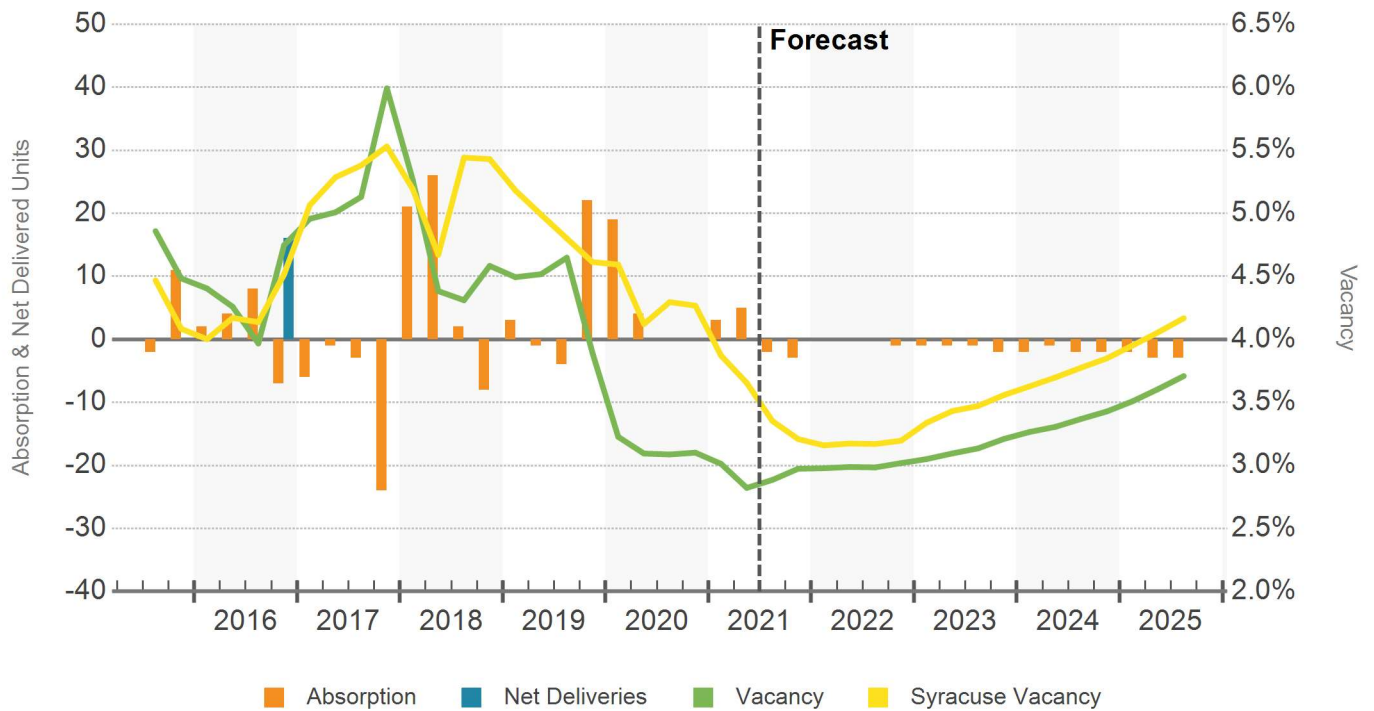
There is some investment activity in the Southern Onondaga County Submarket. Over the past three years, there have been 9 transactions. The market price, which is an estimated price of all properties in the submarket, has risen at a steady pace over that time period and now stands at about \$110,000/unit.

KEY INDICATORS

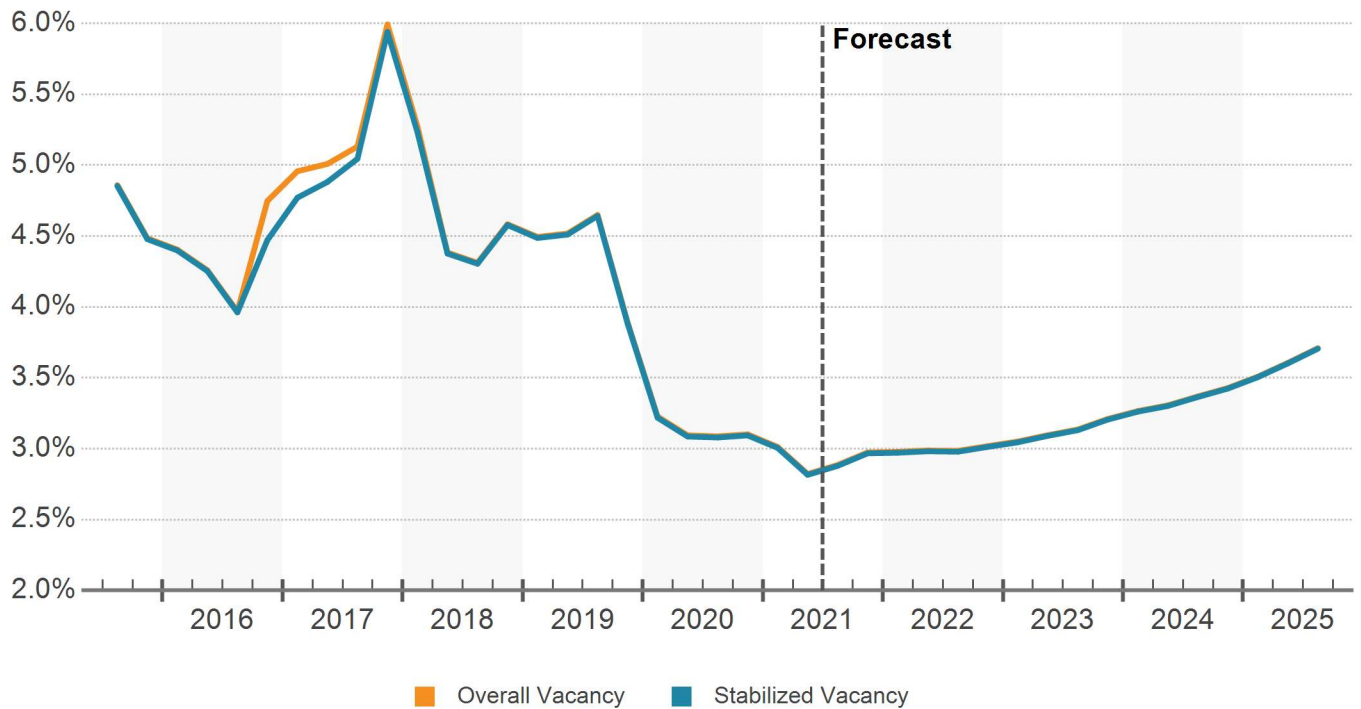
Current Quarter	Units	Vacancy Rate	Asking Rent	Effective Rent	Absorption Units	Delivered Units	Under Constr Units
4 & 5 Star	80	4.0%	\$1,016	\$1,012	0	0	0
3 Star	1,048	2.2%	\$1,193	\$1,188	0	0	0
1 & 2 Star	1,713	3.1%	\$1,014	\$1,011	0	0	0
Submarket	2,841	2.8%	\$1,081	\$1,077	0	0	0

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.3%	4.8%	3.3%	6.0%	2017 Q4	2.8%	2021 Q3
Absorption Units	8	8	(6)	74	2004 Q3	(34)	2017 Q4
Delivered Units	0	5	0	80	2005 Q2	0	2021 Q2
Demolished Units	0	0	1	0	2021 Q2	0	2021 Q2
Asking Rent Growth (YOY)	9.6%	2.1%	3.5%	9.6%	2020 Q4	-2.4%	2009 Q4
Effective Rent Growth (YOY)	9.6%	2.1%	3.5%	9.3%	2020 Q4	-2.4%	2009 Q4
Sales Volume	\$0	\$2.2M	N/A	\$13.2M	2020 Q1	\$0	2021 Q2

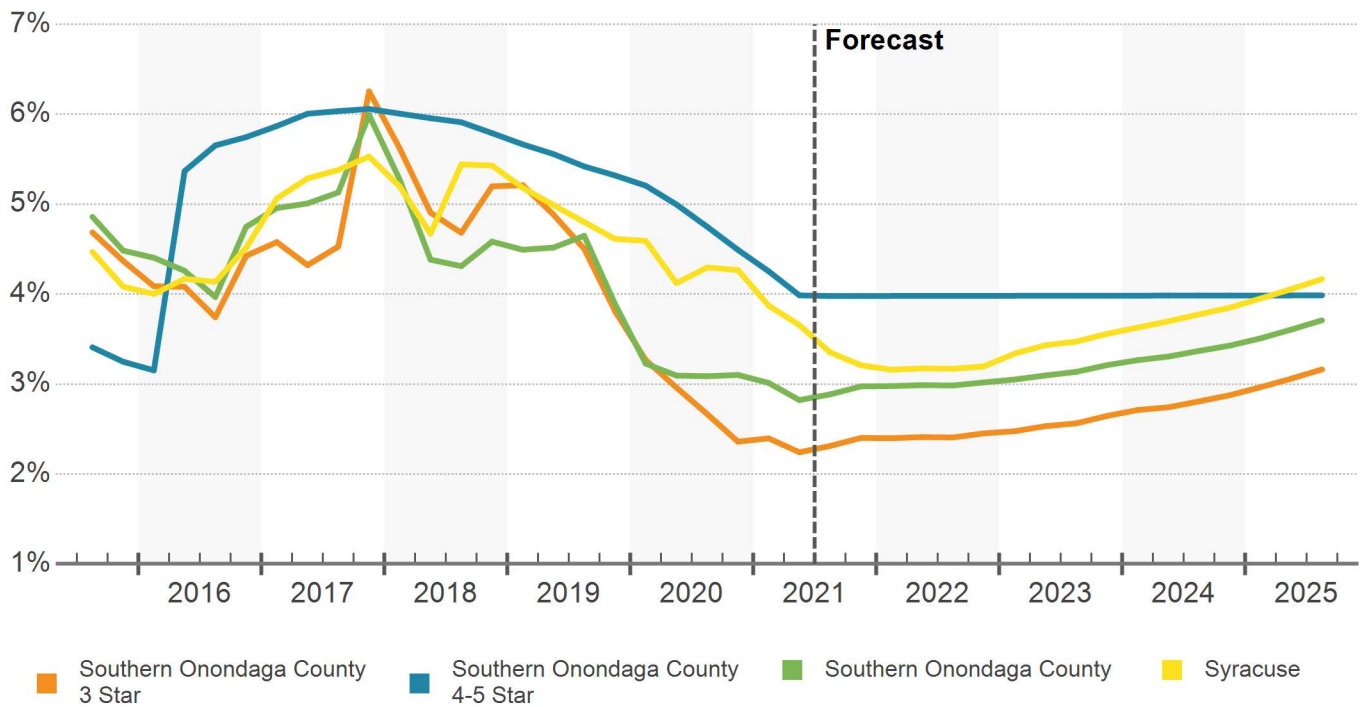
ABSORPTION, NET DELIVERIES & VACANCY



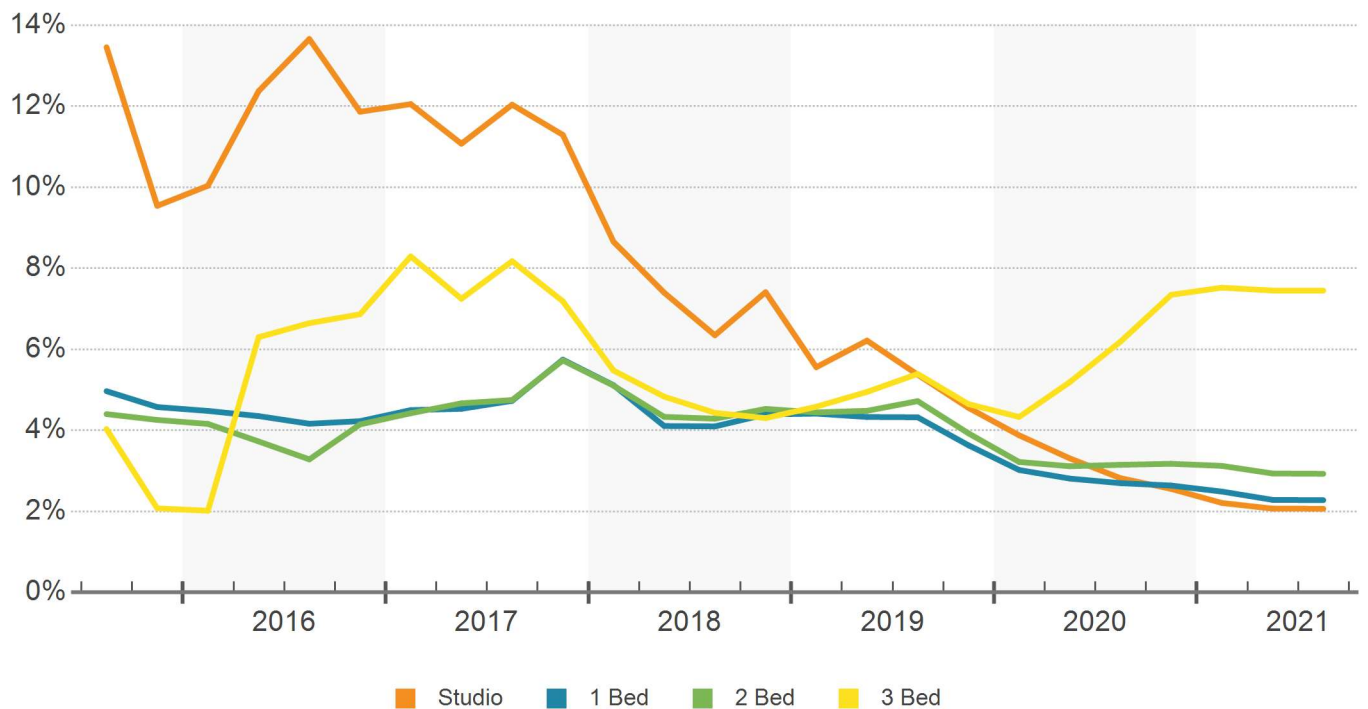
OVERALL & STABILIZED VACANCY



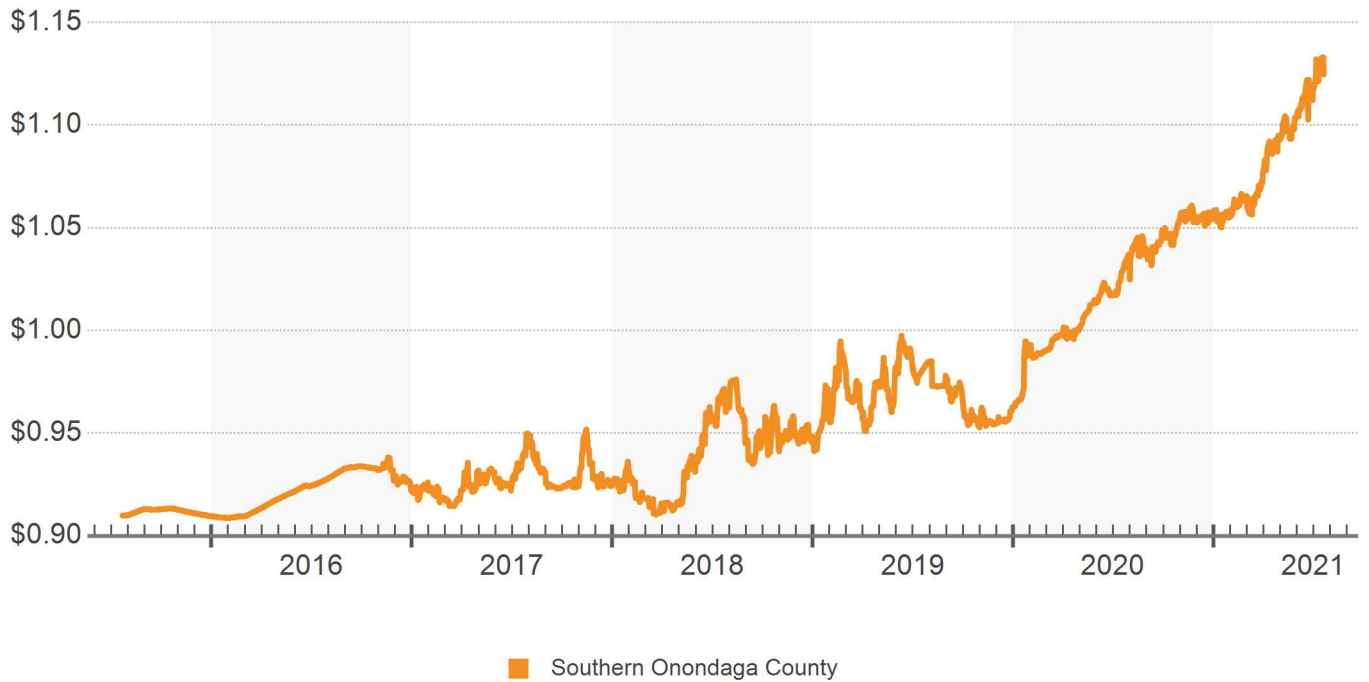
VACANCY RATE



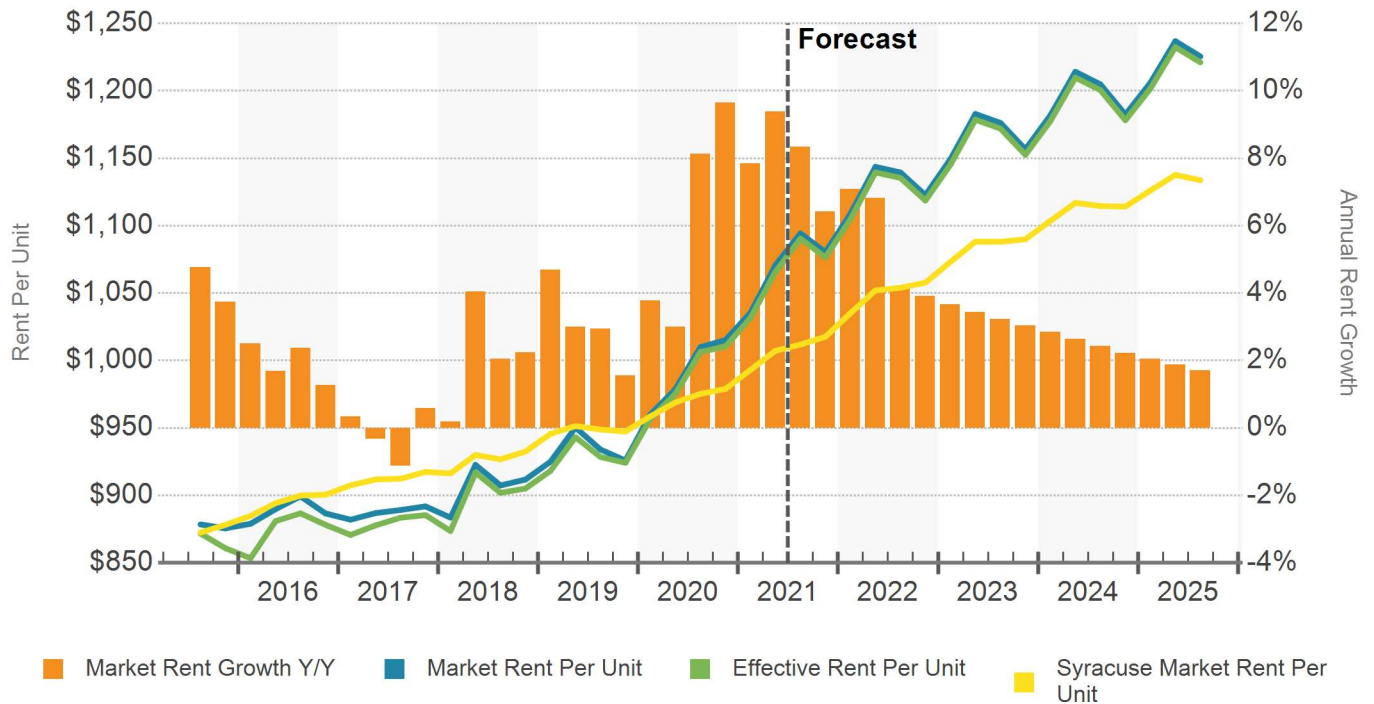
VACANCY BY BEDROOM



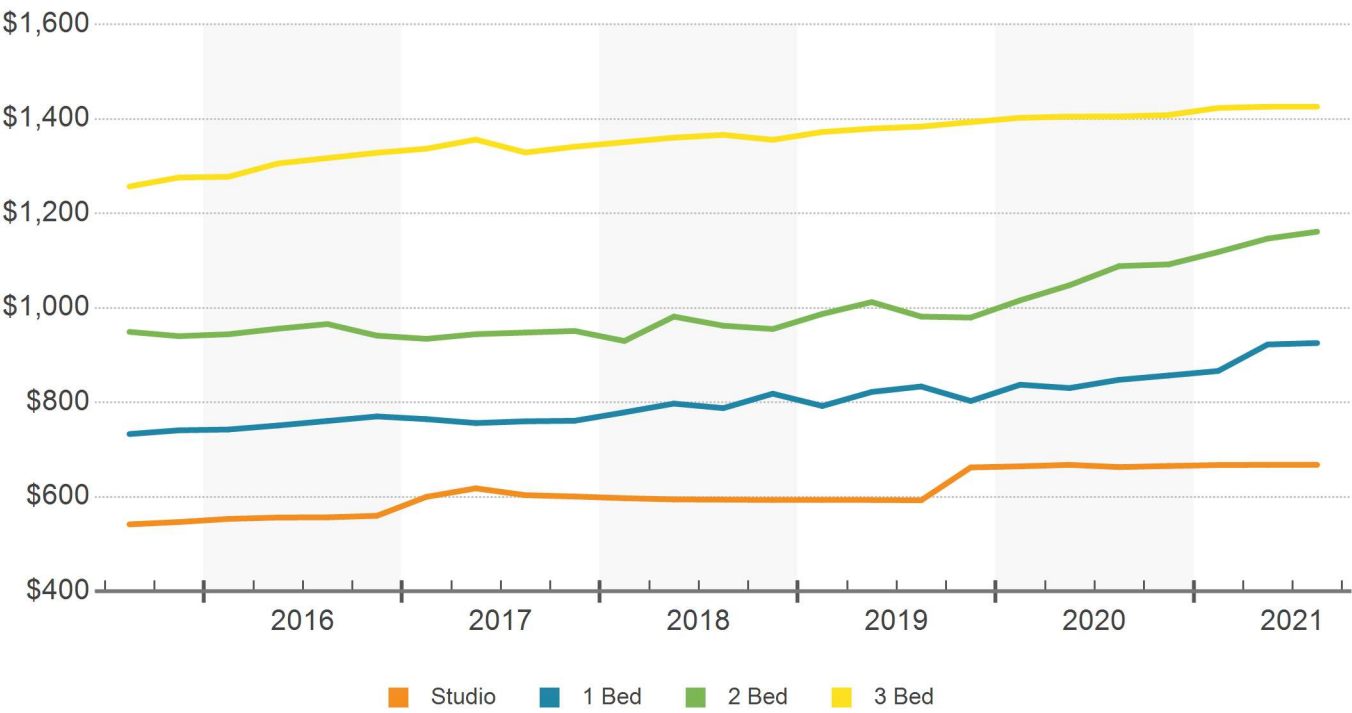
DAILY ASKING RENT PER SF



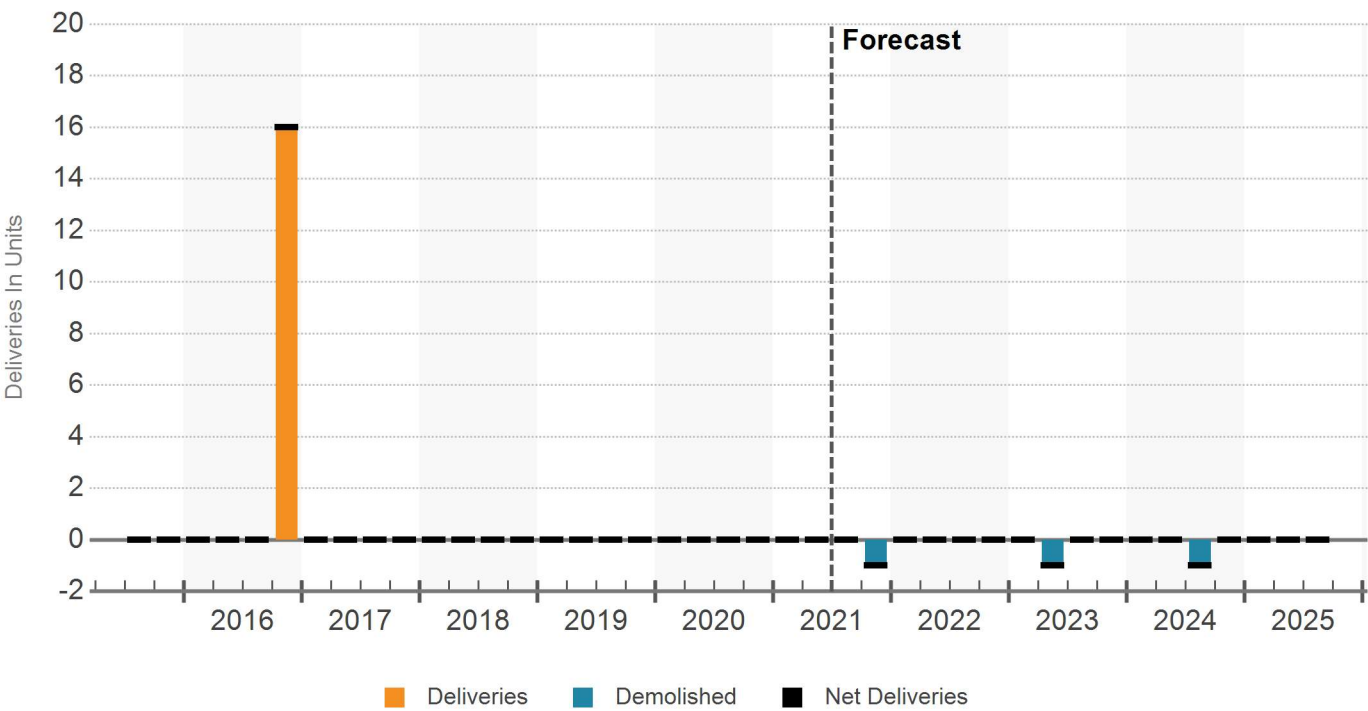
MARKET RENT PER UNIT & RENT GROWTH



MARKET RENT PER UNIT BY BEDROOM

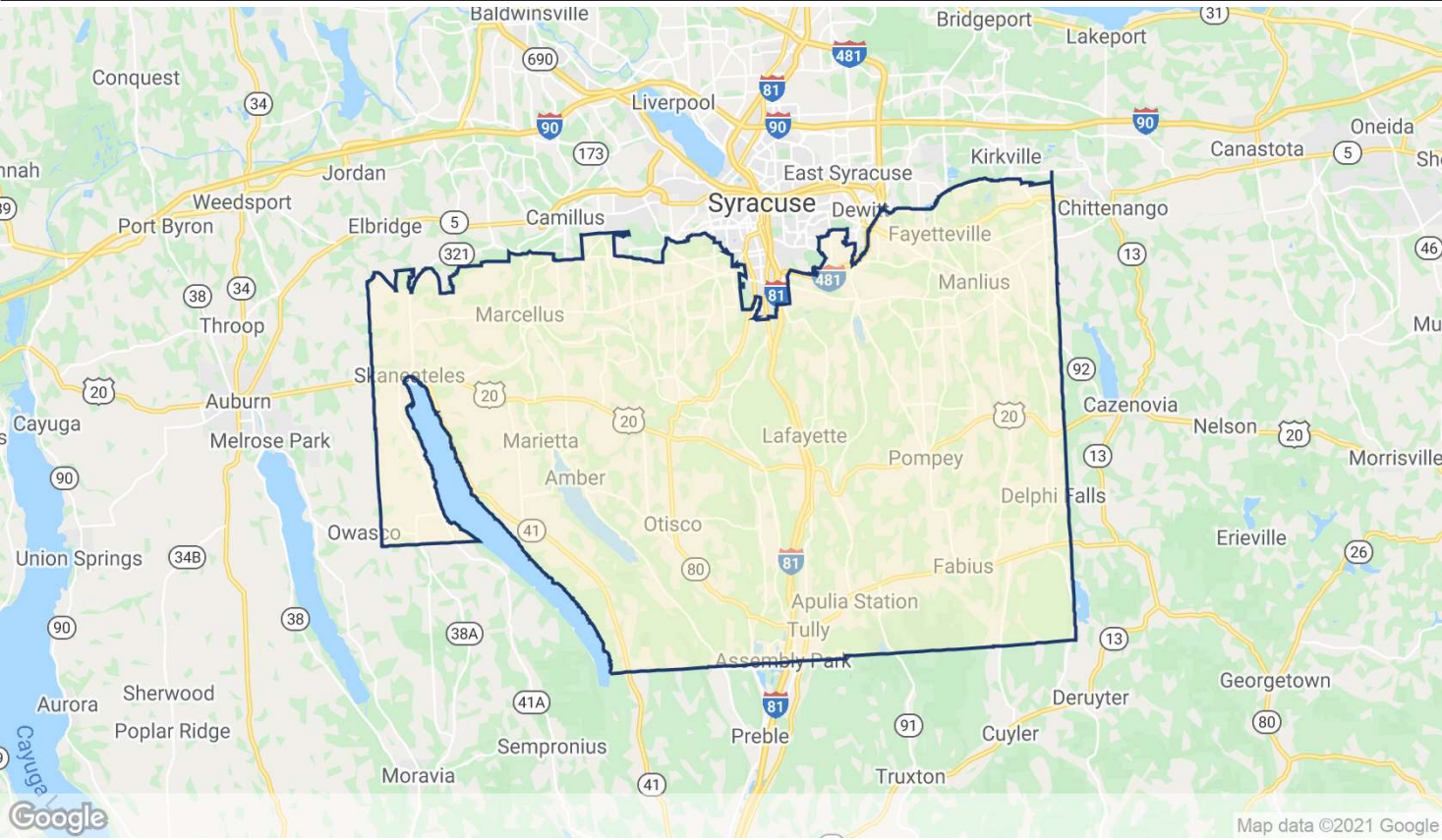


DELIVERIES & DEMOLITIONS

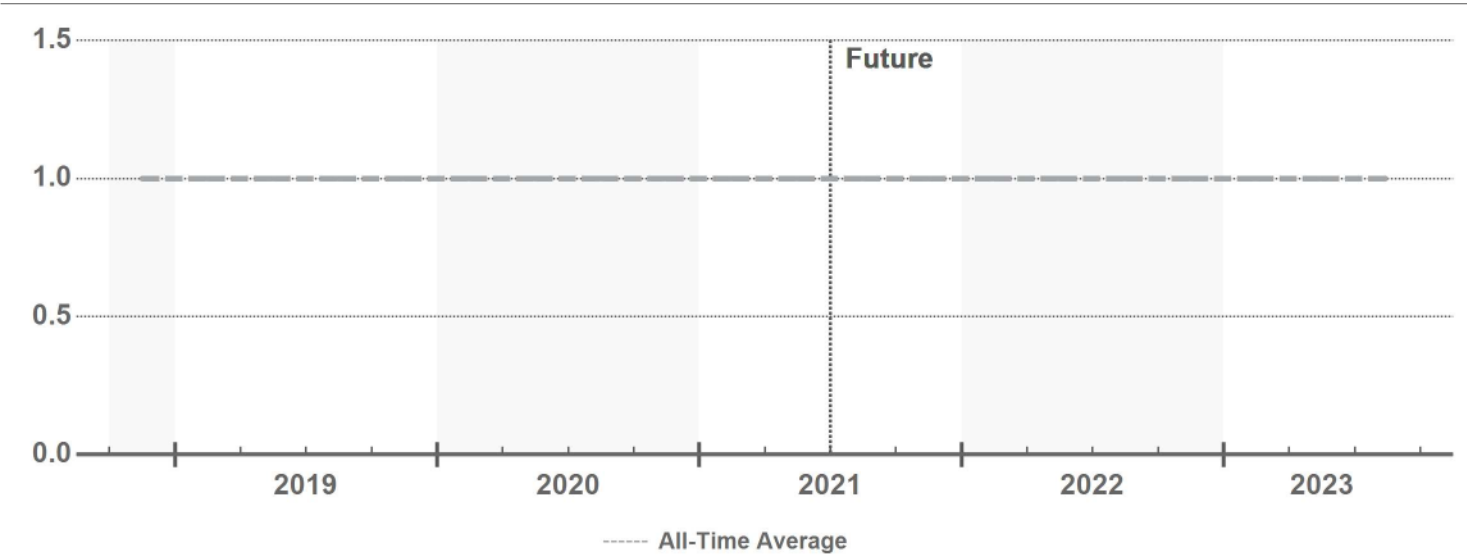


All-Time Annual Avg. Units	Delivered Units Past 8 Qtrs	Delivered Units Next 8 Qtrs	Proposed Units Next 8 Qtrs
4	0	0	0

PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN UNITS

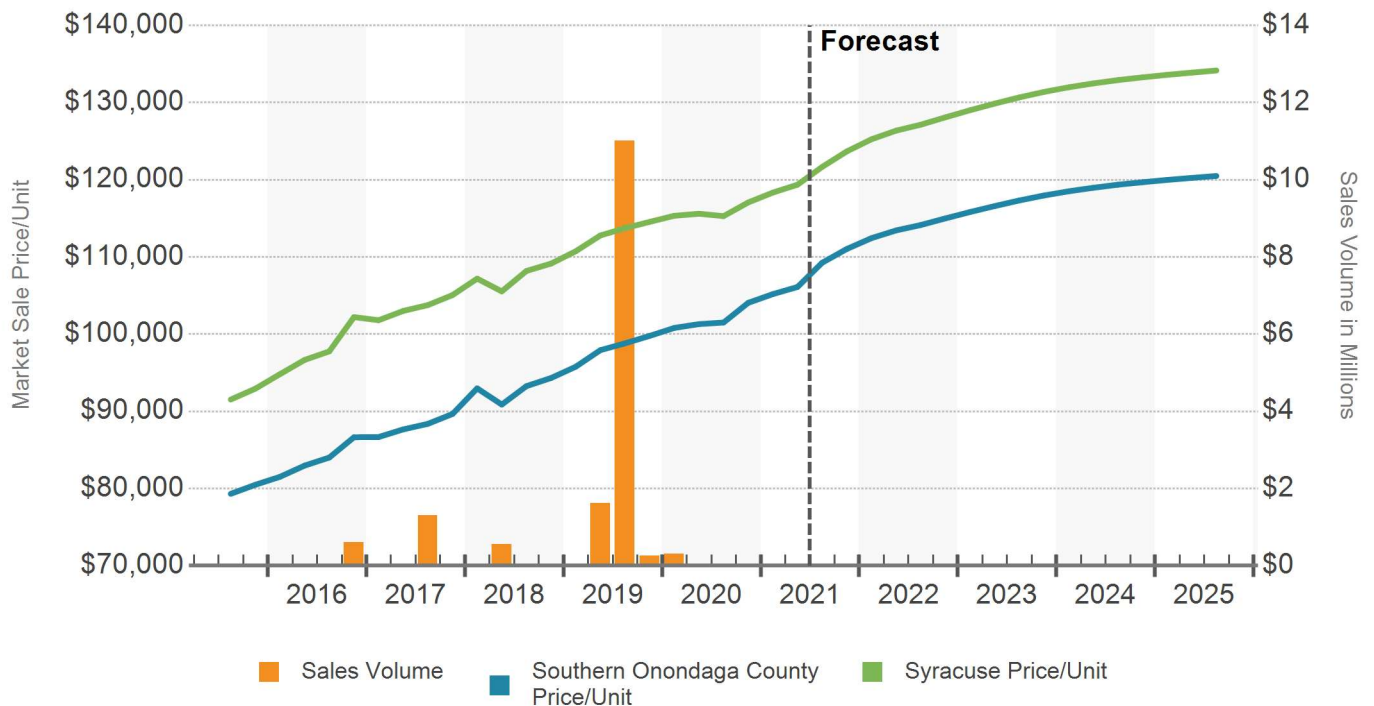


One apartment property sold in Southern Onondaga County over the past year, which isn't much of a change from the norm since only a handful of communities trade in a given year.

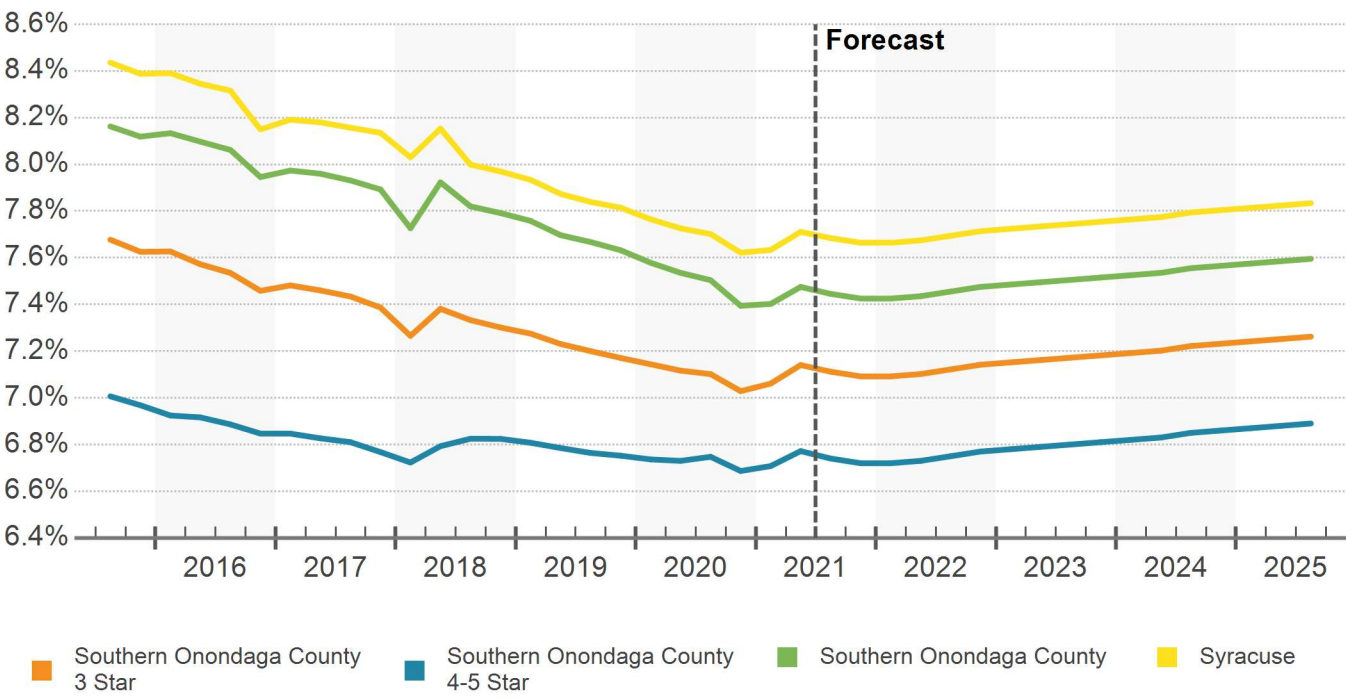
Market pricing, which is derived from the price movement of every apartment community in the submarket, sat at

\$106,338/door during the third quarter of 2021. That figure is up from this time last year, although the price itself still has some catching up to do to reach the overall average for the Syracuse metro. At 7.5%, market cap rates are only a few basis points lower than last year's number, and they're close to the metro's average. The current rate is under the submarket's five-year average.

SALES VOLUME & MARKET SALE PRICE PER UNIT



MARKET CAP RATE



Sales Past 12 Months

Southern Onondaga County Multi-Family

Sale Comparables

Avg. Price/Unit (thous.)

Average Price (mil.)

Average Vacancy at Sale

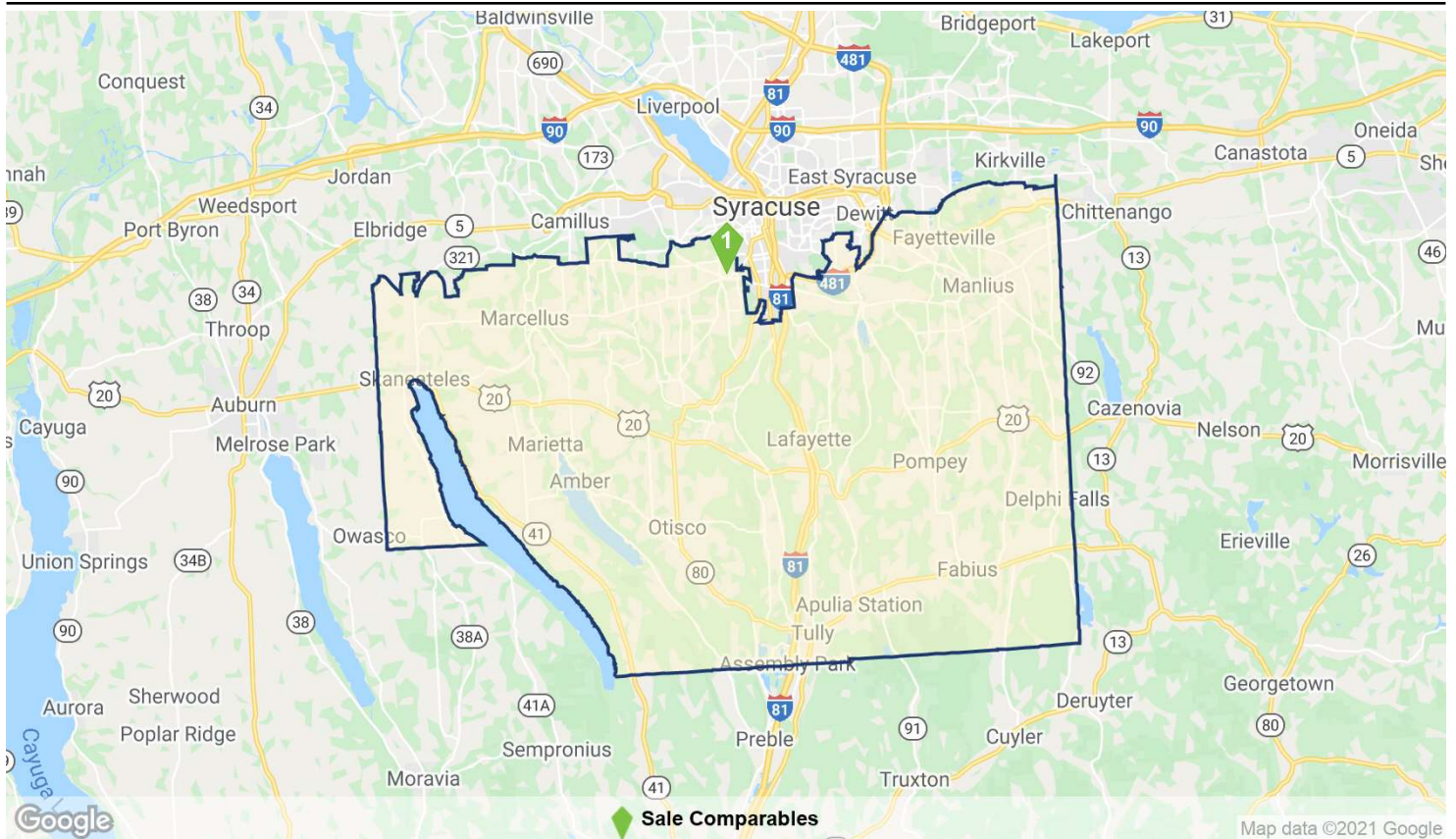
1

-

-

0%

SALE COMPARABLE LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	-	-	-	-
Price/Unit	-	-	-	-
Cap Rate	-	-	-	-
Vacancy Rate At Sale	0%	0%	0%	0%
Time Since Sale in Months	4.1	4.1	4.1	4.1
Property Attributes	Low	Average	Median	High
Property Size in Units	14	14	14	14
Number of Floors	2	2	2	2
Average Unit SF	377	377	377	377
Year Built	1987	1987	1987	1987
Star Rating	★★★★★	★★★★★ 2.0	★★★★★	★★★★★

Sales Past 12 Months

Southern Onondaga County Multi-Family

RECENT SIGNIFICANT SALES

Property Name/Address		Property Information				Sale Information			
		Rating	Yr Built	Units	Vacancy	Sale Date	Price	Price/Unit	Price/SF
	Dor-Mar Apartments 4899-4901 1/2 Grolier Rd	★ ★ ★ ★ ★	1987	14	0%	3/18/2021	-	-	-

OVERALL SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2025	2,836	(1)	0%	(12)	-0.4%	0.1
2024	2,837	(1)	0%	(7)	-0.2%	0.1
2023	2,838	(1)	0%	(6)	-0.2%	0.2
2022	2,839	0	0%	(1)	0%	0
2021	2,839	(2)	-0.1%	4	0.1%	-
YTD	2,841	0	0%	9	0.3%	0
2020	2,841	0	0%	22	0.8%	0
2019	2,841	0	0%	19	0.7%	0
2018	2,841	0	0%	40	1.4%	0
2017	2,841	0	0%	(34)	-1.2%	0
2016	2,841	16	0.6%	7	0.2%	2.3
2015	2,825	0	0%	13	0.5%	0
2014	2,825	0	0%	9	0.3%	0
2013	2,825	0	0%	(28)	-1.0%	0
2012	2,825	0	0%	(5)	-0.2%	0
2011	2,825	0	0%	9	0.3%	0
2010	2,825	0	0%	0	0%	-
2009	2,825	0	0%	17	0.6%	0

4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2025	80	0	0%	0	0%	-
2024	80	0	0%	0	0%	-
2023	80	0	0%	0	0%	-
2022	80	0	0%	0	0%	-
2021	80	0	0%	0	0%	-
YTD	80	0	0%	0	0%	-
2020	80	0	0%	0	0%	-
2019	80	0	0%	0	0%	-
2018	80	0	0%	0	0%	-
2017	80	0	0%	0	0%	-
2016	80	0	0%	(2)	-2.5%	0
2015	80	0	0%	0	0%	-
2014	80	0	0%	1	1.3%	0
2013	80	0	0%	(1)	-1.3%	0
2012	80	0	0%	0	0%	-
2011	80	0	0%	0	0%	-
2010	80	0	0%	0	0%	-
2009	80	0	0%	0	0%	-

3 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2025	1,048	0	0%	(4)	-0.4%	0
2024	1,048	0	0%	(3)	-0.3%	0
2023	1,048	0	0%	(2)	-0.2%	0
2022	1,048	0	0%	0	0%	-
2021	1,048	0	0%	0	0%	-
YTD	1,048	0	0%	2	0.2%	0
2020	1,048	0	0%	15	1.4%	0
2019	1,048	0	0%	14	1.3%	0
2018	1,048	0	0%	11	1.0%	0
2017	1,048	0	0%	(19)	-1.8%	0
2016	1,048	16	1.6%	14	1.3%	1.1
2015	1,032	0	0%	6	0.6%	0
2014	1,032	0	0%	10	1.0%	0
2013	1,032	0	0%	(20)	-1.9%	0
2012	1,032	0	0%	2	0.2%	0
2011	1,032	0	0%	4	0.4%	0
2010	1,032	0	0%	0	0%	-
2009	1,032	0	0%	6	0.6%	0

1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Absorption		
	Units	Growth	% Growth	Units	% of Inv	Construction Ratio
2025	1,708	(1)	-0.1%	(8)	-0.5%	0.1
2024	1,709	(1)	-0.1%	(4)	-0.2%	0.3
2023	1,710	(1)	-0.1%	(4)	-0.2%	0.3
2022	1,711	0	0%	(1)	-0.1%	0
2021	1,711	(2)	-0.1%	4	0.2%	-
YTD	1,713	0	0%	7	0.4%	0
2020	1,713	0	0%	7	0.4%	0
2019	1,713	0	0%	5	0.3%	0
2018	1,713	0	0%	29	1.7%	0
2017	1,713	0	0%	(15)	-0.9%	0
2016	1,713	0	0%	(5)	-0.3%	0
2015	1,713	0	0%	7	0.4%	0
2014	1,713	0	0%	(2)	-0.1%	0
2013	1,713	0	0%	(7)	-0.4%	0
2012	1,713	0	0%	(7)	-0.4%	0
2011	1,713	0	0%	5	0.3%	0
2010	1,713	0	0%	0	0%	-
2009	1,713	0	0%	11	0.6%	0

OVERALL VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2025	108	3.8%	0.4	\$1,201	\$1.25	1.6%	(0.6)	\$1,197	\$1.24
2024	97	3.4%	0.2	\$1,182	\$1.23	2.2%	(0.8)	\$1,178	\$1.22
2023	91	3.2%	0.2	\$1,157	\$1.20	3.0%	(0.9)	\$1,153	\$1.20
2022	86	3.0%	0	\$1,123	\$1.17	3.9%	(2.5)	\$1,119	\$1.16
2021	84	3.0%	(0.1)	\$1,080	\$1.12	6.4%	(3.2)	\$1,076	\$1.12
YTD	80	2.8%	(0.3)	\$1,081	\$1.12	6.5%	(3.2)	\$1,077	\$1.12
2020	88	3.1%	(0.8)	\$1,015	\$1.05	9.6%	8.1	\$1,010	\$1.05
2019	111	3.9%	(0.7)	\$926	\$0.96	1.5%	(0.7)	\$924	\$0.96
2018	130	4.6%	(1.4)	\$912	\$0.95	2.2%	1.6	\$905	\$0.94
2017	170	6.0%	1.2	\$892	\$0.93	0.6%	(0.7)	\$885	\$0.92
2016	135	4.7%	0.3	\$887	\$0.92	1.3%	(2.5)	\$878	\$0.91
2015	127	4.5%	(0.5)	\$876	\$0.91	3.7%	1.4	\$861	\$0.89
2014	140	5.0%	(0.4)	\$844	\$0.88	2.3%	(0.8)	\$836	\$0.87
2013	151	5.3%	0.9	\$825	\$0.86	3.1%	2.2	\$820	\$0.85
2012	124	4.4%	0.2	\$800	\$0.83	1.0%	0	\$795	\$0.83
2011	119	4.2%	(0.3)	\$792	\$0.82	0.9%	(0.5)	\$788	\$0.82
2010	127	4.5%	0	\$784	\$0.81	1.5%	3.9	\$780	\$0.81
2009	128	4.5%	(0.6)	\$773	\$0.80	-2.4%	-	\$769	\$0.80

4 & 5 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2025	3	4.0%	0	\$1,207	\$1.38	2.8%	(0.7)	\$1,201	\$1.38
2024	3	4.0%	0	\$1,173	\$1.34	3.5%	(1.0)	\$1,168	\$1.34
2023	3	4.0%	0	\$1,133	\$1.30	4.5%	(1.1)	\$1,128	\$1.29
2022	3	4.0%	0	\$1,084	\$1.24	5.6%	0.6	\$1,079	\$1.24
2021	3	4.0%	(0.5)	\$1,027	\$1.18	5.0%	4.4	\$1,022	\$1.17
YTD	3	4.0%	(0.5)	\$1,016	\$1.16	3.9%	3.4	\$1,012	\$1.16
2020	4	4.5%	(0.8)	\$978	\$1.12	0.6%	0.3	\$973	\$1.11
2019	4	5.3%	(0.5)	\$972	\$1.11	0.3%	(7.3)	\$967	\$1.11
2018	5	5.8%	(0.3)	\$969	\$1.11	7.6%	1.7	\$964	\$1.10
2017	5	6.1%	0.3	\$901	\$1.03	5.9%	1.0	\$896	\$1.03
2016	5	5.7%	2.5	\$851	\$0.97	4.9%	4.4	\$846	\$0.97
2015	3	3.2%	0.1	\$811	\$0.93	0.6%	(2.3)	\$788	\$0.90
2014	3	3.1%	(1.1)	\$806	\$0.92	2.9%	1.4	\$802	\$0.92
2013	3	4.2%	(0.4)	\$783	\$0.90	1.5%	(0.2)	\$779	\$0.89
2012	4	4.6%	(0.5)	\$772	\$0.88	1.7%	0.6	\$767	\$0.88
2011	4	5.1%	(0.5)	\$759	\$0.87	1.1%	(0.5)	\$754	\$0.86
2010	4	5.6%	(0.4)	\$751	\$0.86	1.6%	4.7	\$746	\$0.85
2009	5	5.9%	(0.4)	\$739	\$0.85	-3.1%	-	\$734	\$0.84

3 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2025	34	3.3%	0.4	\$1,291	\$1.33	1.0%	(0.6)	\$1,286	\$1.32
2024	30	2.9%	0.2	\$1,279	\$1.31	1.6%	(0.8)	\$1,273	\$1.31
2023	28	2.6%	0.2	\$1,258	\$1.29	2.4%	(0.9)	\$1,253	\$1.29
2022	26	2.5%	0.1	\$1,229	\$1.26	3.3%	0.3	\$1,224	\$1.26
2021	25	2.4%	0	\$1,190	\$1.22	3.0%	(12.0)	\$1,185	\$1.22
YTD	23	2.2%	(0.1)	\$1,193	\$1.22	3.2%	(11.7)	\$1,188	\$1.22
2020	25	2.4%	(1.5)	\$1,156	\$1.19	14.9%	14.9	\$1,151	\$1.18
2019	40	3.8%	(1.4)	\$1,005	\$1.03	0.1%	(0.3)	\$1,003	\$1.03
2018	54	5.2%	(1.1)	\$1,005	\$1.03	0.4%	0.3	\$995	\$1.02
2017	66	6.3%	1.8	\$1,001	\$1.03	0.1%	(1.1)	\$993	\$1.02
2016	46	4.4%	0.1	\$1,000	\$1.03	1.1%	(0.4)	\$991	\$1.02
2015	45	4.4%	(0.6)	\$989	\$1.02	1.6%	(2.6)	\$982	\$1.01
2014	51	5.0%	(1.0)	\$974	\$1	4.1%	(1.3)	\$965	\$0.99
2013	61	6.0%	1.9	\$935	\$0.96	5.4%	4.0	\$929	\$0.95
2012	42	4.0%	(0.1)	\$887	\$0.91	1.4%	0.2	\$883	\$0.91
2011	43	4.2%	(0.3)	\$875	\$0.90	1.2%	(0.4)	\$870	\$0.89
2010	47	4.5%	(0.1)	\$864	\$0.89	1.6%	4.7	\$859	\$0.88
2009	47	4.6%	(0.6)	\$851	\$0.87	-3.1%	-	\$846	\$0.87

1 & 2 STAR VACANCY & RENT

Year	Vacancy			Market Rent				Effective Rents	
	Units	Percent	Ppts Chg	Per Unit	Per SF	% Growth	Ppts Chg	Units	Per SF
2025	71	4.1%	0.4	\$1,144	\$1.19	1.9%	(0.7)	\$1,140	\$1.19
2024	64	3.7%	0.2	\$1,122	\$1.17	2.6%	(0.8)	\$1,119	\$1.16
2023	60	3.5%	0.2	\$1,094	\$1.14	3.4%	(0.9)	\$1,090	\$1.14
2022	57	3.3%	0	\$1,058	\$1.10	4.3%	(4.9)	\$1,054	\$1.10
2021	56	3.3%	(0.2)	\$1,014	\$1.06	9.2%	2.9	\$1,011	\$1.05
YTD	53	3.1%	(0.4)	\$1,014	\$1.06	9.2%	2.9	\$1,011	\$1.05
2020	60	3.5%	(0.4)	\$929	\$0.97	6.3%	3.6	\$924	\$0.96
2019	66	3.9%	(0.3)	\$873	\$0.91	2.7%	(0.6)	\$872	\$0.91
2018	71	4.2%	(1.7)	\$850	\$0.89	3.4%	2.6	\$846	\$0.88
2017	100	5.8%	0.9	\$823	\$0.86	0.7%	(0.5)	\$817	\$0.85
2016	84	4.9%	0.3	\$817	\$0.85	1.2%	(4.5)	\$809	\$0.84
2015	79	4.6%	(0.4)	\$807	\$0.84	5.7%	4.7	\$788	\$0.82
2014	86	5.0%	0	\$764	\$0.80	0.9%	(0.6)	\$757	\$0.79
2013	86	5.0%	0.4	\$757	\$0.79	1.5%	0.9	\$753	\$0.78
2012	79	4.6%	0.4	\$746	\$0.78	0.7%	(0.1)	\$742	\$0.77
2011	72	4.2%	(0.3)	\$741	\$0.77	0.7%	(0.7)	\$737	\$0.77
2010	76	4.5%	0	\$736	\$0.77	1.4%	3.3	\$732	\$0.76
2009	76	4.4%	(0.6)	\$726	\$0.76	-1.9%	-	\$722	\$0.75

OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2025	-	-	-	-	-	-	\$120,719	263	7.6%
2024	-	-	-	-	-	-	\$119,680	261	7.6%
2023	-	-	-	-	-	-	\$117,958	257	7.5%
2022	-	-	-	-	-	-	\$114,992	251	7.5%
2021	-	-	-	-	-	-	\$111,031	242	7.4%
YTD	1	\$0	0%	-	-	-	\$106,338	232	7.5%
2020	2	\$300K	0.2%	\$300,000	\$42,857	-	\$104,055	227	7.4%
2019	6	\$12.9M	34.7%	\$3,219,000	\$13,059	-	\$99,773	218	7.6%
2018	1	\$550K	0.3%	\$550,000	\$68,750	-	\$94,319	206	7.8%
2017	3	\$1.3M	0.7%	\$651,455	\$65,145	-	\$89,658	196	7.9%
2016	1	\$600K	0.3%	\$600,000	\$75,000	6.1%	\$86,644	189	7.9%
2015	2	\$601K	0.8%	\$300,500	\$26,130	9.0%	\$80,491	176	8.1%
2014	1	\$1.2M	1.1%	\$1,200,000	\$37,500	10.0%	\$73,969	161	8.4%
2013	3	\$4.8M	3.9%	\$1,608,333	\$43,864	-	\$68,566	150	8.6%
2012	1	\$310K	0.4%	\$310,000	\$28,182	-	\$64,288	140	8.8%
2011	-	-	-	-	-	-	\$61,625	135	8.8%
2010	1	\$4.5M	5.0%	\$4,525,000	\$32,092	-	\$56,058	122	9.1%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

4 & 5 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2025	-	-	-	-	-	-	\$258,434	252	6.9%
2024	-	-	-	-	-	-	\$253,148	246	6.9%
2023	-	-	-	-	-	-	\$246,431	240	6.8%
2022	-	-	-	-	-	-	\$236,912	231	6.8%
2021	-	-	-	-	-	-	\$225,219	219	6.7%
YTD	-	-	-	-	-	-	\$218,314	212	6.8%
2020	-	-	-	-	-	-	\$213,477	208	6.7%
2019	-	-	-	-	-	-	\$211,353	206	6.8%
2018	-	-	-	-	-	-	\$204,554	199	6.8%
2017	-	-	-	-	-	-	\$203,906	198	6.8%
2016	-	-	-	-	-	-	\$195,240	190	6.8%
2015	-	-	-	-	-	-	\$183,640	179	7.0%
2014	-	-	-	-	-	-	\$171,301	167	7.1%
2013	-	-	-	-	-	-	\$159,104	155	7.4%
2012	-	-	-	-	-	-	\$154,525	150	7.4%
2011	-	-	-	-	-	-	\$146,693	143	7.5%
2010	-	-	-	-	-	-	\$130,279	127	7.8%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2025	-	-	-	-	-	-	\$157,163	257	7.3%
2024	-	-	-	-	-	-	\$156,550	256	7.2%
2023	-	-	-	-	-	-	\$155,061	254	7.2%
2022	-	-	-	-	-	-	\$151,895	249	7.1%
2021	-	-	-	-	-	-	\$147,401	241	7.1%
YTD	-	-	-	-	-	-	\$142,633	234	7.2%
2020	2	\$300K	0.7%	\$300,000	\$42,857	-	\$140,648	230	7.0%
2019	1	\$0	0%	-	-	-	\$137,508	225	7.2%
2018	-	-	-	-	-	-	\$130,738	214	7.3%
2017	1	\$0	0%	-	-	-	\$124,916	205	7.4%
2016	-	-	-	-	-	-	\$120,077	197	7.5%
2015	-	-	-	-	-	-	\$111,378	182	7.6%
2014	-	-	-	-	-	-	\$101,446	166	7.9%
2013	-	-	-	-	-	-	\$92,534	152	8.2%
2012	-	-	-	-	-	-	\$86,586	142	8.3%
2011	-	-	-	-	-	-	\$82,659	135	8.4%
2010	-	-	-	-	-	-	\$75,404	123	8.7%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/Unit	Avg Cap Rate	Price/Unit	Price Index	Cap Rate
2025	-	-	-	-	-	-	\$91,992	272	7.8%
2024	-	-	-	-	-	-	\$90,891	269	7.8%
2023	-	-	-	-	-	-	\$89,259	264	7.8%
2022	-	-	-	-	-	-	\$86,720	256	7.7%
2021	-	-	-	-	-	-	\$83,448	247	7.7%
YTD	1	\$0	0%	-	-	-	\$78,904	233	7.7%
2020	-	-	-	-	-	-	\$76,557	226	7.7%
2019	5	\$12.9M	57.6%	\$3,219,000	\$13,059	-	\$71,477	211	8.0%
2018	1	\$550K	0.5%	\$550,000	\$68,750	-	\$66,889	198	8.1%
2017	2	\$1.3M	1.2%	\$651,455	\$65,145	-	\$62,751	186	8.3%
2016	1	\$600K	0.5%	\$600,000	\$75,000	6.1%	\$61,119	181	8.3%
2015	2	\$601K	1.3%	\$300,500	\$26,130	9.0%	\$56,777	168	8.5%
2014	1	\$1.2M	1.9%	\$1,200,000	\$37,500	10.0%	\$52,613	156	8.7%
2013	3	\$4.8M	6.4%	\$1,608,333	\$43,864	-	\$49,673	147	9.0%
2012	1	\$310K	0.6%	\$310,000	\$28,182	-	\$46,432	137	9.1%
2011	-	-	-	-	-	-	\$44,784	132	9.1%
2010	1	\$4.5M	8.2%	\$4,525,000	\$32,092	-	\$40,756	121	9.4%

(1) Completed transaction data is based on actual arms-length sales transactions and levels are dependent on the mix of what happened to sell in the period.

(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

DELIVERIES & UNDER CONSTRUCTION

Year	Inventory			Deliveries		Net Deliveries		Under Construction	
	Bldgs	Units	Vacancy	Bldgs	Units	Bldgs	Units	Bldgs	Units
2025	-	2,837	3.8%	-	0	-	(1)	-	-
2024	-	2,838	3.4%	-	0	-	(1)	-	-
2023	-	2,839	3.2%	-	0	-	(1)	-	-
2022	-	2,840	3.0%	-	0	-	0	-	-
2021	-	2,840	3.0%	-	0	-	(1)	-	-
YTD	47	2,841	2.8%	0	0	0	0	0	0
2020	47	2,841	3.1%	0	0	0	0	0	0
2019	47	2,841	3.9%	0	0	0	0	0	0
2018	47	2,841	4.6%	0	0	0	0	0	0
2017	47	2,841	6.0%	0	0	0	0	0	0
2016	47	2,841	4.7%	1	16	1	16	0	0
2015	46	2,825	4.5%	0	0	0	0	1	16
2014	46	2,825	5.0%	0	0	0	0	0	0
2013	46	2,825	5.3%	0	0	0	0	0	0
2012	46	2,825	4.4%	0	0	0	0	0	0
2011	46	2,825	4.2%	0	0	0	0	0	0
2010	46	2,825	4.5%	0	0	0	0	0	0
2009	46	2,825	4.5%	0	0	0	0	0	0

Onondaga County Industrial Development Agency



Project Summary DRAFT

2/24/2022

1. Project	J.W. Didado Electric, LLC / G & R Morgan Road, LLC	2. Project Number	3101-22-02A
3. Location	Clay	4. School District	Liverpool School District
5. Tax Parcel(s)	087.-01-01.1	6. Project Type	New Construction
		Village	0

7.Total Project Cost	\$	8,075,015.00	8. Total Jobs	18
Land	\$	360,000	8A. Job Retention	0
Site Work	\$	2,500,000	8B: Job Creation	18
Building	\$	4,600,000	(Next 5 Years)	
Furniture & Fixtures	\$	110,015		
Equipment	\$	335,000		
Equipment Subject to NYS Production Exemption	\$	-		
Engineering/Architecture Fees	\$	120,000		
Financial Charges	\$	-		
Legal Fees	\$	50,000		
Other	\$	-		

Cost Benefit Analysis

J.W. Didado Electric, LLC / G & R Morgan Road,
Fiscal Impact (\$)

Estimated Abatement Cost	\$624,089
Sales Tax Abatement	\$323,000
Mortgage Recording Tax Abatement	\$51,479
Real Property Tax Relief	\$249,610
New Investment	\$24,432,047
PILOT Payments	\$290,909
Project Wages (10 years)	\$12,365,000
Construction Wages	\$1,741,200
Employee Benefits (10 years)	\$2,473,000
Project Capital Investment	\$7,460,000

Agency Fees \$101,938

Benefit:Cost Ratio 39 :1

Project Description

The applicant is constructing an approximate 24,000 sqft building on a 12.17-acres parcel in the Town of Clay. The building will house training space, tooling and de-tooling of trucks, climate controlled safety equipment storage, general storage and office space. JW Didado Electric is a full service electrical contractor that designs and builds electrical substations, maintains and repairs high voltage transmission lines and power restoration.

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J.W. Didado Electric, LLC / G & R Morgan Road, LLC

2/24/2022

A) PILOTS Estimate Table Worksheet DRAFT

for 15 years

OCIDA estimate of current market value					\$	163,488
Projected investment					\$	4,600,000
OCIDA estimate of increase in value					\$	840,000
OCIDA estimated value after project is completed					\$	1,003,488
Taxes that would have been collected if the project did not occur					\$	96,867
Scheduled PILOT payments					\$	290,909

PILOT YEAR	Exemption %	Onondaga County	Clay	Liverpool School District	0	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 828	\$ 415	\$ 4,359	\$ -	\$ 5,601.36	\$ 34,381	\$ 28,780
2	100%	\$ 844	\$ 423	\$ 4,446	\$ -	\$ 5,713.39	\$ 35,069	\$ 29,355
3	90%	\$ 1,304	\$ 653	\$ 6,865	\$ -	\$ 8,821.90	\$ 35,770	\$ 26,948
4	90%	\$ 1,330	\$ 666	\$ 7,002	\$ -	\$ 8,998.34	\$ 36,486	\$ 27,487
5	80%	\$ 1,817	\$ 910	\$ 9,566	\$ -	\$ 12,293.52	\$ 37,215	\$ 24,922
6	80%	\$ 1,853	\$ 928	\$ 9,758	\$ -	\$ 12,539.39	\$ 37,960	\$ 25,420
7	70%	\$ 2,369	\$ 1,187	\$ 12,475	\$ -	\$ 16,031.24	\$ 38,719	\$ 22,687
8	70%	\$ 2,417	\$ 1,211	\$ 12,724	\$ -	\$ 16,351.87	\$ 39,493	\$ 23,141
9	60%	\$ 2,963	\$ 1,485	\$ 15,603	\$ -	\$ 20,050.91	\$ 40,283	\$ 20,232
10	60%	\$ 3,023	\$ 1,514	\$ 15,915	\$ -	\$ 20,451.93	\$ 41,089	\$ 20,637
11	50%	\$ 3,602	\$ 1,804	\$ 18,963	\$ -	\$ 24,369.20	\$ 41,910	\$ 17,541
12	40%	\$ 4,202	\$ 2,105	\$ 22,127	\$ -	\$ 28,434.99	\$ 42,749	\$ 14,314
13	30%	\$ 4,826	\$ 2,418	\$ 25,410	\$ -	\$ 32,653.65	\$ 43,604	\$ 10,950
14	20%	\$ 5,473	\$ 2,742	\$ 28,815	\$ -	\$ 37,029.69	\$ 44,476	\$ 7,446
15	10%	\$ 6,143	\$ 3,078	\$ 32,347	\$ -	\$ 41,567.72	\$ 45,365	\$ 3,797
TOTAL		\$ 42,993	\$ 21,540	\$ 226,376	\$ -	\$ 290,909	\$ 594,567	\$ 303,658

	Year					
	0	1	2	3	Total	
Jobs						
Current/Actuals						
Creation Goals						
Total Employment Goals	0	7	8	3	18	

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Project Tax Billing and Payment Schedule

1. The anticipated PILOT Filing Date is Q2 2022
2. Applicant will receive a 2022-23 School Tax Bill in September 2022
3. Applicant will receive a 2023 Town and County Tax Bill in January 2023
4. Applicant will not receive a 2023-2024 School Tax Bill
5. Applicant will not receive a 2024 Town and County Tax Bill
6. Applicant will receive an OCIDA PILOT Bill for PILOT Year 1 in January 2024

Please contact OCIDA staff with any questions.



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY APPLICATION FOR BENEFITS

1. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
2. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
3. If providing an estimate put “(est.)” after the figure or answer. If more space is needed to answer any specific question, attach a separate sheet.
4. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
5. 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 Nancy Lowery at nancylowery@ongov.net. **An Application will not be considered by the Agency until the Application fee has been received.**
6. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full 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>.
7. Please note the Public Officers Law declares all records in the possession of the OCIDA (with certain limited exceptions) are open to public inspection and copying. If the Applicant is of the opinion 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 Officer’s Law, the OCIDA may also redact personal, private, and/or proprietary information from publicly disseminated documents.
8. The Applicant will be required to pay the Agency Application fee and, if accepted as a project of the Agency, all administrative and legal fees as stated in Section VI of the Application.
9. A complete Application consists of the following 9 items:
 - This Application
 - Local Access Agreement
 - Employment Plan

- Conflict of Interest
- A feasibility statement indicating the need for the requested benefits
- Description of Project, Site Plans/Sketches, and Maps
- NYS Full Environmental Assessment Form
- A check payable to the Agency in the amount of \$1,000
- A check payable to Barclay Damon LLP in the amount of \$2,500

10. This Application was adopted by the OCIDA Board on January 18, 2022.

It is the policy of the Agency that any project receiving benefits from the Onondaga County Industrial Development 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:

Onondaga County Industrial Development Agency
Attn: Nancy Lowery
333 W. Washington Street, Suite 130
Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nancylowery@ongov.net

Section I: Applicant Information

Please answer all questions. Use “None”, “Not Applicable” and “See Attached” where necessary.

Submittal Date: 18 February 2022

A) Applicant/Project Operator information (company receiving benefits):

Applicant/Project Operator: Click here to enter text. J.W. Didado Electric, LLC and G & R Morgan Road, LLC

Applicant/ Project Operator Address: 1033 Kelly Avenue, Akron, OH 44306; 3367 Ashton Dr., Uniontown, OH 44685

Phone: 330.374.0070 Fax: 330.374.0620

Website: www.jwddidado.com E-mail: _____

Federal ID#: 47-3297963 (JWD); NAICS: 237130 and 238210

State and Year of Incorporation/Organization: Delaware 2015

Owner (if different from Applicant/Project Operator): G & R Morgan Road, LLC

Owner Address: 3367 Ashton Drive, Uniontown, OH 44685

Federal ID#: 88-0695382

State and Year of Incorporation/Organization: Ohio 2022

List of stockholders, members, or partners of Owner:

Gary Didado (50%) and Rhonda Didado (50%)

B) Individual Completing Application:

Name: Gary Didado

Title: President

Address: 1033 Kelly Avenue, Akron, OH 44306

Phone: 330.374.0070 Fax: 330.374.0620

E-mail: gary@jwddidado.com

C) Company Contact (if different from individual completing application):

Name: Michelle Molinet

Title: CFO

Address: 1033 Kelly Avenue, Akron, OH 44306

Phone: 330.374.0070

Cell Phone: 330.696.3654

E-mail: mmolinet@jwdidado.com

D) Company Counsel:

Name of Attorney: Genevieve M. Trigg, Esq.

Firm Name: Barclay Damon LLP

Address: 80 State Street, Albany, New York 12207

Phone: 518.429.4265

Cell Phone: 518.860.9032

E-mail: gtrigg@barclaydamon.com

E) Business Organization (check appropriate category):

□ Corporation

☐ Partnership

☐ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☒ Limited Liability Company☐ Other (please specify):

Year Established: 2015

State in which Organization is established: Delaware

F) List all stockholders, members, or partners with % of ownership greater than 5%:

Name

% of ownership

Quanta Services, Inc.

100%

G) Applicant Business Description:

Estimated % of sales within Onondaga County: 1%

Estimated % of sales outside Onondaga County but within New York State: 30%

Estimated % of sales outside New York State but within the U.S.: 69%

Estimated % of sales outside the U.S.: 0

(*Percentage to equal 100%)

H) Applicant History: If the answer to any of the following is “Yes”, please explain below. If necessary, attach additional information.

1. Is the company or management of the Company now a plaintiff or defendant in any civil or criminal litigation? ☐Yes ☒No
2. Has any person listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐Yes ☒No
3. Has any person listed in Section I ever been in receivership or declared bankruptcy? Please attach any explanations. ☐Yes ☒No

I) Has the Project Beneficiary received assistance from OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past? If yes please attach an explanation and please give year, project name, and description of benefits and address of project.

☐Yes ☒No

Section II: Project and Site Information

A) Project Location: Location where the investment will take place. If Company is moving, the new location should be entered here and the current location should be in Section I.

Address: Morgan Road

Legal Address (if different): TBD after construction

City: _____

Village/Town: Town of Clay

Zip Code: 13041

School District: Liverpool

Tax Map Parcel ID(s): 087.-01-01.1

Full Market Value: \$163,488

Footage of Existing Building: 0

Census Tract: 113

B) Type (Check all that apply):

- | | |
|---|--|
| ☒ New construction | ☒ Purchase of machinery and/or equipment |
| ☐ Expansion/Addition to current facilities | ☐ Brownfield/Remediated Brownfield |
| ☐ Renovation of existing facility | ☐ LEED Certification |
| ☐ Housing Project | ☐ Demolition and Construction |
| ☐ Renewable Energy Project | ☐ Acquisition of existing facility/property |
| ☐ Retail | ☐ Other: |

C) Project Narrative: A statement that there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the agency.

* For a Retail Project (also see page 14)

* For a Renewable Energy Project (also see page 15)

* For a Housing Project (also see page 17)

D) Description of Project: Please provide a detailed narrative of the proposed Project. Please separately attach the description and any copies of site plans, sketches or maps. This narrative should include, but is not limited to:

- ☒ i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;
- ☒ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☒ (iii) the size of the lot upon which the Project sits or is to be constructed;
- ☒ (iv) the current use of the site and the intended use of the site upon completion of the Project;
- ☒ (vi) describe your method for site control (Own, lease, other). See attached.

E) Select Project type for all end users at Project site (you may check more than one):

**Please check any and all end users as identified below

- | | |
|--|--|
| ☐ Industrial | ☐ Bank Office |
| ☐ Acquisition of Existing Facility | ☐ Retail (see page 14) |
| ☐ Housing Project (see page 17) | ☐ Mixed Use |
| ☐ Equipment Purchase | ☐ Facility for Aging |
| ☐ Multi-Use Tenant | ☐ Civic Facility (not for profit) |
| ☐ Renewable Energy Project (see page 15) | ☐ Other _____ |
| ☒ Commercial | |

F) If applicant will not occupy 100% of the building in a real estate transaction, provide information on tenant(s) that includes name, present address, and percentage of project to be leased, type of business organization, relationship to applicant, date and term of lease.

G) For the Agency to consider this Project, please provide the following information:

1. Does the Project consist of new construction or expansion or substantial renovation of an existing facility?
☒ Yes ☐ No
2. Will the Project create new employment opportunities or retain existing jobs that may otherwise be lost?
☒ Yes ☐ No
3. Does the Project beneficiary serve a customer base primarily outside of Onondaga County?
☒ Yes ☐ No

H) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company 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 company located within the state? Please explain if you answer "Yes" by attaching a response.

☐ Yes ☒ No

I) Please attach a description of any compelling circumstances the Agency should be aware of while reviewing this application.

J) Local Approvals (Site Plan and Environmental Review)

1. Have site plans been submitted to the appropriate town or local planning department?

☒ Yes. What is the status? ☐ No. When will the plans be submitted?

The first Planning Board meeting is 02.23.2022

2. Has the project received site plan approval from the town or local planning board?
☐Yes ☒No
3. If no, what is the anticipated approval date? Q2 2022
4. If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. (NOTE: SEQR determination is required for final approval and sales tax agency appointment.)
5. Environmental Information
- a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: <http://www.dec.ny.gov/permits/6191.html>
- b. Have any environmental issues been identified on the property?
☐Yes ☒No
If yes, please attach an explanation.

Section III: Construction

A) Project Costs and Finances

Description of Costs	Total Budget Amount	% of Total Budget to be Procured in Onondaga County	Total Private Expenditure (should be less than or equal to total budget amount)
Land Acquisition	360,000.00	100%	360,000.00
Site Work/Demo	2,500,000.00		
Building Construction & Renovation	4,600,000.00		
Furniture & Fixtures	110,015.00		110,015.00
Equipment*	335,000.00		335,000.00
Engineering/Architect	120,000.00		120,000.00
Financial Charges			
Legal	50,000.00		50,000.00
Other			
Management/Developer Fees			
Total Project Cost	8,075,015.00		

Note: Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost. You may attach a separate chart if needed.

B) TOTAL Capital Costs \$ 7,460,000.00

Project refinancing: estimated amount
(For refinancing of existing debt only) \$ 0.00

Sources of Funds for Project Costs:

- | | |
|---|-------------------------|
| 1. Bank Financing | \$ <u>6,863,762.75</u> |
| 2. Equity (excluding equity that is attributed to grants/tax credits) | \$ <u>1,211,252.255</u> |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ <u>0.00</u> |
| 4. Taxable Bond Issuance (if applicable) | \$ <u>0.00</u> |

5. Public Sources (Include sum total of all state and federal grants and tax credits) \$ 0.00

-Identify each state and federal grant/credit:

- | | |
|---|-----------------|
| 6. Total Sources of Funds for Project Costs | \$ 8,075,015.00 |
|---|-----------------|

C) 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.

1. Are there people currently employed at the project site?
☐ Yes ☒ No If yes, provide number of FTE jobs at the facility: _____
2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	80
Estimate the average length of construction jobs to be created (months):	6-months
Current annual payroll at facility:	N/A
Please list, if any, benefits that will be available to either full and/or part time employees:	Health insurance/401K/PTO*
Average annual benefit paid by the company (\$ or % salary) per FTE job:	\$13k (Healthcare) plus 401k Match (4.5% of 1st 6%)
Amount or percent of wage employees pay for benefits:	0% (Company pays 100%)
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:	100%

*Additional optional/elective benefits include: Long & Short Term Disability/Life Insurance
Employee Assistance Plan/LifeLock/Metlife Critical Illness/Hospital Indemnity Insurance
Accident Insurance/Healthcare Flex Spending Account/Dependent Care Flex Spending Account

D) New Employment Benefits

- i. 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, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.
- ii. Feel free to include additional information or a substitute chart if you think additional material would add clarity.

Please use this chart to illustrate the current employment: Not Applicable

Job Title/Category	Current Annual Pay	Current Employment (FTE)
N/A		

Please use this chart to illustrate the projected employment growth: See attached chart.

Job Title/Category	Current Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3

If you prefer, you may attach a job chart of your own that outlines the job growth projections regarding the Project.

E) Financial Assistance sought (estimated values):

- ☒ Real Property Tax Abatement (PILOT): Job Creation PILOT Exemption
- ☒ Mortgage Recording Tax Exemption (.75% of amount mortgaged): 51,479.00
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): 323,000.00
- ☐ Tax Exempt Bond Financing (Amount Requested): 0
- ☐ Taxable Bond Financing (Amount Requested): 0

SECTION III: Construction

D) Projected Employment Growth

Job Title/Category	Anticipated Annual Pay	Jobs Created Year 1	Jobs Created Year 2	Jobs Created Year 3
REGIONAL MANAGER	\$140,000	1		
PROJECT MANAGER	\$120,000		2	
CONSTRUCTION MGR	\$150,000		1	
PROJECT ASSISTANT	\$50,000	1	1	
MECHANIC	\$50,000	1	1	
ESTIMATOR	\$85,000	1		1
SHOP SUPERVISOR	\$55,000		1	
GENERAL OFFICE MGR	\$60,000	1		
SAFETY PERSONNEL	\$100,000	1		
OFFICE ADMIN / CLERK	\$40,000	1		
SHOP SUPPORT	\$45,000		1	1
GROUNDMAN TRUCK DRIVER	\$45,000		1	1
TOTAL		7	15	18

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ 6,863,763.00

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 51,479.00

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax – said amount to benefit from the Agency’s Sales and Use Tax exemption benefit:

\$ 4,037,508.00

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above) (This should match the amount in section “E” on page 9, this calculation only exists to help you with your estimate):

\$ 323,000.00

Section IV: Estimate of Real Property Tax Abatement Benefits

Section IV of this Application will be: (i) completed by IDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT Amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?
☐Yes ☐No
2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) a poverty rate of a least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.
☐Yes ☐No
3. Is the Project likely to attract a significant number of visitors from outside of the economic development region?
☐Yes ☐No
4. Is the predominate purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town, City, County or Village of where the Project will be located.
☐Yes ☐No

SECTION VI: For Solar Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the applicant leasing the property?
☐ Yes, please provide a copy of the lease
☐ No, purchased the property. Please provide documentation.
3. Has the applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
☐ Yes
☐ No
4. Has the applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city or village where the Project is located?
☐ Yes. Please provide copy.
☐ No
5. Has the applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
☐ Yes. Please provide copy.
☐ No
6. Is the entire parcel being used for the solar project?
☐ Yes
☐ No, if not, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain: _____
7. Will the applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
☐ Yes, explain.
☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the OCIDA meeting agenda, proposed solar projects must provide OCIDA with the following in advance of the Project's first OCIDA meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating municipality will be lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the School District and the Town Board outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. OCIDA cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the OCIDA approval process. OCIDA staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please complete the following as an addendum:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]
2. Is the Project being built in a blighted area? Please describe.
3. Is the Project fulfilling an unmet need in the area? Please explain.
4. Please provide a market study documenting a need for such housing.
5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? Please provide written documentation.
6. Is the Project considered infill in a populated area? Please explain.
7. Does the Project provide walkability?
8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.
9. Is the Project part of a larger mixed-use development? Please describe.

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

Prior to issuance of any NYS Tax & Finance ST-60 forms, the Applicant must submit a **Contractor Status Report to the Agency**.

In consideration of the extension of financial assistance by the Agency G & R and JWD (the Company) understands the Local Access Policy and agrees to complete Appendix C of the Agency's application at the time of the application to the Agency and as part of a request to extend the valid date of the Agency's tax-exempt certificate for the Project. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 02.18.2022 (date).

Company: J.W. Didado Electric, LLC and G & R Morgan Road, LLC

Representative for Contract: _____

Address: 1033 Kelly Avenue City: Akron State: OH Zip: 44306

Phone: _____ Email: _____

Project Address: Morgan Road City: Clay State: NY Zip: 13041

General Contractor: VIP Structures

Contact Person: Vince Raymond

Address: One Webster's Landing City: Syracuse State: NY Zip: 13202

Phone: 315.214.7643 Email: vraymond@vipstructures.com

Authorized Representative: _____ Title: VP of Client Relations

Signature:  _____

Section IX: Agency Fee Schedule

- * Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total .0125)	
Bonds Bond refinancing and refunding	.0025 of TPC	Due at closing
Agency Legal Fees		
Fee for first \$20 million	.0025 X of the project cost or bond amount	Due at closing
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

Information to be Provided by Companies: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

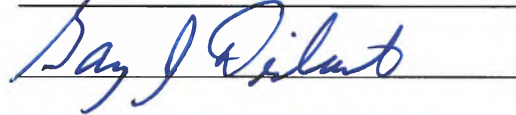
Please refer to the OCIDA Uniform Tax Exemption Policy. (add hyperlink)

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

Name of Applicant Company

J.W. Didado Electric, LLC and G & R Morgan Road, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative: Gary J. Didado, President and Member

Date: 2-18-2022

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Steve Morgan, Director
4. Victor Ianno, Director
5. Sue Stanczyk, Director
6. Kevin Ryan, Director
7. Fanny Villarreal, Director

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Karen Doster, Recording Secretary
5. Christopher Cox, Assistant Treasurer

Agency Legal Counsel & Auditor

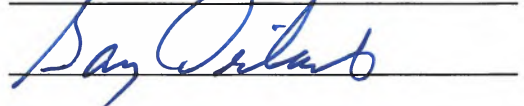
1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

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:

Name of Applicant Company

J.W. Didado Electric, LLC and G & R Morgan Road, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Gary J. Didado, President and Member

Date: 2-18-2022

Section XII: Representations, Certifications, and Indemnification

Gary W. Didado (Name of CEO or other authorized representative of Applicant) confirms and says that he/she is the President & Member (title) of J.W. Didado Electric, LLC and G & R Morgan Road, LLC (name of corporation or other entity) named in the attached Application (the “Applicant”), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. 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 CNY Works for new employment opportunities created as a result of the Project.
- B. 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 or is reasonably necessary.
- C. 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 retained by the Applicant.
- D. Outstanding Bonds:** The Applicant 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.
- E. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, “Employment Reports”) that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, with said report being an agenda item subject to the open meetings law.

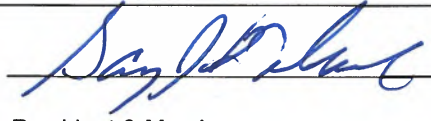
- F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a “covered project” pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- G. 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 Section X.
- H. 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.
- I.** The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would 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 located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- J.** The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- K.** The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency’s involvement in the Project.
- L.** The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

- M.** The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.
- N.** The OCIDA has the right to request and inspect supporting documentation regarding attestations made on this application.
- O. Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (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, 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 process of the Application, including attorney's fees, if any.

Name of Applicant Company:

J.W. Didado Electric, LLC and G & R Morgan Road, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

President & Member

Date: 2-18-2022

STATE OF ~~NEW YORK~~ OHIO)

COUNTY OF ~~ONONDAGA~~ SUMMIT) ss.;

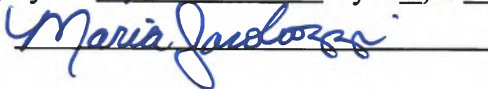
Gary J. Didado, President and Member, being first duly sworn, deposes and says:

1. That I am the President & Member (Corporate Officer) of J.W. Didado Electric, LLC and G & R Morgan Road, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I Know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 18th day of Feb, 2022.



(Notary Public)



Maria Jacobozzi
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 2/10/2026

End of Application

Rev 1.18.22

**ATTACHMENT TO APPLICATION FOR BENEFITS
ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
J.W. DIDADO ELECTRIC, LLC and G & R MORGAN ROAD, LLC**

SECTION II: Project and Site Information

C) Given all the uncertainties associated with this Project, including the expansion into a new state and the volatility of the overall economy caused by the pandemic and rising inflation, this Project needs the certainty of the financial assistance available from the Agency for the Project to be economically feasible.

D) Detailed information regarding J.W. Didado Electric, LLC (“JWD”) including JWD history, the executive team, operations, and experience is included with this Application. The Applicants include a brief summary of that detail here.

In 1958, JWD began as a one-man crew. Today, from the main headquarters are in Akron, Ohio, JWD, a full-service electrical contractor, serves customers in 23-states, and employs more than 700-people. JWD’s customers include commercial, industrial, institutional, and utility companies. JWD’s services include designing and building electrical substations, maintaining and repairing high voltage transmission lines, providing advanced technology solutions, undertaking electrical infrastructure repairs needed to restore severe storm damage. The core values of JWD are safety, quality, customer service, diversity, community service, and sustainability. JWD has a well-established train-to-hire program as well as a mentoring program.

JWD evaluated the need to better position the company’s resources to serve the company’s customer base in the northeastern United States for services including storm repair response and construction of infrastructure improvements, such as microgrids and utility scale renewable energy projects, and determined to expand in New York State. The Project site is JWD’s preferred location for the New York State expansion.

Working together, JWD and G & R Morgan Road, LLC (“G & R”) will develop the currently vacant Project site into JWD’s New York State base of operations. G & R is under contract to purchase the Project site and, on satisfaction of all conditions precedent, G & R will acquire and own the real property, construct and own the facility, and lease the facility to JWD. From the Project facility, JWD will serve customers both within and beyond New York State as shown in the maps included with this Application.

The Project will include construction of an approximately 24,000-square foot steel frame building on the approximately 12.17-acres Project site. The approximately 10,000-square foot, 2-story portion of the facility will serve as office and training space, and the remaining 14,000-square feet will include 9-pull-in truck bays to facilitate the tooling and de-tooling of trucks before and after use at on-site locations and the service and maintenance of the trucks; climate-controlled safety equipment storage area; general storage; employee onboarding area; and smaller office space. In addition to the building, there will be parking and infrastructure improvements to support JWD’s operations. Once operational at the Project site, JWD will introduce the “Live Classroom” concept used at JWD’s Ohio headquarters and discussed in more detail in the materials included with this Application.

SECTION II: PROJECT AND SITE INFORMATION

D (continued) and I

Our Executive Team at J.W. Didado Electric



Gary Didado
President of JWD



**Maria Jacobozzi
Didado**
Vice President of JWD



Michelle Molinet
Chief Financial Officer



Dan Sublett
Vice President of Operations



George Bare
Vice President of Fleet



Lindsay Gierhart
Vice President of Financial
Processes & Controls



Bill Paolillo
Vice President Strategic Alliances
& Advanced Technologies



Ed Zetts
Vice President of Substation
& Infrastructure

Gary Didado

President of JWD



Gary's father, John, founded J.W. Didado in 1958. Gary started his career in 1977 as an electrical contractor with J.W. Didado and was named President in 1981. Under Gary's leadership, J.W. Didado has grown into one of the nation's largest and most successful full-service electrical contracting firms and was acquired by Quanta Services in 2013.

He is responsible for the vision, mission and day-to-day operations of J.W. Didado, as well as strategic planning, sales and marketing, union and contract negotiations.

Gary is a graduate of Tallmadge High School and attended The University of Akron. He has held 36 individual electrical licenses in Ohio and surrounding states.

An active volunteer in the Akron community, Gary serves on the boards of Akron Children's Hospital Foundation and Walsh University. He has served and supports Catholic Charities Community Services of Summit County, Embrace Clinic & Care Center, Archbishop Hoban High School, St. Vincent-St. Mary High School, the Julie Billiard School for Autism, Boy Scouts of America, Halo Foundation, Summit County Department of Disabilities, St. Bernard's Hunger Center, Sister Annette's Flag Memorial and Challenger Ball Field.

Dan Sublett

Vice President of Operations



As Vice President of Operations for J.W. Didado Electric, Dan Sublett is responsible for execution of the company's growth strategies, new business development, corporate policies implementation, and all overhead construction operations.

He earned a Bachelor of Science degree in Civil and Construction Engineering from Youngstown State University in 2007 as well as a Master of Business Administration degree from Malone University in 2013. In addition to his formal education Dan also holds certifications as a Project Management Professional and E.I.T. In 2014, he completed the Civil Engineer Officer Course at Wright Patterson AFB, Dayton, Ohio.

Dan began his career working for a large investor-owned utility where he developed his foundational knowledge of electrical infrastructure design and construction. After five years working directly for a utility, he took on the role as a Lead Project Manager for a global EPC contractor.

He joined J.W. Didado in 2013 as a Project Manager, overseeing a portfolio of work in excess of \$200M annually. Throughout his career with J.W. Didado, he has provided leadership and support for the company's growth and success.

In addition to his professional responsibilities, he is a Captain in the Ohio Air National Guard. He has served in various leadership capacities for 19 years in the military as both an enlisted member and officer. During this time, he has been a part of numerous overseas missions in different capacities which has contributed to the development of his leadership skills and growth.



We are J.W. Didado Electric, one of the nation's foremost electrical contractors and the right choice for your home, business, or city.

At J.W. Didado we've been surpassing the expectations of our customers for more than 60 years.

John W. Didado likely never envisioned that the company he started as a one-man crew in 1958 would grow into the company that it is today.

Headquartered in Akron, Ohio, J.W. Didado is a full-service electrical contractor providing high performance solutions to residential, commercial, industrial, institutional, and large utility customers.

Serving customers in 23 states, we now employ more than 700 people. One of the largest and most successful electrical contractors in the U.S., our manpower and equipment enable us to handle projects of any size and type.

Though we've grown, we haven't forgotten where and how we started. We know that helping others is good business and we contribute significant financial support and volunteer hours to worthy civic, charitable, and cultural organizations in the cities and communities where we live and work.

COMPANY OVERVIEW



Our Mission

J.W. Didado is committed to safe operations and providing superior service to our customers whether we're working for the family down the street or for one of the country's largest utilities, hospitals, universities or Fortune 500 corporations. We stake our reputation on every job that we do and dedicate our daily work to providing you with a More Powerful Life.

Our Core Values



SAFETY

QUALITY

CUSTOMER
SERVICE

DIVERSITY

COMMUNITY
SERVICE

SUSTAINABILITY

At all levels of our organization, safety, quality, customer service, diversity, community outreach and sustainability are the core values that guide us in our daily operation. These values reflect the vision of our senior leadership and their engagement sets the example for others. Their hands-on approach demonstrates their commitment to excellence and the standards we expect every member of the J.W. Didado team to live up to.

OUR SERVICES



RESIDENTIAL



COMMERCIAL



INDUSTRIAL



TRANSMISSION



DISTRIBUTION



SUBSTATION



**EMERGENCY &
STORM RESTORATION**



SOLAR



RENEWABLES

COMPANY OVERVIEW

BUSINESS DESCRIPTION

Our highly skilled and dedicated professionals can replace a single outlet in your home or wire new corporate buildings and hospitals.

We design and build electrical substations, maintain, and repair high voltage transmission lines, provide advanced technology solutions, and help restore power to cities ravaged by severe storms.

As a member of the Quanta Services family of companies, we have the financial strength, employees, equipment, and bonding capacity to handle the biggest and most complex projects.

J.W. Didado is an industry leader in storm restoration and disaster recovery services and has helped restore power after countless tornados, hurricanes, and ice and snowstorms throughout the Midwest, Atlantic and Gulf Coast regions. Our services include emergency overhead line repair up to 500kV, substation rebuild and repair, localized residential and commercial restoration, damage assessment services, generator installation and underground/network troubleshooting.

Our fully equipped fleet of vehicles and our ability to mobilize and transport experienced crews in hours rather than days sets us apart and is why we are a trusted storm restoration partner of many of the country's largest utilities.



As a full-service contractor, J.W. Didado offers a host of solar services related to utility scale and microgrids.

As a full-service contractor, J.W. Didado offers a host of solar services related to utility scale and microgrids. We offer a full menu of project management, planning, engineering, procurement, construction, commissioning, and maintenance as your turnkey Engineer/Procure/Construct (EPC) solution-based specialist. Benefits of these services allows our customers to optimize energy costs, gain access to stored power, ensure quality and security of supply and provide a positive environmental impact.



At J.W. Didado we walk you through the process to understand how your renewable generation will impact your profit, people, and the planet. When considering a renewable generation solution, you need to define the use case for resilience, reliability, and sustainability. J.W. Didado offers a full menu of planning, project management, engineering, procurement, construction, commissioning, and maintenance services.



J.W. Didado offers access to the deepest and broadest skills pool, in addition to the comprehensive portfolio of civil and outside electric capabilities in North America. We self-perform all electrical work, collaborating with our customers to provide high quality, cost certainty, and safety. With J.W. Didado, you have the flexibility of choosing a single service or full EPC solution for your renewable generation needs.



BUSINESS DESCRIPTION

COMMUNITY OUTREACH AT JWD

VOLUNTEERISM • SUPPORTING LOCAL • TRAIN TO HIRE

At J.W. Didado, we know that a key component of being a good corporate citizen is giving back to the communities in which we live and work and we have a long and extensive history of community service. Our community outreach is broad and multifaceted and one of our core values. Helping the disadvantaged and less fortunate, financially supporting worthy charitable and nonprofit organizations and volunteering our time and efforts are key components of our community outreach programs.

We're proud of our contributions to the many worthy causes we support and of our participation in many major construction and reconstruction projects in Akron and throughout Northeast Ohio. The bottom line is that J.W. Didado is an active, responsible corporate citizen that believes in its communities and will continue to support and participate in projects that will help ensure their success.

Our "Live Classroom" program is designed to mentor students who desire to pursue careers in the fields of construction, engineering, or architecture by focusing on STEM related training. Our 12-week workforce development program, "Train to Hire", is aimed at transitioning young adults to fulltime, part-time, or project specific employment opportunities. The promotion of our "Brighter Future Program" helps to guide individuals who have previously been incarcerated providing them with second chance work opportunities.

J.W. Didado utilizes Competitive Edge for business development in addition to its existing diversity inclusion model. The company is moving to collectively mold a strong commitment to the enrichment of several areas such as economic stability, community outreach, education, and mentorship. Our ultimate goal is to become a beneficial resource for local communities, youth, residents, and our local businesses.

Through community involvement, the money allocated for J.W. Didado Electric's projects is invested back into the local surrounding communities. Subcontractors are required to utilize available local workforce, suppliers, and contractors. Competitive Edge enrichment plan allows economic improvement as a result of project dollars being reinvested back into local regions.



Live Classroom Program



Train to Hire Program



Competitive Edge

Areas Served in Target Region

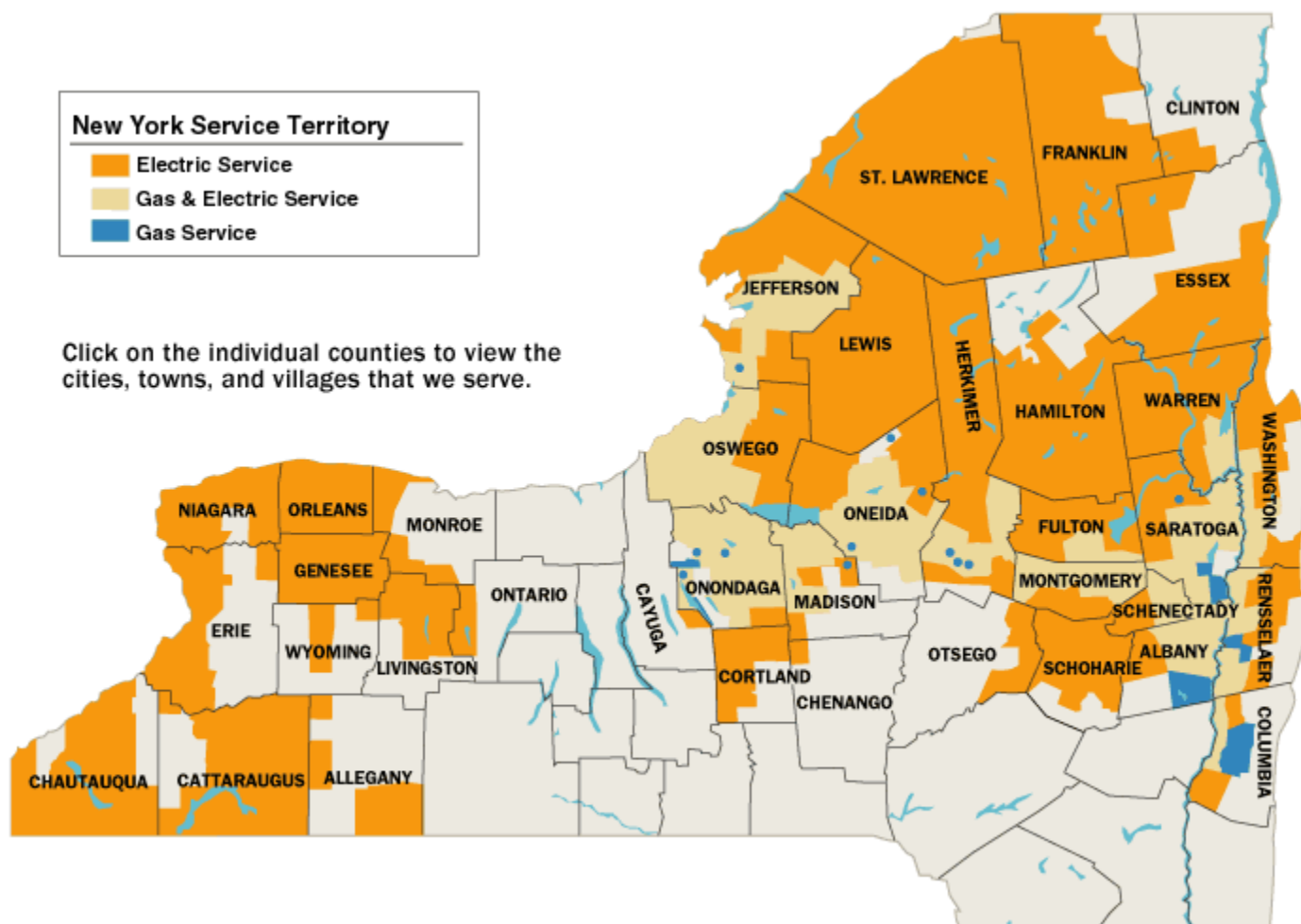
National Grid

nationalgrid

New York Service Territory

- Electric Service
- Gas & Electric Service
- Gas Service

Click on the individual counties to view the cities, towns, and villages that we serve.



Areas Served in Target Region

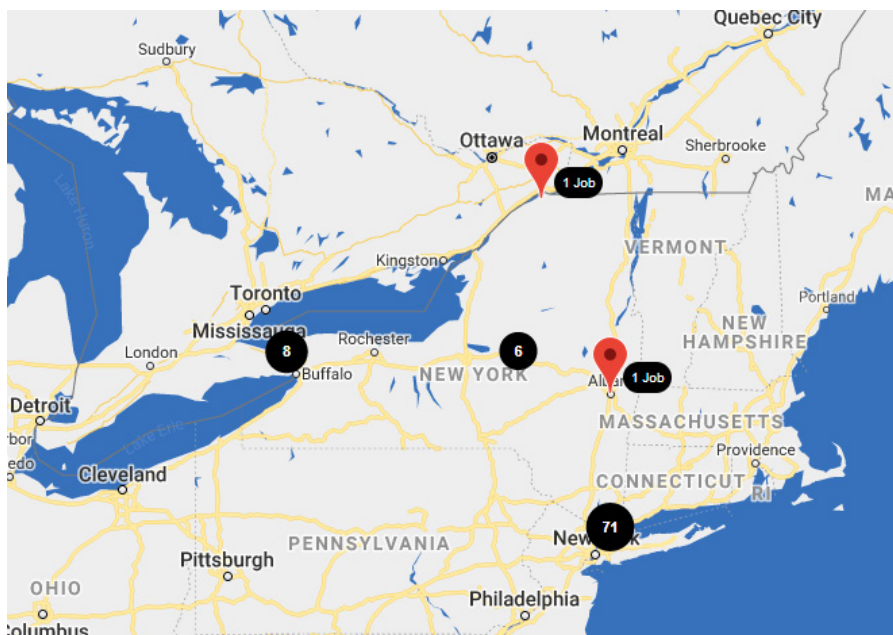
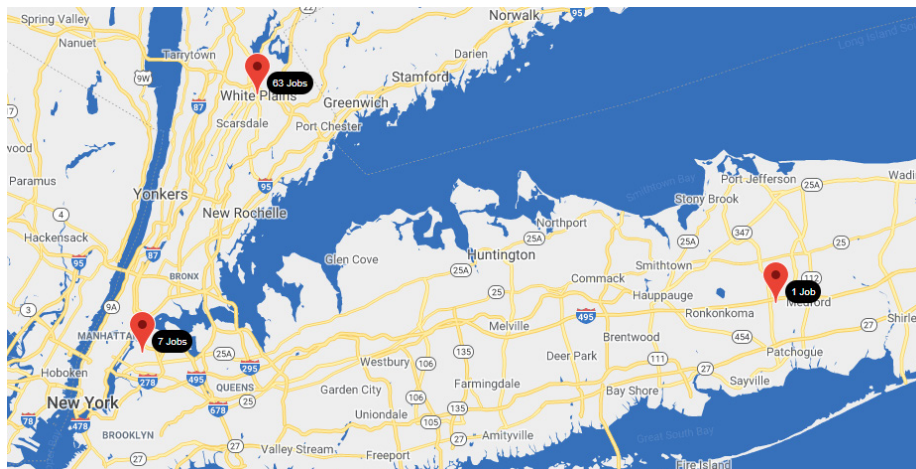
Orange & Rockland



REV: 01/20/20

Areas Served in Target Region

New York Power Authority

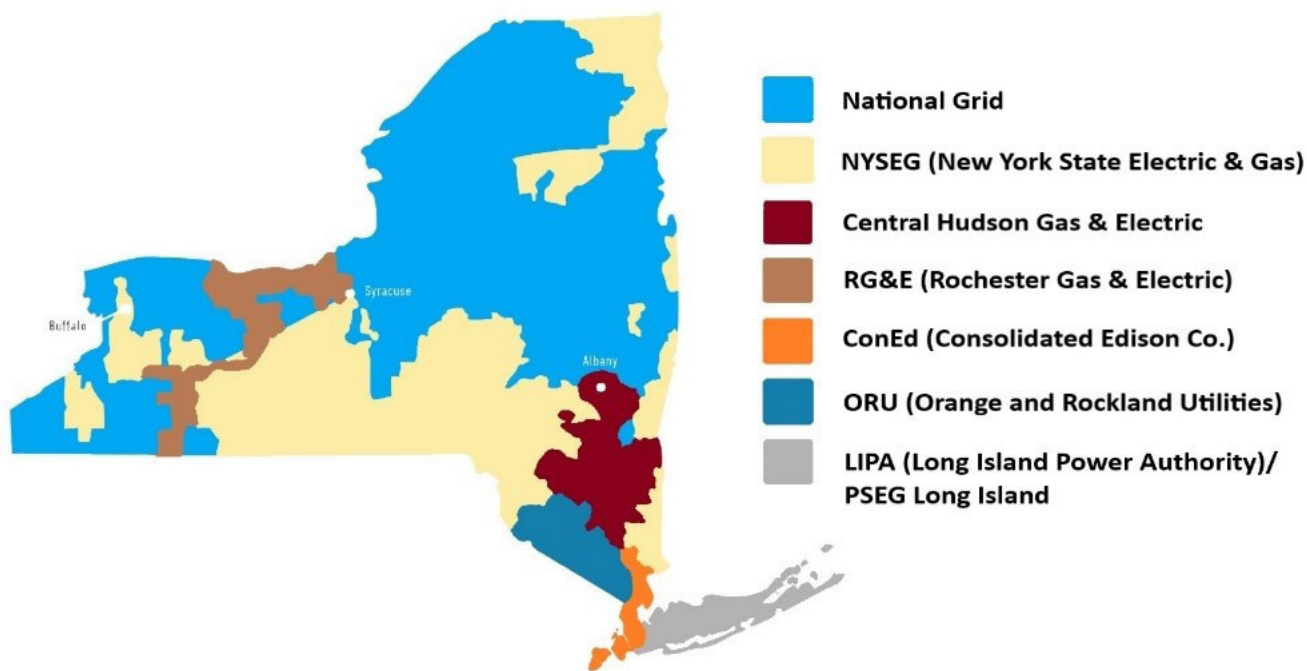


Areas Served in Target Region

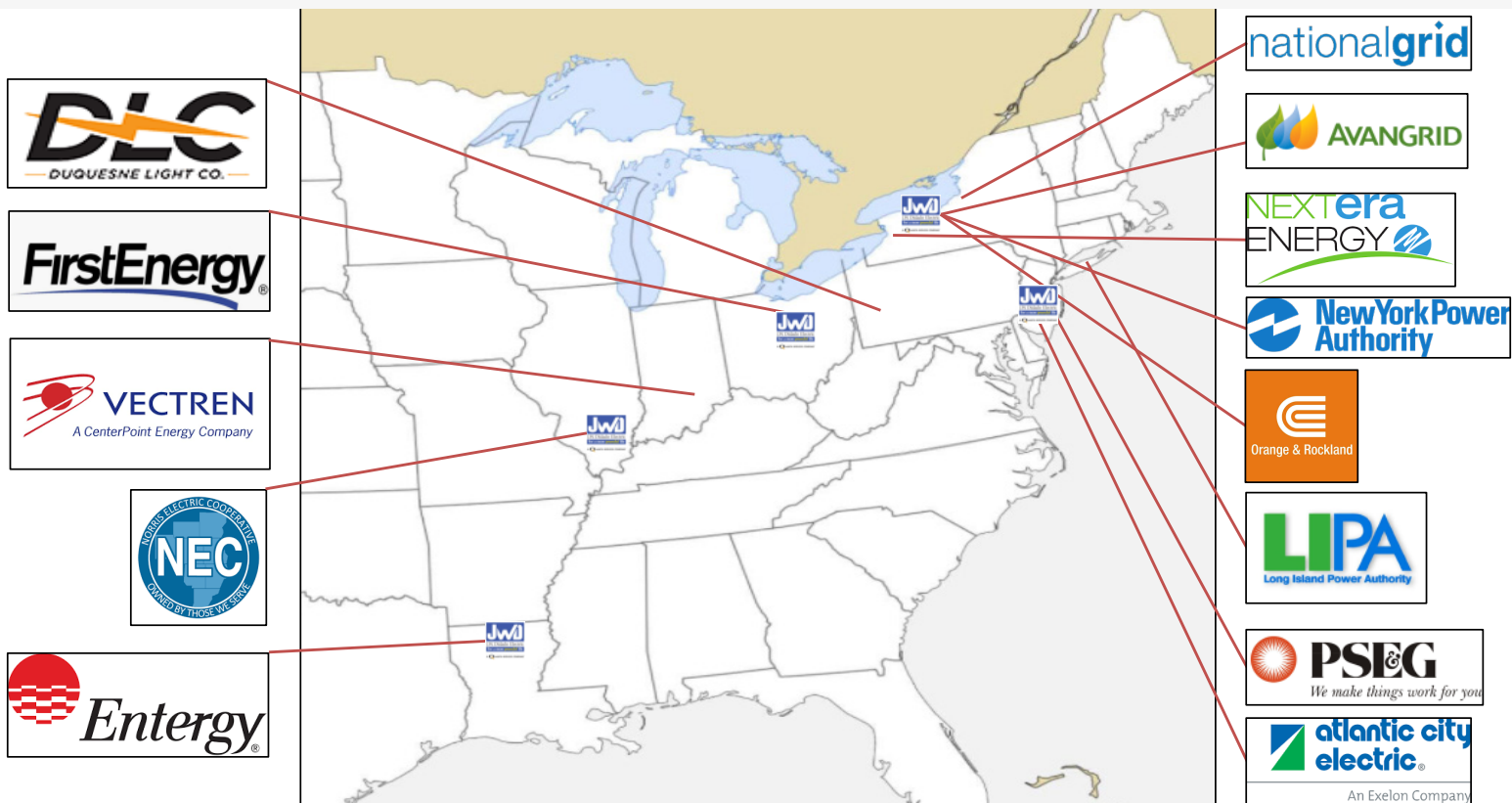
LIPA



New York Electric Utility Territory Map

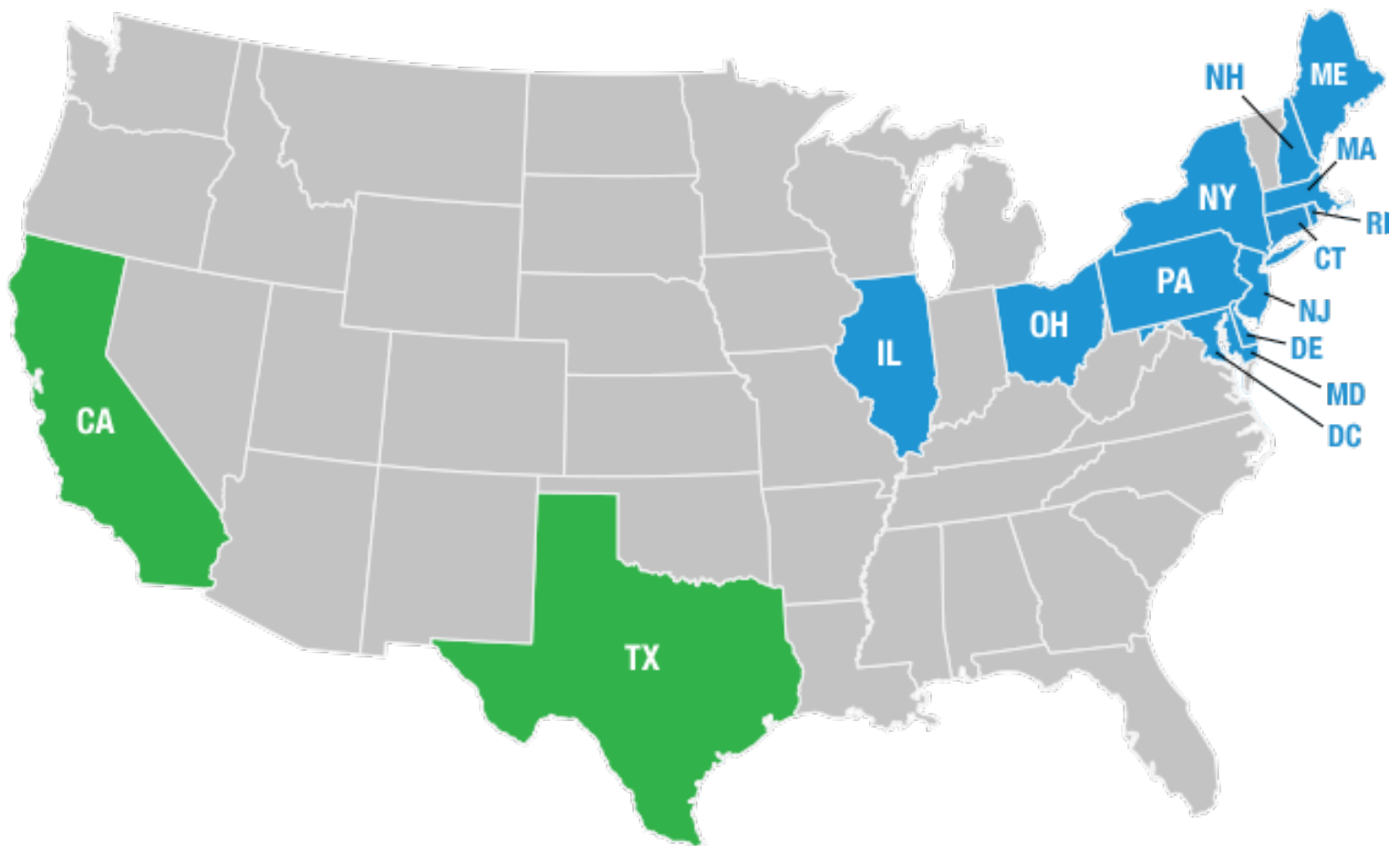


Customers Served



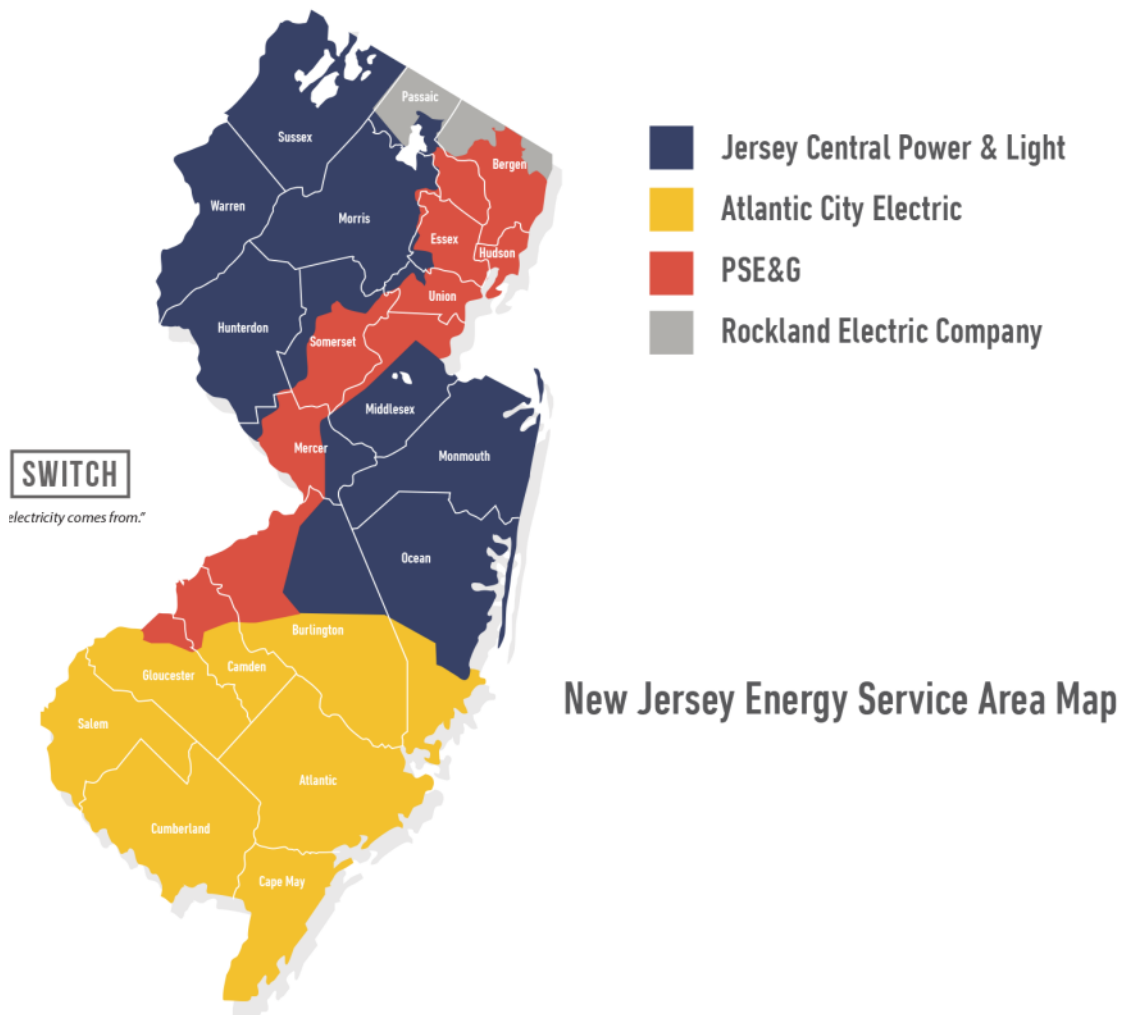
Areas Served in Target Region

NextEra Energy



Areas Served in Target Region

PSE&G

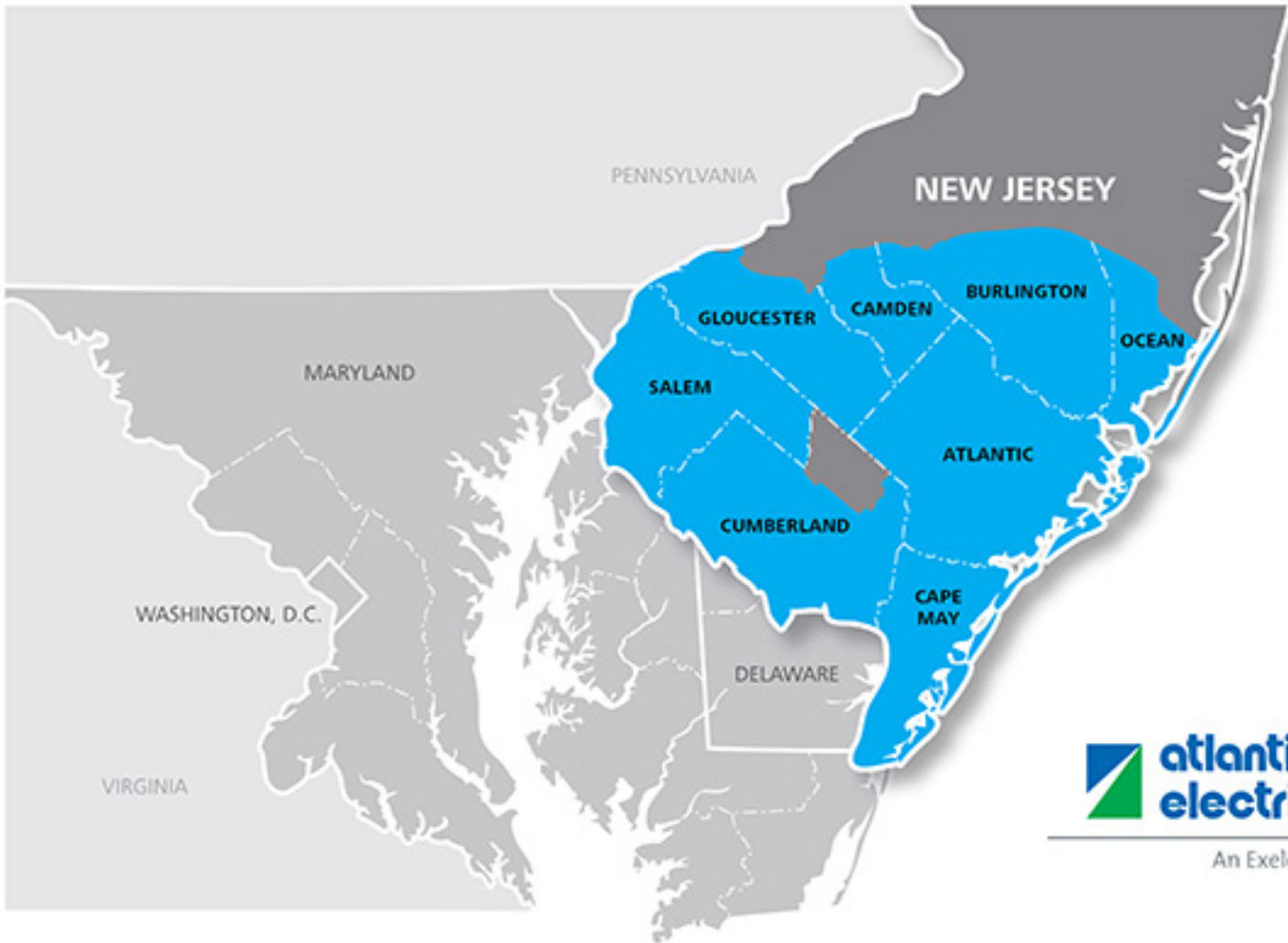


Areas Served in Target Region

Atlantic City Electric



An Exelon Company



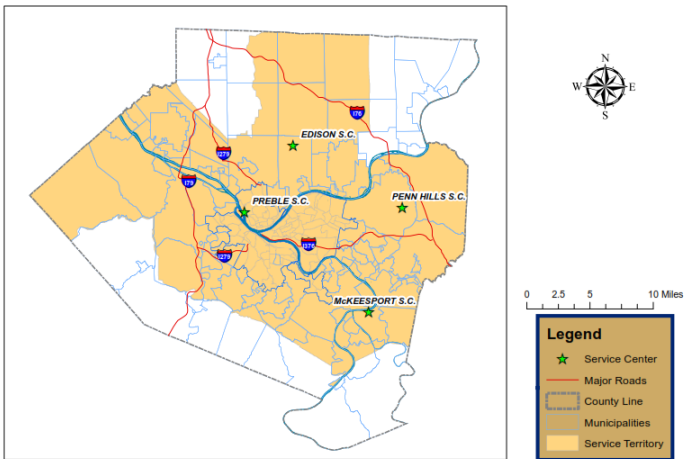
An Exelon Company

Areas Served in Target Region

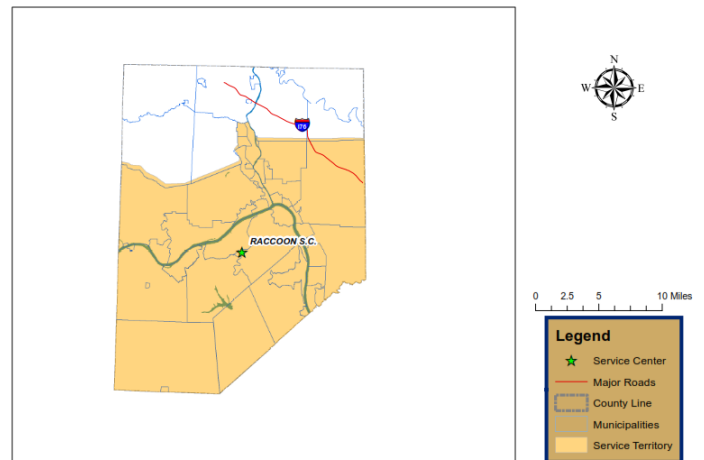
Duquesne Light Co.



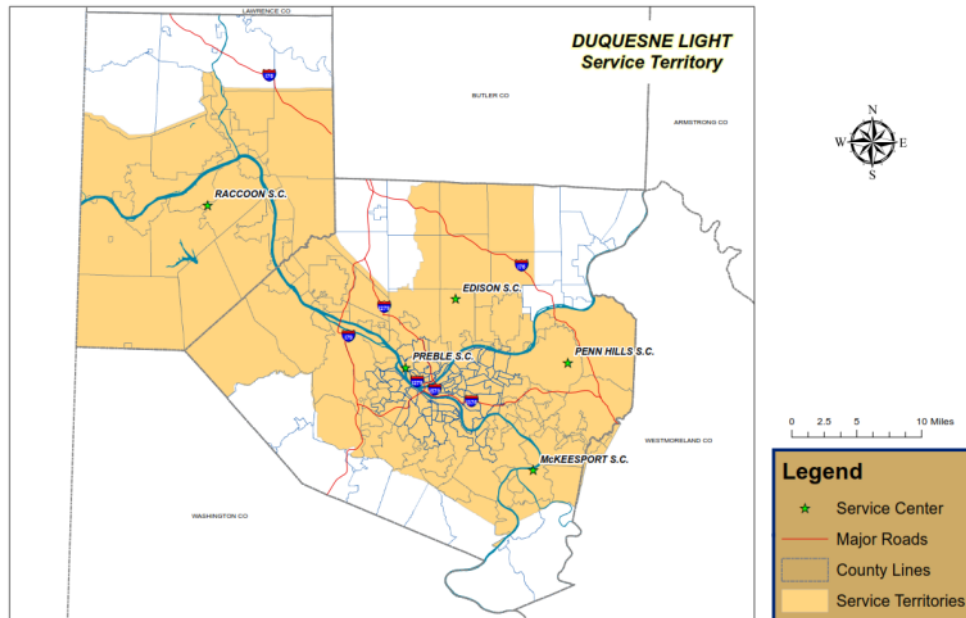
ALLEGHENY COUNTY
Service Territory



BEAVER COUNTY
Service Territory

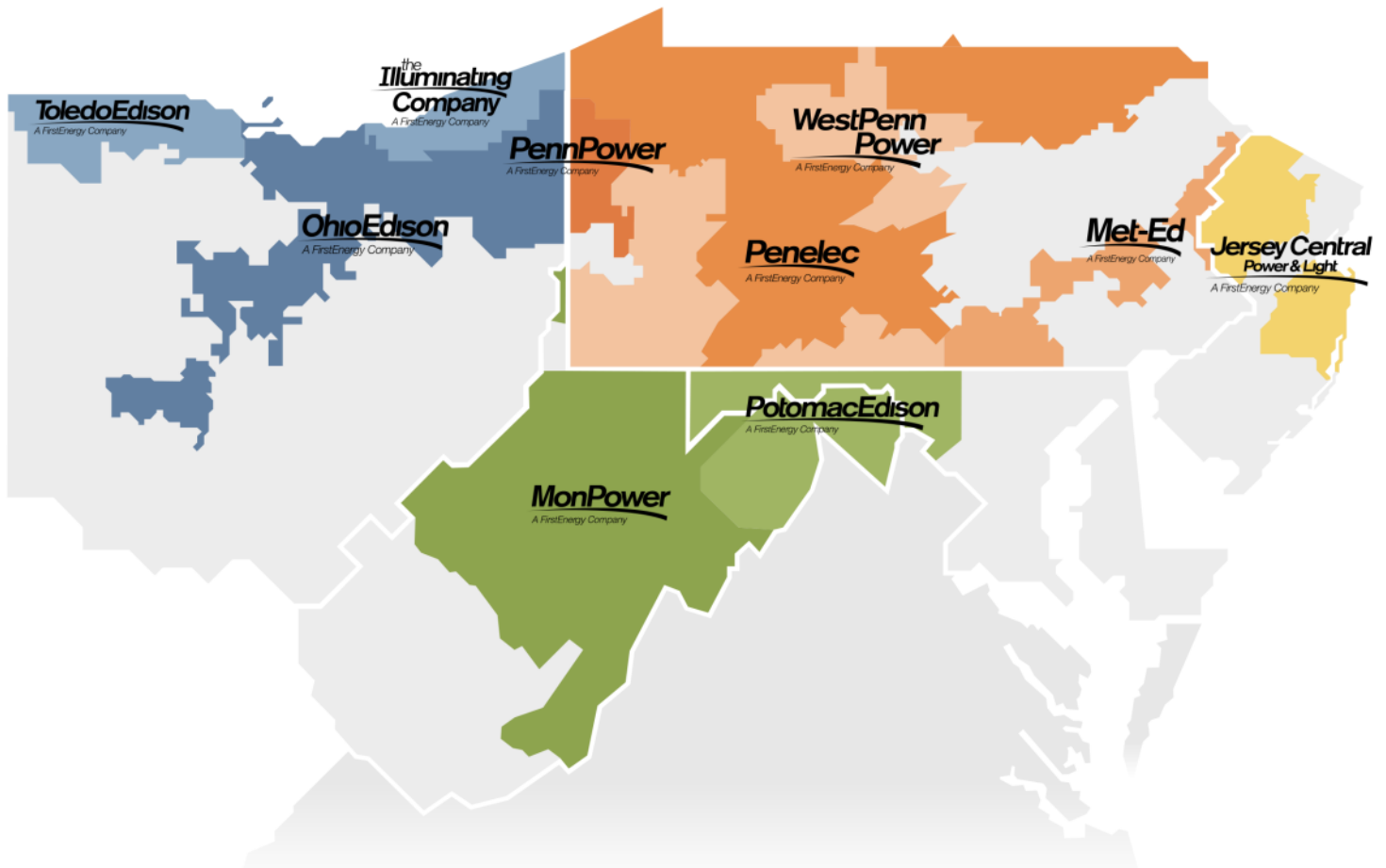


DUQUESNE LIGHT
Service Territory



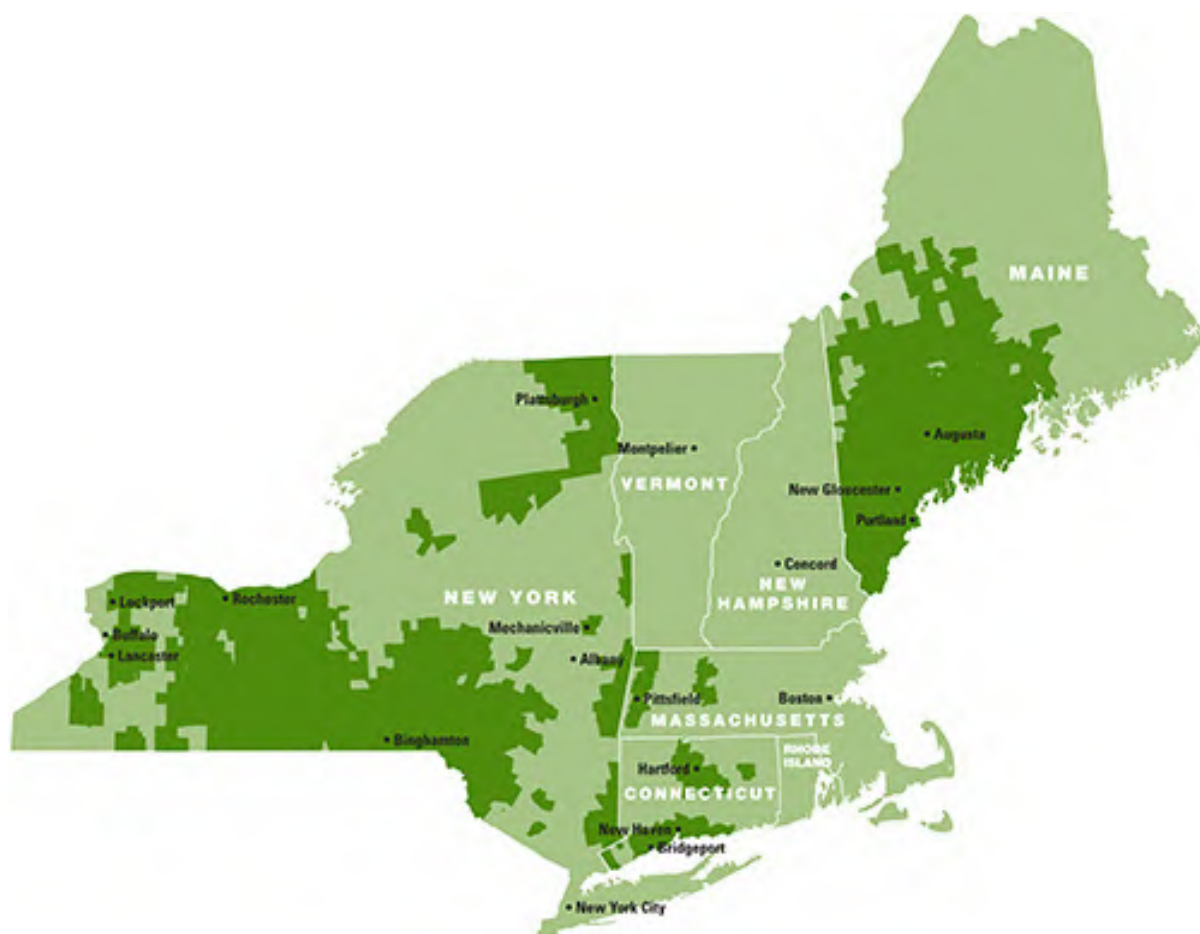
Areas Served in Target Region

FirstEnergy



Areas Served in Target Region

AvanGrid



SAFETY AND ESG

J.W. Didado's safety program sets us apart from our competition.

We believe that our investment in safety is paramount to the success of our employees and ultimately Quanta and the J.W. Didado operations.

We have invested in and developed an in-house Civil Division by hiring a full-time Safety and Environmental Manager to handle environmental compliance and restoration. This helps to ensure better oversight on our projects and communication with the stakeholders. It has also helped in responding to the enhanced challenges and regulations required of certain state requirements specific to New York and the surrounding areas related to erosion control, water run-off and sediment control.



2021 SAFETY RESULTS

0.93

0.00

0.27

0.95

TRIR

LTR

DART

EMR

J.W. Didado's Workers Compensation experience modification rate "EMR" is well below the national average for the Utility Construction Industry. This gives us the ability to bid difficult projects while providing utilities throughout the nation a sense of security that J.W. Didado will execute the project safely and effectively.

ESG AT JWD

ENVIRONMENTAL • SOCIAL • GOVERNANCE



PEOPLE • PLANET • PRINCIPLES

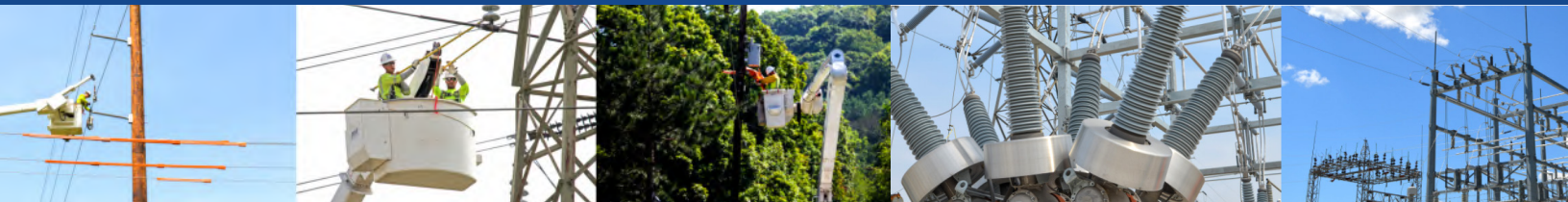
- JWD Competitive Edge Program resourced two successful New Hires. One is a Project Manager Assistant on the jobsite; the other is working with the line crews and will be attending the Lazy Q's Accelerated Apprenticeship Line Workers Training program.
- Currently we have two entry level employees who are attending the Lazy Q's Accelerated Apprenticeship Line Workers Training program.
- JWD Competitive Edge Program's network of non-profits and faith-based organizations gave diverse communities' greater access job opportunities
- Initiated new recycling program at HV Building and Main office
- Installed New LED lighting in H.V. Building (100 LED Lights)
- Exploring feasibility of electric vehicles for fleet for service divisions and management in 2022
- Exploring installation of EV charging Stations at JWD Headquarters and High Voltage Buildings in 2022
- Executive Management members are encouraged to serve and participate on at least one charitable organization board or committee and encourage their Departments and/or teams to participate



OPERATING PLAN



A QUANTA SERVICES COMPANY

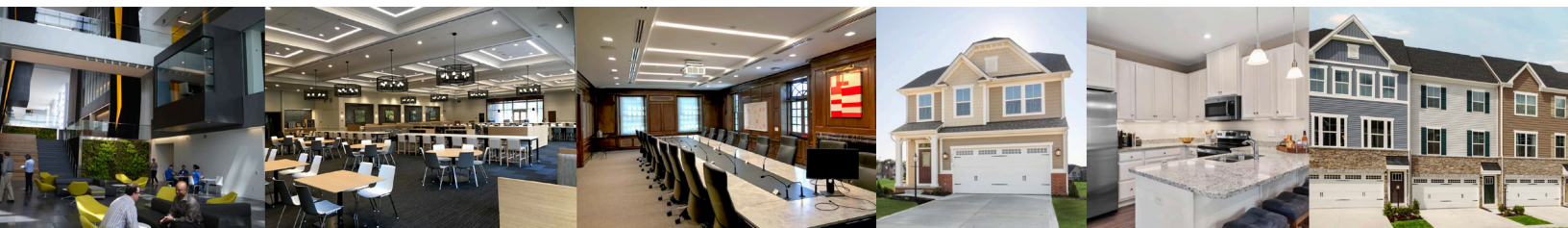


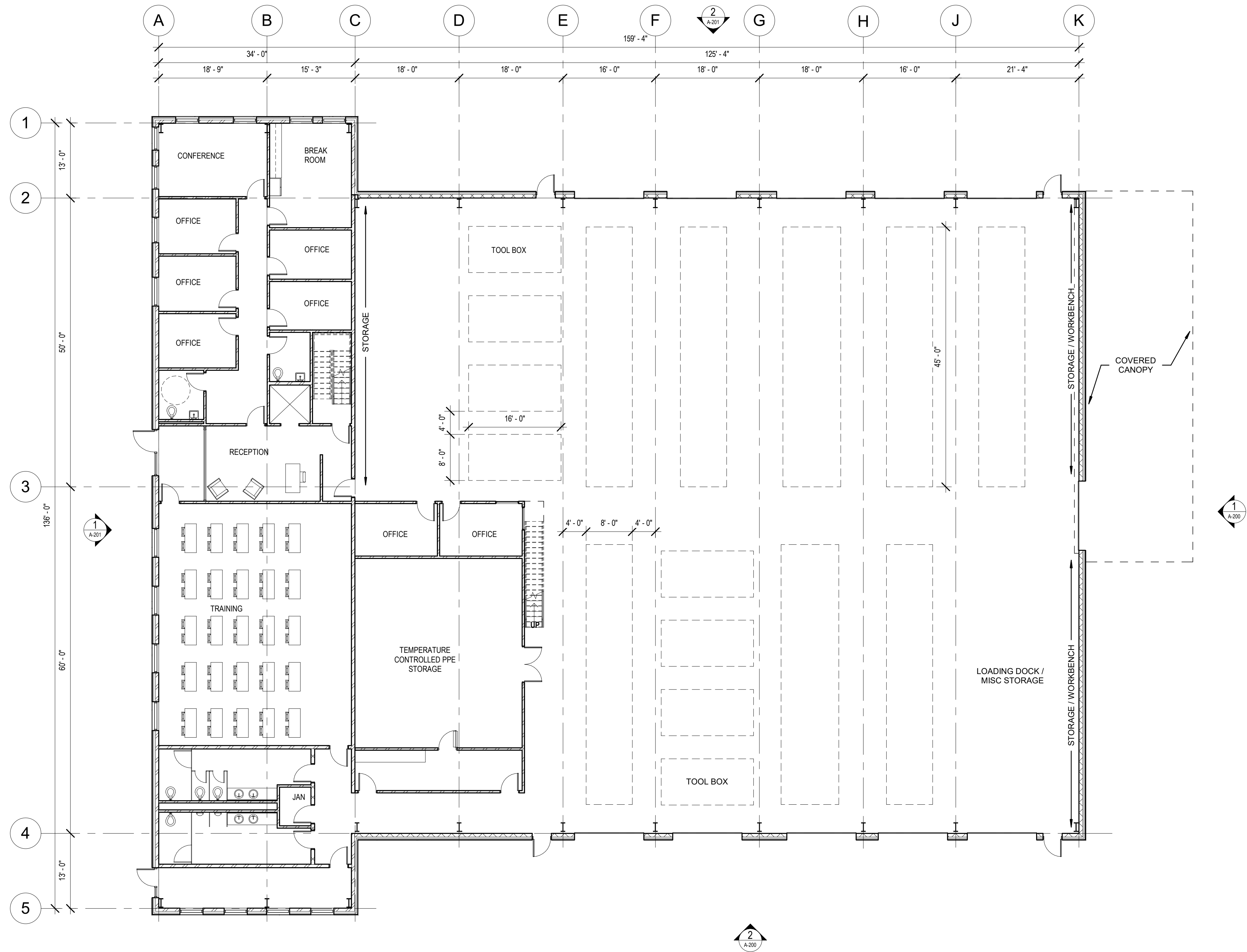
We look forward to partnering with the local community and surrounding areas of Onondaga County and the State of New York. With your support, we can provide opportunities to drive sales and impact additional employment for ourselves and local community partners. We are confident that we can meet the challenges ahead and stand ready to participate in delivering a growth solution and revenue for J.W. Didado and our partners.

Thank you for your consideration.



A  QUANTA SERVICES COMPANY





FLOOR PLAN LEGEND:

GENERAL FLOOR PLAN NOTES:

- DIMENSIONS ARE TO FACE OF FRAMING/CMU UNLESS NOTED OTHERWISE.
- RESILIENT CHANNEL INSTALLED TO STUDS ON SIDE OF WALL INDICATED BY WALL TAG.

FLOOR PLAN KEYNOTES:

1

FIRST FLOOR PLAN

A-101 3/32" = 1'-0"

2

LEGEND & KEYNOTES

A-101 NO SCALE

VIP
STRUCTURES

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338

VIP
ARCHITECTURE

NEW VEHICLE
MAINTENANCE
FACILITY

PROJECT VOLT

Morgan & Wetzel Road
Clay, New York

B	02.10.2022	REVISED BUILDING PLANS
A	01.19.2022	SITE PLAN APPROVAL
MK	DATE	DESCRIPTION
SHEET ISSUES		
VIP PROJECT NO.	21-3710	
FILE NAME	3710_ARCH_v2020.rvt	
DRAWN BY	LD	
CHECKED BY	MM	

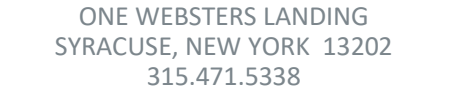
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ARCHITECTURE SHEET TITLE

FIRST FLOOR
PLAN

SHEET NUMBER

A-101



PROJECT VOLT

Morgan & Wetzel Road
Clay, New York

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WK	DATE	DESCRIPTION
SHEET ISSUES		
VIP PROJECT NO.		21-3710
FILE NAME		3710_ARCH_v2020.rte
DRAWN BY		Author
CHECKED BY		MM

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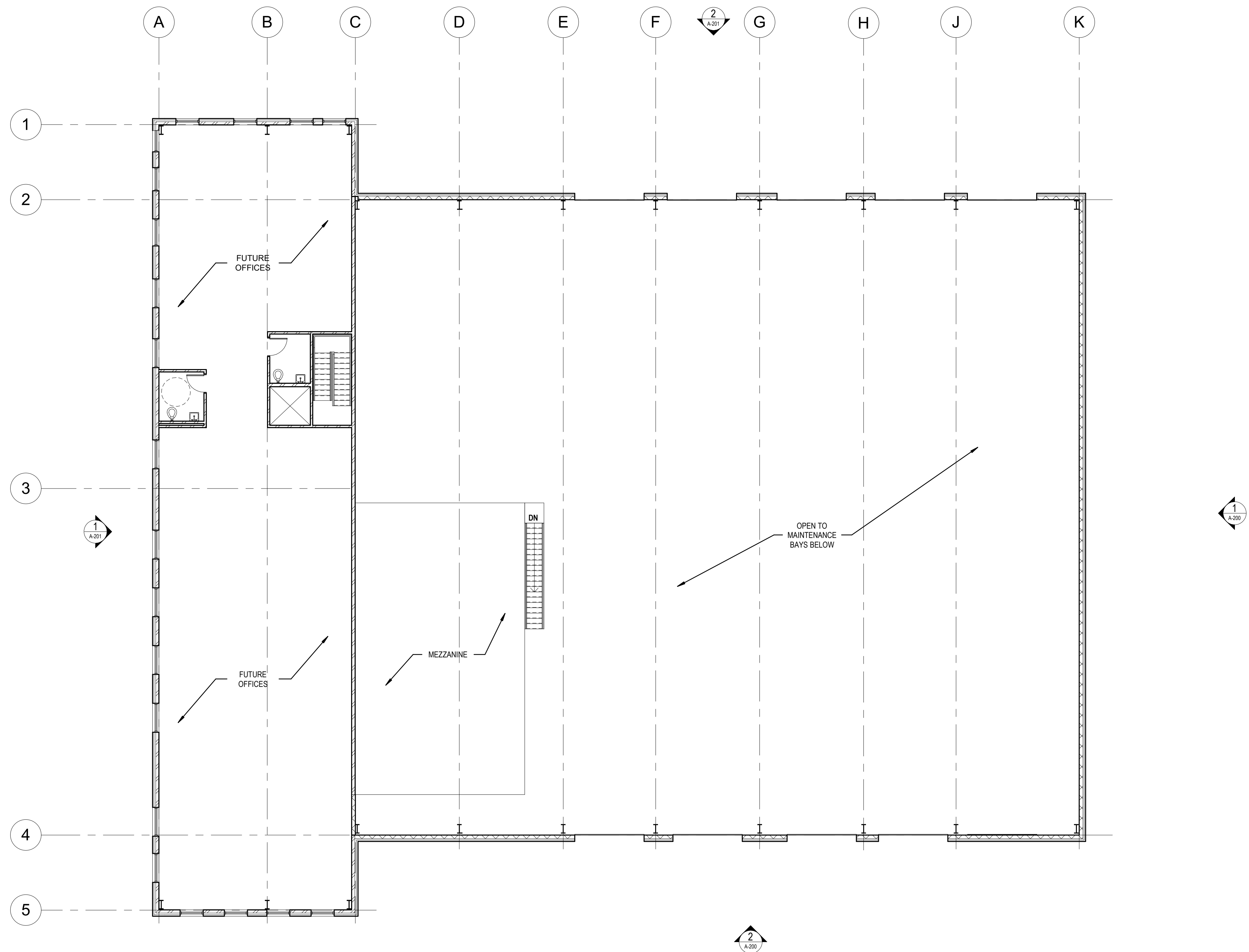
ARCHITECTURE SHEET TITLE

SECOND FLOOR
PLAN

SHEET NUMBER

A-102

2/18/2022 8:33:19 AM

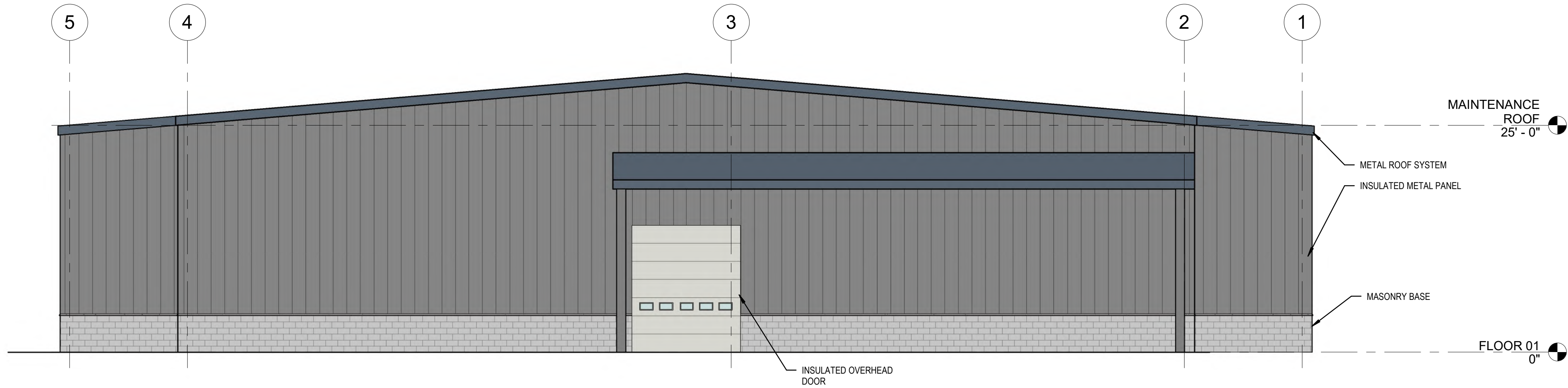


1 SECOND FLOOR PLAN (AT OFFICE)

A-102) $3/32'' = 1'-0''$

1 ELEVATION - SOUTH

A-200 1/8" = 1'-0"



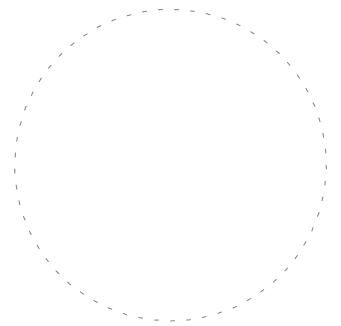
2 ELEVATION - EAST

A-200 1/8" = 1'-0"



STRUCTURES

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338



ARCHITECTURE

NEW VEHICLE
MAINTENANCE
FACILITY

PROJECT VOLT

Morgan & Wetzel Road
Clay, New York

B	02.10.2022	REVISED BUILDING PLANS
A	01.19.2022	SITE PLAN APPROVAL
MK	DATE	DESCRIPTION
SHEET ISSUES		
VIP PROJECT NO.	21-3710	
FILE NAME	3710_ARCH_v2020.rvt	
DRAWN BY	Author	
CHECKED BY	MM	

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ARCHITECTURE SHEET TITLE

EXTR ELEVS
SOUTH & EAST

SHEET NUMBER

A-200



STRUCTURES

ONE WEBSTERS LANDING
SYRACUSE, NEW YORK 13202
315.471.5338

**KEPLINGER
FREEMAN
ASSOCIATES**
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109, EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981
RZ Engineering, PLLC
6320 FLY ROAD SUITE 109, EAST SYRACUSE, NY 13057

JW Didado
Syracuse Division

Morgan and Wetzel Rd.
Clay, NY 13088

PRELIMINARY		
	02.14.21	MUNICIPAL REVIEW
A	01.19.22	MUNICIPAL REVIEW
MK	DATE	DESCRIPTION
SHEET ISSUES		
VIP PROJECT NO.		
FILE NAME	41054	
DRAWN BY	NPL	
CHECKED BY	SLF	

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SHEET TITLE

MASTER PLAN

SHEET NUMBER

L-000

ZONING DATA CHART

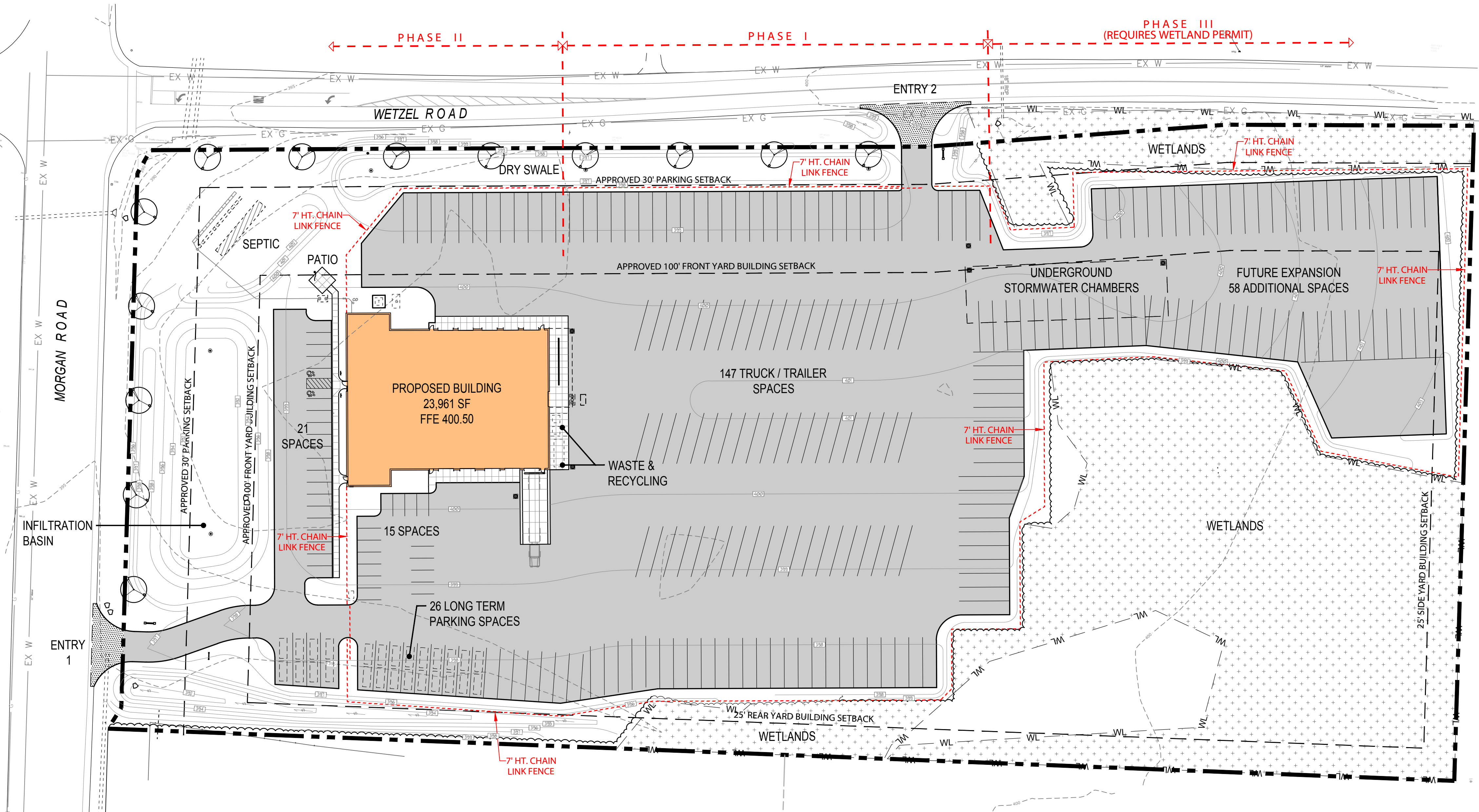
X-ZONING DATA

ZONING - INDUSTRIAL I	TOWN REQUIRED	PROPOSED
LOT WIDTH	N/A	1,061'±
LOT AREA	N/A	11,886 AC.
BUILDING COVERAGE	60% MAX.	3.65%
LOT COVERAGE	80% MAX.	52%
LOT DEPTH	N/A	460'±
FRONT YARD SETBACK	200' (ZBA-100' APPROVED)	130'±
SIDE YARD SETBACK	25'	126'±
REAR YARD SETBACK	25'	200'±
BUILDING HEIGHT	N/A	25'

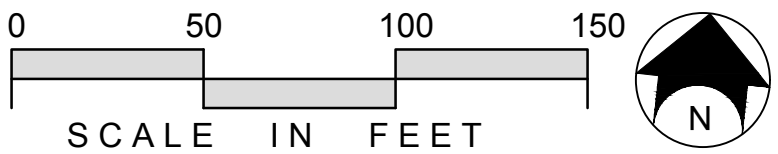
PARKING DATA CHART

X-PARKING DATA

- PARKING STALL SIZE 20'-0" x 9'-6"	TOWN REQUIRED PER TOWN REGS.	NEEDS BASED / PROVIDED
OFFICE / TRAINING AREA (9,826 SF)	30 SPACES	33 SPACES
MAINTENANCE AREA (14,135 SF)	N/A	3 SPACES
LONG TERM PARKING	N/A	26 SPACES
TRUCK & TRAILER PARKING	N/A	205 SPACES
	30 SPACES	261 SPACES
- OFFICE PARKING REQUIREMENTS (3 SPACES PER 1,000 SQ. FT.)		



1 MASTER PLAN
L-000



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: JW Didado Syracuse Division		
Project Location (describe, and attach a general location map): Corner of Morgan and Wetzel Rd, Town of Clay, NY		
Brief Description of Proposed Action (include purpose or need): Construction of a new 24,000 s.f. commercial building. Site amenities include approximately 62 passenger vehicle parking spaces and approximately 205 truck/trailer parking spaces. NYSDEC compliant storm water management facilities will be constructed to treat storm water.		
Name of Applicant/Sponsor: VIP Structures, Inc (Vince Raymond)	Telephone: 315-471-5338	
	E-Mail: vraymond@vipstructures.com	
Address: One Webster's Landing		
City/PO: Syracuse	State: NY	Zip Code: 13202
Project Contact (if not same as sponsor; give name and title/role): Keplinger Freeman Associates (Scott Freeman) - Landscape Architect	Telephone: 31-445-7980	
	E-Mail: sf@keplingerfreeman.com	
Address: 6320 Fly Road (Suite 109)		
City/PO: East Syracuse	State: NY	Zip Code: 13057
Property Owner (if not same as sponsor): Lamjak Realty Co Inc	Telephone:	
	E-Mail:	
Address: 3550 Burnet Ave		
City/PO: East Syracuse	State: NY	Zip Code: 13057

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, ☐ Yes ☐ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☐ Yes ☐ No	Town of Clay Site Plan Approval	1-19-22
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☐ No		
d. Other local agencies ☒ Yes ☐ No	OCIDA	2-18-22
e. County agencies ☒ Yes ☐ No	OCWA, OCHD	TBD
f. Regional agencies ☐ Yes ☐ No		
g. State agencies ☒ Yes ☐ No	NYS DEC SPEDEs Permit	TBD
h. Federal agencies ☐ Yes ☐ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☒ Yes ☐ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

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):

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

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? Liverpool CSD

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

Onondaga County Sheriffs Department

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

Moyer's Corners Fire Department

d. What parks serve the project site?

None

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)? Industrial / Commercial

b. a. Total acreage of the site of the proposed action? 11.886+/- acres

b. Total acreage to be physically disturbed? 8.5+/- acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 11.886+/- 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)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated 3
- Anticipated commencement date of phase 1 (including demolition) 4 month 22 year
- Anticipated completion date of final phase TBD 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: _____

Phase III as identified on the site plan is dependent on wetland permitting and future parking needs.

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 <u>1</u> ii. Dimensions (in feet) of largest proposed structure: <u>25'</u> height; <u>120</u> width; and <u>180</u> length iii. Approximate extent of building space to be heated or cooled: <u>21,000</u> 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No 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): <u>Freshwater Emergent Wetland</u> _____ _____	

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:
Wetland disturbance encompasses around .5 acres and will include excavation and filling.

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: _____
None. Disturbed area will be paved.

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: _____ 1000 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: CWR40 - County Water
- 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: _____ 330 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 wastewater

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

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- 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

• 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: _____ _____ _____	☐ Yes ☐ No ☐ Yes ☐ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No	
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): _____ <u>On-site septic system is proposed with 1,000 gallon minimum holding tank.</u> _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ <u>On-site septic system is proposed with 1,000 gallon minimum holding tank.</u> _____		
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? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>6.6+/-</u> acres (impervious surface) _____ Square feet or <u>11.88</u> acres (parcel size) ii. Describe types of new point sources. <u>pipe ends and swales</u> _____ 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)? _____ <u>Storm water will be directed to on-site storm water management facilities.</u> _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☒ Yes ☐ No ☐ Yes ☒ No ☒ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
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? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	☐ Yes ☒ No	
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? _____ 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) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

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 <u>0</u> Proposed <u>220</u> Net increase/decrease <u>220</u> 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: <u>Creation of (2) new entry roads. One off Wetzel Rd and one off Morgan Rd.</u> vi. Are public/private transportation service(s) or facilities available within ½ 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: _____ <u>TBD</u> ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>National Grid</u> 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. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7:00 am - 5:00 pm</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>All hours of the day</u> • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7:00 am - 5:00 pm</u> • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: <u>All hours of the day</u> • Saturday: _____ • Sunday: _____ • Holidays: _____
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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: <u>Dark sky compliant pole and building mounted lighting directed away from adjacent roadways. Locations and heights TBD.</u> _____ ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No Describe: <u>Existing vegetation will be removed for proposed construction. New trees will be planted to provide screening.</u> _____	
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: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

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: _____

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	0	6.6+/-	6.6+/-
• Forested	8.98+/-	2.53+/- (within wetlands)	6.45+/-
• 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)	2.9+/-	2.4+/-	.5+/-
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>lawn</u>	0	1.65+/-	1.65+/-

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No													
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ >6 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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">Colonie loamy fine sand</td> <td style="text-align: right; border-bottom: 1px solid black;">37 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Lockport & brockport silty clay loam</td> <td style="text-align: right; border-bottom: 1px solid black;">15 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Minoa fine sandy loam</td> <td style="text-align: right; border-bottom: 1px solid black;">40 %</td> </tr> </table>		Colonie loamy fine sand	37 %	Lockport & brockport silty clay loam	15 %	Minoa fine sandy loam	40 %						
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Lockport & brockport silty clay loam	15 %												
Minoa fine sandy loam	40 %												
d. What is the average depth to the water table on the project site? Average: _____ 3 feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td>☐ Well Drained:</td> <td style="text-align: right;">37 % of site</td> </tr> <tr> <td>☐ Moderately Well Drained:</td> <td style="text-align: right;">8 % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">55 % of site</td> </tr> </table>		☐ Well Drained:	37 % of site	☐ Moderately Well Drained:	8 % of site	☐ Poorly Drained	55 % of site						
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td>☒ 0-10%:</td> <td style="text-align: right;">100 % of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	100 % of site	☐ 10-15%:	_____ % of site	☐ 15% or greater:	_____ % of site						
☒ 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>i</i> or <i>ii</i> , 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: <table style="width: 100%; border-collapse: collapse;"> <tr> <td>• Streams:</td> <td>Name 899-10</td> <td>Classification ^C _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Federal Waters, Federal Waters, Federal Waters,...</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2">_____</td> </tr> </table>		• Streams:	Name 899-10	Classification ^C _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name Federal Waters, Federal Waters, Federal Waters,...	Approximate Size _____	• Wetland No. (if regulated by DEC)	_____	
• Streams:	Name 899-10	Classification ^C _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name Federal Waters, Federal Waters, Federal Waters,...	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: _____													
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: Principal Aquifer, Primary Aquifer _____													

m. Identify the predominant wildlife species that occupy or use the project site: insects, birds, mammals _____ _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ Indiana Bat _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

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? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

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? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. 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? ☒ Yes ☐ No

If Yes:

i. Identify resource: Hamlin Marsh

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): local observation deck

iii. Distance between project and resource: _____ 1.5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ 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.

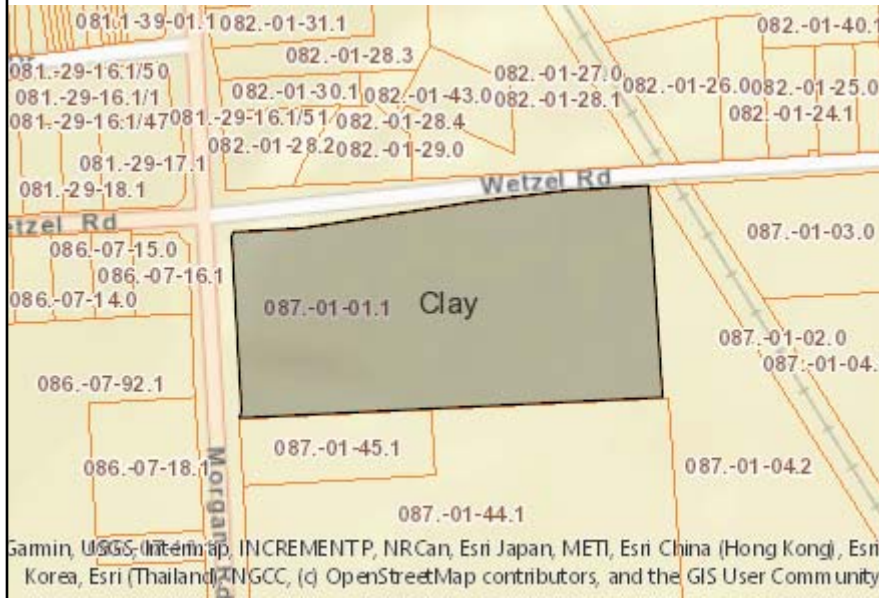
G. Verification

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

Applicant/Sponsor Name Keplinger Freeman Associates - Scott Freeman Date 2-18-22

Signature  Title Landscape Architect

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	899-10
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No

E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

FAYETTE MANLIUS, LLC

**SEQRA RESOLUTION
(3101-22-01A)**

A regular meeting of the Onondaga County Industrial Development Agency was convened in public session on March 8, 2022, at 8:00 a.m., local time, at 333 West Washington Street, Syracuse, New York.

The meeting was called to order by the (Vice) Chairman of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

ABSENT:

ALSO PRESENT: Robert M. Petrovich, Executive Director
Jeffrey W. Davis, Esq., Agency Counsel
Amanda M. Fitzgerald, Esq., Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

**RESOLUTION OF THE ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY DETERMINING
THAT A CERTAIN LEASE/LEASEBACK TRANSACTION
FOR FAYETTE MANLIUS, LLC WILL NOT HAVE A
SIGNIFICANT ADVERSE EFFECT ON THE
ENVIRONMENT PURSUANT TO THE STATE
ENVIRONMENTAL QUALITY REVIEW ACT**

WHEREAS, Onondaga County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), Chapter 435 of the Laws of 1970 of the State of New York and Chapter 676 of the Laws of 1975 of the State of New York, as amended, constituting Section 895 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their 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 acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Fayette Manlius, LLC, a New York limited liability company (the “Company”), has submitted an application (the “Application”), on behalf of itself and/or entities formed or to be formed on its behalf, to the Agency, a copy of which Application is on file at the office of the Agency, which Application requests that the Agency consider undertaking a project (the “Project”) for the benefit of the Company and/or entities formed or to be formed on its behalf, said Project consisting of the following: (A)(1) the acquisition of a leasehold interest in all or a portion of an approximately 4.28 acre parcel of land located at 332 Fayette Street (tax map no. 024.-01-08.1), in the Village of Manlius, Onondaga County, New York (the “Land”) and the existing 17,053 square foot building located thereon (the “Existing Building”); (2) the demolition of the Existing Building and the construction of an approximately 37,500 square foot mixed-used building containing retail space on the first floor and approximately twenty apartment units on the second and third floors (the “Mixed Use Building”) and an approximately 3,500 square foot building for an urgent care facility (the “Urgent Care Facility”), together with related site improvements including but not limited to parking space (all of the foregoing, collectively, the “Facility”), such Urgent Care Facility to be leased to a third party tenant; and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; 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 approval of the Project and grant of Financial Assistance constitute such an action; and

WHEREAS, to aid the Agency in determining whether the Project may have a significant effect upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form (the “EAF”) dated June 24, 2021, a copy of which is on file in the office of the Agency and is readily accessible to the public; and

WHEREAS, the Village of Manlius Planning Board (“Planning Board”) previously classified the Project as a Type I action under SEQRA and declared its intent to act as lead agency for the purpose of conducting a coordinated environmental review of the Project; and

WHEREAS, after conducting a thorough review of the Project and its potential effects, the Planning Board determined that the Project would not result in any significant adverse environmental impacts and issued a negative declaration for the Project on October 5, 2021; and

WHEREAS, the Agency's involvement in the Project was not identified on the SEQRA EAF when the Planning Board performed the coordinated SEQRA review and issued its negative declaration for the Project; and

WHEREAS, had the Agency's involvement been known at the time the Planning Board declared its intent to act as lead agency for the coordinated review of the Project, the Agency would have, as an involved agency, consented to the lead agency designation by the Planning Board and been bound by the negative declaration that was issued for the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. Based upon an examination of the EAF prepared by the Company, the criteria contained in 6 NYCRR §617.7(c), and based further upon the Agency's knowledge of the area surrounding the Project, all the representations made by the Company in connection with the Project, and such further investigation of the Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings and determinations with respect to the Project pursuant to SEQRA:

(a) The Project consists of the components described above in the third WHEREAS clause of this resolution;

(b) The Project constitutes a "Type I" action (as said quoted term is defined in SEQRA);

(c) The Agency, in recognition of the fact that it would have been an involved agency and consented to the Planning Board's lead agency status, hereby reaffirms, accepts, and adopts the negative declaration that was issued by the Planning Board for the Project, attached hereto as Exhibit "A", which shall be filed in the office of the Agency in a file that is readily accessible to the public;

Section 2. A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

Section 3. The Agency hereby authorizes Agency staff or counsel to take all further actions deemed necessary and appropriate to fulfill the Agency's responsibilities under SEQRA.

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

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Patrick Hogan			
Janice Herzog			
Victor Ianno			
Steve Morgan			
Susan Stanczyk			
Kevin Ryan			
Fanny Villarreal			

The Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 8, 2022, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting, (B) said meeting was in all respects duly held, (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law, and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed, or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand this __ day of March, 2022.

(SEAL)

Secretary

EXHIBIT A

J.W. DIDADO ELECTRIC, LLC AND G & R MORGAN ROAD, LLC
PUBLIC HEARING RESOLUTION
(____-22-____)

A regular meeting of the Onondaga County Industrial Development Agency convened in public session on March 8, 2022, at 8:00 a.m., local time, at 333 West Washington Street, Syracuse, New York.

The meeting was called to order by the (Vice) Chairman of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT: Patrick Hogan, Chairperson
Janice Herzog, Vice Chairperson
Victor Ianno
Susan Stanczyk
Kevin Ryan
Steve Morgan
Fanny Villarreal

ABSENT:

ALSO PRESENT: Robert M. Petrovich, Executive Director
John P. Sidd, Esq., Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

**RESOLUTION AUTHORIZING A PUBLIC HEARING IN
CONNECTION WITH THE ACQUISITION, CONSTRUCTION
AND EQUIPPING OF A CERTAIN FACILITY FOR J.W.
DIDADO ELECTRIC, LLC AND G & R MORGAN ROAD, LLC**

WHEREAS, Onondaga County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act"), Chapter 435 of the Laws of 1970 of the State of New York and Chapter 676 of the Laws of 1975 of the State of New York, as amended, constituting Section 895 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting,

attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their 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 acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, J.W. Didado Electric, LLC, a Delaware limited liability company authorized to do business in New York and G & R Morgan Road, LLC, a _____ limited liability company _____ (collectively the “Company”), has submitted an application (the “Application”), on behalf of itself and/or entities formed or to be formed on its behalf, to the Agency, a copy of which Application is on file at the office of the Agency, which Application requests that the Agency consider undertaking a project (the “Project”) for the benefit of the Company and/or entities formed or to be formed on its behalf, said Project consisting of the following: (A)(1) the acquisition of a leasehold interest in all or a portion of an approximately 12.17 acre parcel of land located on Morgan Road in the Town of Clay, Onondaga County, New York (currently tax map no. 087.-01-01.1) (the “Land”); (2) the construction of an approximately 24,000 square foot steel frame building containing approximately 10,000 square feet of office and workforce training space and approximately 14,000 square feet of space to include 9 pull-in truck bays for tooling, maintenance and service of trucks, climate controlled equipment storage and general storage and related office space (the “Facility”); and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (collectively the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Company requested that the Agency enter into a payment in lieu of tax agreement (the “Proposed PILOT Agreement”) with respect to that portion of the Project Facility related to the Building; and

WHEREAS, pursuant to the Act, any approval of the Project contained herein is contingent upon a determination by the members of the Agency to proceed with the Project following satisfaction of the public hearing and notice requirements and other procedural requirements contained in Section 859-a of the Act that relate to the Project and full compliance with the New York State Environmental Quality Review Act.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby authorizes the Executive Director, prior to the granting of any Financial Assistance with respect to the Project, after consultation with counsel to the Agency, (A) to establish a time, date and place for a public hearing of the Agency to hear all persons interested in the location and nature of the Project Facility and the proposed Financial Assistance being contemplated by the Agency with respect to the Project, said public hearing to be held in the city, town or village where the Project Facility is located or in accordance with the Act to amend chapter 417 of the laws of 2021 relating to authorizing political subdivisions to permit any public body to hold meetings remotely and without in-person access during the COVID-19 state disaster emergency, in relation to public bodies holding meetings remotely and to the effectiveness thereof; (B) to cause notice of such public hearing to be given to the public by publishing a notice of such hearing in a newspaper of general circulation available to residents of the governmental units where the Project Facility is or is to be located, such notice and publication to comply with the requirements of Section 859-a of the Act; (C) to cause notice of said public hearing to be given to the chief executive officer of the county and each city, town, village and school district in which the Project Facility is or is to be located; (D) to conduct such public hearing; and (E) to cause a report of said public hearing fairly summarizing the views presented at a public hearing to be promptly prepared and cause copies of said report to be made available to the members of the Agency.

Section 2. If the terms of the Proposed PILOT Agreement deviate from the standard terms of a payment in lieu of tax agreement under the Agency's Uniform Tax Exemption Policy (the "UTEP"), the Agency hereby further authorizes the Executive Director of the Agency to (A) establish a time, date and place for a meeting of the Agency to consider the approval by the members of the Agency of the Proposed PILOT Agreement; and (B) cause notice of said meeting to be given to the chief executive officer of the county and each city, town, village and school district in which the Project Facility is or is to be located, such notice or notices to comply with the requirements of Section 874 of the Act.

Section 3. The Chairman, Vice Chairman and/or Executive Director of the Agency are each 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 4. This Resolution shall take effect immediately.

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

AYE

NAY

ABSENT

Patrick Hogan
Janice Herzog
Victor Ianno
Steve Morgan
Susan Stanczyk
Kevin Ryan
Fanny Villarreal

The Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on March 8, 2022, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting, (B) said meeting was in all respects duly held, (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law, and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed, or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of March, 2022.

Nancy Lowery, Secretary