

TREYJAY LOSO, LLC

Public Hearing

June 2, 2021

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Wednesday, June 2, 2021 via Zoom meeting #8202 9345 399, or dial in at 1-929-436-2866 was called to order at 10:00 am by Public Hearing Officer Nancy Lowery.

ATTENDEES:

Nancy Lowery, Public Hearing Officer
Karen Doster

The Public Hearing was conducted regarding the application and project described as follows:

TreyJay Loso, LLC

Location: 6477 Lakeshore Road
Town of Cicero
Tax map no. 086.-02-25.1

Public Hearing Officer stated the purpose of this public hearing is to receive comments regarding the financial assistance, in the form of Payment in Lieu of Taxes, Sales and Use Tax and Mortgage Recording Tax that are being requested by the applicant, TreyJay Loso, LLC. She stated the public hearing format is as follows: Those who wish to speak in favor of the project or financial assistance for the applicant will speak first. She stated those who wish to speak in opposition to the project will go next and those who have a general comment will go third. She stated if you would like to make a comment in favor, please place your name in the chat function and write support after your name; if you would like to speak in opposition, please place your name in the chat function and write opposed after your name; if you have a general comment, please write your name in the chat function and state general after your name. She stated if you are on the phone and would like to make a comment, please press *9 and that will show me the raised hand icon and when I call on you please press *6 to unmute your phone. She stated the public hearing is being recorded. She stated when I call on you, please state your name clearly for the record. She stated I will begin the notice of public hearing published in the Post Standard.

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the New York General Municipal Law will be held by the Onondaga County Industrial Development Agency (the "Agency").

Public Hearing Date and Time: June 2, 2021 at 10:00 A.M.

Public Hearing Location: Held via Zoom meeting: Meeting Number #82029345399, or dial in at 1-929-436-2866 and enter meeting number.

For assistance or questions regarding the public hearing please contact the Onondaga County Industrial Development Agency.

The public hearing is being held in connection with the following matter:

TreyJay LOSO, 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 24.04 acre parcel of land located at 6477 Lakeshore Road (tax map no. 086.-02-25.1) in the Town of Cicero, Onondaga County, New York (the "Land"); (2) the construction on the Land of an approximately 334,000 square foot apartment complex, consisting of approximately 13 buildings and 248 residential units, together with the related interior and exterior amenities and improvements, 377 parking spaces, including 44 covered spaces, and the construction of approximately 100 boat slips at the existing marina (collectively, 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) (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. The Company will be the initial owner and/or operator of the Project.

The Agency has not made a decision with respect to the undertaking of the Project or the granting of the Financial Assistance.

The Agency will at the above-stated time and place hear all persons with views in favor of or opposed to the Project and/or the Financial Assistance. A copy of the Application including a cost/benefit analysis is available at the office of the Agency for review by interested persons.

This public hearing will be held by remote means, by Zoom meeting and telephone conference call, in accordance with the modifications to Article 7 of the Public Officers Law (the "Open Meetings Law") as modified by New York Governor Andrew Cuomo's Executive Order 202.1, as extended in response to the COVID-19 pandemic. A copy of a recording of the hearing will be available on the Agency's website.

Public Hearing Officer Lowery asked if anyone had any comments in favor of the proposed project.

Charlie Breuer

My name is Charlie Breuer. I am Executive Vice President of the Hueber-Breuer Construction Company and partner in Trey Jay LOSO, LLC the company proposing the LOSO apartment complex, which has its application for project dependent benefits presently in front of OCIDA. Please accept my sincere appreciation of the dedication of each of the board members and your consideration of the Trey Jay LOSO application. LOSO is a 248-unit apartment complex approved on the southern shore of Oneida Lake. Planned on 25-acres of vacant underperforming land adjacent to Oneida Lake, LOSO is consistent with the vision established by the Town Board of

Cicero's zoning legislation passed in 2016 and 2017. After an extremely thorough review by the Town Planning Board and its experts, in 2018, LOSO received overwhelming approval from the Planning Board and approval through the State Environmental Quality Review process. Within the last 3 weeks LOSO has also received a building Permit from the Town of Cicero and would like to break ground shortly. Through the requested support described in our application the project will offer market rate rents that are affordable while helping alleviate a pressing housing shortage in the northern suburbs of Onondaga County. The benefits of this project are clear, compelling and align with the IDA's priorities. This includes: Substantial new revenue for municipalities, significant job creation, and support for OCIDA's priorities. Starting with the new revenue for municipalities, LOSO project is poised to provide approximately \$3.6 million in new funds to the Town of Cicero, Onondaga County, Cicero-North Syracuse School District, and the IDA over the next 10-years through the PILOT contained in our application. PILOT Payments would include: \$674,482 for the Town of Cicero; \$471,894 for Onondaga County; \$2,141,961 for the CNS School District, and \$600,000 to OCIDA for workforce development training and corporate recruiting. When compared to the taxes that would be generated by this land if LOSO was not built, the project will generate \$3 million more for the town, county and school district in PILOT payments over the first ten years of operation. To put this in perspective, LOSO's projected PILOT payments are 85 times greater than taxes paid by the land if LOSO was not built. Let me repeat, 8.5 times greater tax revenue for the local community then if LOSO was not built. Next, LOSO is poised to create new jobs, provide new investment, and generate additional economic activity in the community. Through this project, our team is ready to take an underutilized, and some could argue blighted, parcel of vacant land, create 300 construction jobs and four full-time jobs and make an investment of more than \$55 million dollars. The 300 full-time-equivalent jobs will be created during the year-long construction period. Once construction is complete the project will create four (4) good paying permanent jobs. Coming out of Covid and at a time when jobs and local economic activity are needed most, the project will pay \$13 million to \$22 million in construction wages starting in the summer of 2021. Additionally, approximately \$30 million will be spent with local suppliers. Most importantly, tenants living in these 248 new units will support the local economy by shopping in stores, eating in restaurants, and enjoying local entertainment venues while paying Onondaga County Sales tax on their purchases. And, LOSO supports OCIDA's priorities. With the Amazon distribution center under construction and slated to open in 2021, continued investment in the White Pines business park, and the growth of other area businesses, the Cicero area is facing a housing shortage. This project will help to provide needed housing to help in the recruitment for roughly 2,500 new jobs coming to community from Amazon, SRC, Bankers Healthcare Group, Lockheed Martin, Saab-Sensis, JMA and others. The growing list of local supporters include a variety of elected, community and business leaders that care about Cicero's future. Through this type of PILOT, a PILOT that has been recently provided to similar projects, LOSO will be able to offer market rate rents that are affordable. Without a PILOT, the proposed project is not financeable and will not be constructed. Our team is aware concerns have been raised about our application. I would like to address three of them here. First, is the notion our project is inconsistent with the Town's vision. This is incorrect. In fact, we chose this site because LOSO is consistent with the vision established by the Town of Cicero's zoning plan. Legislation passed by the Town in 2016 and 2017 welcomed and encouraged exactly this type of development. After thorough review by the Town Planning Board and its experts LOSO received overwhelming approval from the Planning Board and approval through the State Environmental Quality Review process. Second, is the concern we are

looking for a 'break' in taxes and that LOSO is being financed on the backs of the Cicero taxpayers. This criticism is totally incorrect and completely ignores that FACT that LOSO generates substantial new revenue to local government and requires absolutely zero taxpayer financing or taxpayer funded expense. As I stated earlier, When compared to the taxes that would be generated by this land if LOSO was not built, the project will generate more than \$3 million through the PILOT during the first ten years of operation. Again, this is 8.5 times greater than taxes paid by the land if LOSO was not built. And third, the claim LOSO does not need a PILOT. This project is designed to offer market rate rents that are affordable while helping alleviate a pressing housing shortage in the northern suburbs of Onondaga County. Due to a variety of COVID-related and non-COVID-related factors, we cannot achieve these goals without the full support described in our application. Most notably, recent price increases in lumber costs, which has skyrocketed by 600%, and drywall prices have affected the project as designed. I thank the Board for its time and consideration and hope you will consider the fact LOSO is poised to provide substantial new revenue for municipalities, significant job creation and economic activity, and support for OCIDA's priorities. It will do this at a time our community desperately needs local investment. While I touched on many elements in this presentation, you will hear from others that speak in greater depth about: The history of the project site, the financial impact of the project, an incoming wave of new jobs to the area, the apartment shortage in the northern suburbs and the shortage of housing and a discussion of LOSO's approval. In closing I would be remiss if I did not mention that as the local General Contractor for LOSO, Hueber-Breuer has pledged our participation in the Centerstate CEO/CNY Works Syracuse Build program. We anticipate offering training and employment as an introduction to multiple trades and subcontractors on this project. Again, thank you.

Linda Charles

My name is Linda Charles from the Sutton Real Estate Company and I am here to talk about the ways TreyJay Loso will address a housing shortage in the northern suburbs of Onondaga County. I currently serve as vice president of Sutton where I am responsible for supervising both market rate and tax credit property within the company portfolio. I am a certified occupancy specialist and also a certified property manager candidate with the institute of real estate management. I would like to start by thanking the Onondaga County Industrial Development Agency for hosting this public hearing and for providing an opportunity to speak about an important topic, housing access and availability in our community. Today I respectfully submit a report for your consideration titled Rental Apartment Shortage Compounded by Residential Housing Crisis in Northern Suburbs of Onondaga County. Prepared on TreyJay Loso's request this document is a review and an analysis of housing availability in the northern suburbs of Onondaga County. As you review this report it will be clear Onondaga County's northern suburbs are facing a severe rental apartment shortage compounded by a residential housing crisis. Starting with the apartment rental shortage, as of May 20 out of 3,142 units contacted in the northern suburbs only 19 apartments were available over the next 3 months. This bears repeating for emphasis, out of more than 3,000 apartments, only 19 are available over the next 3 months. This is unsustainable in an area looking to house a growing work force. When it comes to residential housing for sale the picture is just as concerning. In March of this year the supply of homes for sale has dropped precipitously to as low as .8 months or about 3 weeks in the Town of Cicero, .5 months or 2 weeks in the Town of Lysander and, 4 months, less than two weeks, in the Town of Clay. This too is unsustainable as a six-month supply of residential housing for sale is considered healthy. Either one of these figures is concerning on their own.

Taken together, they describe a serious situation that leaders like the IDA must address. A confluence of factors has impacted the housing market overall. Very few housing developments have been approved in the northern suburbs, a shortage of shovel-ready residential building lots, unprecedented building material prices, record shattering low resale homes inventory, and the pandemic. The net result of these factors is a severe shortage of available housing options particularly for young people. In conclusion, the 248-apartment LOSO project is desperately needed and deserves the consideration of the OCIDA.

Kevin Schwab

I speak today in support of the application submitted by TreyJay Loso for an apartment complex offering market rate rents at a time when these units are desperately needed in our community. Again my name is Kevin Schwab and I am here with CenterState CEO today. CenterState CEO is an independent economic development strategist, business leadership organization and chamber of commerce. We are dedicated to the success and frankly the prosperity of our region through job creation and through economic development and right now our area is in desperate need of both new housing and job creation and the Loso project provides both along with substantial new revenue. This project meets a serious need as you heard in the community. Much of Onondaga County and the Town of Cicero in particular is experiencing a sharp rise in the demand for new housing particularly at levels that are in a price range that's attainable for the market. This is being driven by a number of different factors that we see. As we emerge from the pandemic, we are experiencing a substantial rise in economic activity creating new demand. In large part due to Onondaga County's recent economic development successes. For example the Amazon distribution and fulfillment center slated to open this fall but there are also numerous major employers that are expanding and attracting new employees right now. We are seeing growth in the region. At present we estimate 2,500 new jobs will be added to the community in the relatively near future based on surveys, information from our members and prospects that are considering the area right now. We simply don't have enough housing in this environment. With this level of economic growth we are facing a shortage that will have to be addressed and this is especially true in the northern suburbs including Cicero. According to recent data that you just heard touched on, out of 3,200 units in the northern suburb, only 19 apartments were available to rent this spring. While a 6 month supply of residential housing is considered good, we all know that houses are going incredibly quickly right now. In March the supply of homes in the Town of Cicero was only about 3.5 weeks. That is not considered a health housing market. Also a dramatic and unprecedented increase in the cost of building materials is going to have a serious impact on this project and frankly on any others and may discourage others from getting started and it reinforces the need for new units to relieve the upward pressure on rents and purchase prices in our community because they are moving up rather dramatically. With a budget of up to \$22 million in construction wages Loso will create a substantial number, up to 300 full time equivalent good paying jobs during its construction period. Construction is scheduled to start this summer and these jobs frankly could not come at a better time for our economy. Given the pressures that we see but also what we know is on the horizon. This project is going to supply training efforts through the Syracuse Build Program that our community has prioritized for workforce development in preparation for a number of larger projects including the redevelopment I81. Again priorities for entire community. As you can see there is a host of benefits associated with this project for this Board to consider. We hope that you will approve their application.

Robert Smith

Good morning. I am Robert Smith of Cicero, New York and I thank you for the opportunity to address the OCIDA Board today. My background is I am a licensed real estate broker of over 25 years and I primarily work in both the resale and the new construction market. I am a member of the Greater Syracuse Association of Realtors, the New York State Association of Realtors, the National Association of Realtors and in addition I am a participant and a subscriber to the Central New York Information System which is and has been for many years the major source of housing data in Central New York. In addition I am a licensed New York State Real Estate Instructor. Licensed to teach both qualifying and continuing education to New York State licensees. My wife and I own a licensed real estate school where we train both as qualifying and continuing education New York appraisers, New York assessors and New York State real estate licensees. I have been a New York State resident my entire life and have lived in the Town of Cicero for over 35 years. During those 35 years it was my privilege and honor to serve my community in both the political and governmental arenas. For approximately 15 years I served on the Town of Cicero Planning Board. A majority of that time as chair of the Planning Board. I considered that a great honor to be appointed by the elected officials and to be charged with serving our community's planning needs. During the time, the years I was on the Board I worked with five different supervisors and many different town board members. I am here today to speak in support of the Trey Jay Loso project under consideration. As you might be aware I served as Chairman during the review of this project. This was the first infill project proposed after the Town of Cicero Town Board made sweeping changes to the zoning districts. One being that affected this property Local Law 5 of 2017 across the entire community. Literally hundreds of parcels had their zoning changed to fit the new idea of what a community should look like. In addition to the district changes that involved hundreds of parcels the town board first made a statutory change Local Law #4 of the year 2016 to the commercial zone classification specifically expanding the permitted uses the right by use to include apartment buildings of more than 24 units in the commercial zoning classification. The zoning changes were enacted by the Town Board after numerous public hearings held by the Town Board and the Town Planning Board allowing for full transparency. Some of the resolutions making those changes were proposed by current members of the Town Board. With the encouragement of Onondaga County, at the time of County Executive Mahoney, we recognized the value of higher density housing and maximizing the use of existing infrastructure instead of adding additional expensive infrastructure such as sewer lines, water mains and roadways. In addition we looked to maximize the value of underutilized orphaned parcels throughout the community. In addition to public hearings held by the Town and Planning Board the Town Board spent considerable resources postcarding neighboring parcels and advertising the proposed changes. The conclusion of a majority of the Town Board, after all of the public hearings, was that the changes were supported by the broad community and the Board, by large majority, enacted the legislation to affect these changes in the law. It is indicative of the Town Board's intent that the Town Board shows to be the applicant for the zone change request process and bore the cost of the entire process. Customarily an applicant would file fees and the cost would be borne by applicants. The Town Board at the time felt this was so important they waived all the fees obviously for themselves and they themselves became the applicant for these zone changes. At the time of the rezoning the parcels along Lake Shore Road were individually considered as many of them were operating commercial businesses such as Borio's restaurant, Lake Shore Yacht and Country Club and the marina on the parcel in

question. This parcel was of concern at the time being situated in an area of residential homes. We understood that the property was significantly underutilized especially since it hadn't been utilizing these 25 acres since the Town was incorporated in 1807. Specifically and considering the fact that the community had made a significant investment in this parcel serving it with water, sewer, educational services and roadways. We had additional concerns regarding the proximity to Oneida Lake, an environmentally sensitive part of our community. At the time of the rezoning our planning group recognized that multiple family housing was the highest and best use for this orphaned commercial property considering environmental considerations, infrastructure utilization and preserving the residential character of the area. Numerous local developers, housing developers, had looked at this parcel and in fact had passed on it and it continued to sit there. The way I know this is a number of them contacted me in my capacity as chairman of the Planning Board to see what could be done. None of their plans moved forward because with its zoning and the cost of the zone changed, the project was not feasible. Speaking to the planning process for the project before you, the Planning Board from the very beginning of the process wanted both transparency and community involvement. Although it not required by law and at considerable expense to the Town the Planning Board held several public hearings so that the community could be informed about the project and provide input. In addition the Planning Board held a coordinated review of the project, and again not required by law, bringing together all the parties affected. Fire department, the school district, who chose not to appear, New York State Department of Transportation, the Onondaga County Department of Transportation, the Town of Cicero Police, the US Army Corp of Engineers, the Onondaga County Planning Board, the Town of Cicero Town Board, the Onondaga County Water and Sewer District, Centro, National Grid and Oswego County officials, as Oneida Lake is actually a part of Oneida County, Oswego County up to the shore line. They also chose not to appear. The coordinated review was held at the Cicero Town Hall, was advertised and was open to the public. Due to a great deal of misinformation the first public hearings were well attended. As all community questions were addressed, attendance fell off to just a handful mostly neighbors. After reviewing the storm water requirements four traffic studies, an archeological survey, approvals by NYS DEC, approval of the Onondaga County DOT engineering studies and approval by the Onondaga County Planning Board and recognizing that by far the majority of the community, which we were appointed to represent planning matters, were in support of the project. The Planning Board gave overwhelming support to the final site plan. We as a planning board recognized that high density, multi-family housing, market rate apartments were the best and highest use for this parcel of orphaned land. Other uses permitted by law would have the potential to destroy the character of the area. Stressing the existing infrastructure and possibly having a negative impact on property value in the surrounding residential neighborhoods. In fact we believed then and I continue to believe that a market rate apartment complex will help increase the value of the surrounding homes by exposing lake living to young residents eventually making housing purchases. Based on my experience in real estate and planning I would offer the following for consideration. The portrayal of the project as luxury. Based upon current apartment offerings across northern Onondaga County, our market rate apartments certainly better acquainted then the area subsidized housing offerings. So in other words market rates are better than the subsidized in quality but luxury units mostly are offered in the city such as Washington Square where rents reach a level of \$4,200 a month. Personally I live in a market rate apartment complex in the Town of Cicero built in 2016 the apartments in our unit meet or in some cases exceed those proposed by this project. Regarding that the area is not blighted. Looking at the term blighted from a planning

perspective, this parcel would fall within that definition. It's a gross underutilization of community resources and returns such as the tax dollars. First the property was offered for sale by the previous long term owner several times prior to Loso's purchase. Several developers looked at the property and could not find a financially viable path to develop these 25 acres and you have to consider 1807 when the town was organized you have 25 acres yet there was no development while the community continued to provide infrastructure. I won't go over my information, it is the same as Ms. Charles went over. The numbers in the housing field speak for themselves. 6 months' worth of housing is considered healthy by an economists and real estate experts across the county. I will add and I'll be done, this morning I checked the MLS to see what was available in the 3 towns. There are a total of 66 homes available active for sale in all 3 towns, Cicero, Clay and Lysander. 24 of those homes are available in the median home price range of \$150,000 to \$250,000. Understand that, 24 homes are active for sale in the median price at the moment, as of 9:00 am this morning. As of 9:00 am this morning there are no rental properties marketed in the MLS in those 3 towns. In fact in the entirety of Onondaga County there are 22 units available. This is not sustainable as several other speakers have mentioned. There are no alternatives. Not only for the people who want to come into our community but for our young people who are looking to come back to work here from college and can't find housing. It's just not sustainable for the current residents. I whole heartedly support this very much needed housing project which is what it is.

Mary Thompson

Good morning, my name is Mary Thompson, and I am the Executive Director of the Home Builders & Remodelers of Central New York. On behalf of the members of our Association, I am here to offer our support of the Trey Jay Loso development project, as it will offer another affordable housing option to our region. Housing affordability affects everyone. When everyone in our community has access to safe, affordable housing, our community thrives — economically, physically and socially. Safe homes provide healthier living environments for all generations. People are better able to work where they live. And everyone is able to engage in the community. Apartment building construction in recent years has captured an increasing portion of total housing starts, especially in the suburbs. High land development costs and changing family composition are producing even more pressure for apartments in suburbs as well as in central cities. Multifamily rental housing has long been an important part of the pattern of housing choices for families and individuals. It plays an increasingly important role in "workforce housing," providing homes for our nation's teachers, firefighters, police officers, health care workers, and yes, even residential construction employees. I would like to present a few statistics from the National Association of Home Builders that will help you to better understand the ripple effect on our local economy through the growth of the residential construction industry with a project like this: The estimated one-year impacts of building 100 rental apartments in a typical local area include: \$11.7 million in local income, \$2.2 million in taxes and other revenue for local governments, and 161 local jobs. The additional, annually recurring impacts of building 100 rental apartments in a typical local area include: \$2.6 million in local income, \$503,000 in taxes and other revenue for local governments, and 44 local jobs. These are ongoing, annual local impacts that result from the new apartments becoming occupied, and the occupants paying taxes and otherwise participating in the local economy year after year. So, as you can see the ripple effect of a project like this from residential construction on local income, taxes and jobs is substantial. The businesses in the residential construction industry stand ready to continue to build, improve and maintain the housing stock for our neighbors in Central New York and to help our region grow and prosper with the economic development growth that would happen with a project like this moving forward. Thank you.

Susan Crossett

Good morning everyone. I am the owner and CEO of CPS Recruitment. A company that I bought in January of 2020. Great timing as you could imagine. Our business is to help the local employers in our region find qualified talent to fill their position. On the other side of that coin we help candidates find great jobs. As you heard from the others that spoke before me, we have a tremendous future ahead in Central New York, that I have to admit in my years of living here, all my life, I have not seen this those before. We have 2,500 plus jobs available. This is unheard of for us. It's so exciting. One of the things that comes with that opportunity is the need to invest in our infrastructure. Our infrastructure includes roads and bridges and water and sewer and all of the like but most importantly housing. You have heard from others this morning that housing is a big issue right now and for us to attract to talent to the region we need affordable housing. We need mixed use housing. We need opportunities for people to start their jobs and careers here and that starts with a great place to live. We have a lot to offer people and one of things we have spent a lot of time on recently is really touting the benefits of our region. Affordable housing is key to our economic growth. We can't grow without a wonderful quality of life that we all enjoy now and ability to share that with others that are coming into our community. As you can imagine we work with hundreds of employers in the region all searching for that talent. We have a shortage right now of qualified candidates for people so we are going to be attracting hopefully people from outside a region and one of the first things they will look for good quality housing. So because of that I urge your support today for the project. And I hope that I have kept my comments short enough for you. Thank you.

Gloria Garbano

Hi my name is Gloria Garbano. I am the proud owner GRG Gloria Realty Group and I am speaking of huge support of the Trey Jay Loso LLC project. I am the founder of one of the top 1% of realtors nationally. I have been selling real estate for 35 years and I have all the same associations GSAR, NAR, CNYIS. I am calling to talk to you about the several external factors such as the global pandemic, the unparalleled housing material costs, the scarcity of resale homes, inventory and the housing industry which is under immense pressure. In the northern suburbs I have specifically seen a shortage of housing availability with the push away from large cities into smaller ones. Our business is as busy as ever but without real development we can't sustain this pace. As Onondaga County looks to expand and develop its business footprint it also needs to expand its housing footprint. This project is considered to be one of the solutions. This project will help provide housing needed to help the recruitment for roughly 2,500 new jobs coming to the community such as Amazon, SRC, Bankers Health Group, Lockheed Martin, JMA and so many others. As a project will provide large investment into the area upwards up to \$55 million. These new investments should be utilized to promote living in the northern suburbs and stimulate buying and building local homes. Syracuse has never been a destination city. While I'm working with out-of-towners or people who are moving here, transferees, I not only have to sell them a house I have to sell them Syracuse, the Syracuse area, as well. This is a one of a kind project that showcases our finest feature, our natural beauty, the lakes, the scenery, unparalleled. I would like to say that this is not only a beautiful development and a beautiful need but also addresses our lack of housing. In all the years of my real estate I have never seen a market like this, not ever, not even in 2005. There is

such a huge demand for housing with absolutely no inventory. This is not only a much desired project, this is a much needed project. I urge you to please support this project. Thank you so much for taking the time.

Public Hearing Officer then asked if anyone wanted to speak in opposition to the proposed project.

Joyce Villnave

I am a Cicero resident. I have been here for over 30 years. My road, Ontario Ave, goes onto Lakeshore Road where this project is being considered for. TreyJay was in their previous grouping and their previous project in the same marina so this is kind of a rehash of things that had happened a few years ago. I did attend along with Councilwoman Judy Boyke the public hearing that Mr. Smith referred to. I can tell you that it was 3 hours, 3 solid hours, of individuals speaking against this project. Not just because of the overwhelming crowded roads we already have on Lakeshore Road and 31 and Route 11 going into Route 81 but also because some of the people who spoke had concerns about their property and their use of the property that is being considered. Some of them had agreements, I won't remember the term that allow them to cross that property to get to the lake. There were concerns about sewage, about water, run off into the lake. Many concerns and it was 3 hours. Mr. Smith contends that those concerns were addressed and they were not. So the project died away for a while and now it is back. We have several apartment complexes in different processes, different points along the process of being completed here in Cicero and we are also in the process of doing a comprehensive study of how we would like to utilize this open housing, address the infrastructure before we complicate anything by adding more and more apartments, more planned for off Route 11 by Wegmans. There are some down South Bay and Lakeshore. They are all over the place. It's happening and it is going too quickly and I don't think that there is really a large demand by the Cicero citizens' for apartments. I believe it is more for demand for developers to have apartments in Cicero. None of the other projects are asking for a PILOT plan. From the citizens that I have spoken with, the feeling is that if they can't build it without the PILOT then they should not build it. Many citizens just feel they shouldn't build it period. Thank you for allowing me to speak.

Robert Germain

My name is Robert Germain. I am the town attorney in Cicero and I am here today accompanied by Councilor Jonathan Karp. I am going to yield my time to Councilor Karp. He is going to speak on behalf of the town if I may reserve the right to come back as necessary.

Jonathan Karp

I am the Cicero Town Councilor. First on behalf of the Town Board we would like to thank the IDA and the Board for your good work fostering economic development and job creation in our county. The Town of Cicero Supervisor and Board fully support industrial job creation efforts. However for reasons I will explain this project is not industrial, does not create jobs and by your own rules does not qualify for tax breaks. But first a few notes. The Town of Cicero recently passed a resolution opposing the granting of tax breaks for this project and the rationale for opposition. We sent a formal letter to the IDA noting our position to the request and asked that the same be included in the record. Throughout the lengthy approval process the developer pitched luxury waterfront living and never once disclosed to the Town Board or the Planning Board that it would apply for a PILOT and other tax breaks. I think when we talk about the approval of this project it is really important to consider to the fact that the request for a PILOT as a substantial

variable that was never considered by the Planning Board at the time. So to say it was approved and all the concerns were addressed really isn't true because this is a substantial concern that again was never addressed by the Planning Board. With respect to the fact that these are luxury apartment I do note that Mr. Breuer in a recent newspaper article took exception to the description of these apartments was luxury. However I would like to refer to February 28, 2018 meeting of the Cicero Planning Board where the developer, Mr. Jacobson himself, said he would like to make this a signature piece and appeal to a higher market place to utilize the marina. He further said that not all the residents will be year round. Some might be seasonal. I have had many people that I have talked to that are people that just might be here seasonally. He further said this would be a high end residential community and his landscape architect Scott Freeman said they are not going for the low end user. These renters are going to want amenities. Those are direct quotes and they are included in the minutes of the February 21, 2018 of the Cicero Planning Board and those minutes are available on the Cicero Town website. So when we talk about need, we have heard from many experts about need for housing. I don't think they are referring to the need for seasonal housing or for housing for people that are going to be here seasonally and yet by the developers own statements that is exactly what he is hoping to build at least in part. So we now understand that the applicant has affirmed to this Board that without the tax breaks they would be unable to build this project, these luxury apartments that are going to be marketed to people who will be here seasonally. The developer has invested heavily in the approval process, has purchased the land and has developed sophisticated site and building plans. Frankly its strains credibility to believe at this stage they now suddenly say that they cannot proceed without a tax break. Furthermore if the developer is being truthful we must ask this board to consider what happens in a few years when the PILOT expires. Will we then have a defunct project that the Town will have to deal with? There are already several developers and owners suing northern municipalities, schools and the county with article 76 tax for apartment complex assessment challenges where they mostly blame low occupancy. If this project cannot stand on its own as the developer has affirmed to you approval just ensures a future law suit. Furthermore we do not believe that residential projects create long term jobs and the request for benefits for this does not fit the original IDA formulation rationale. I also have to ask and I don't know if Mr. Breuer ever disclosed that he is a former member of this Board and also frankly that the previous speaker, Ms. Garbano is at least related to Mr. Jacobson, the developer by at least by business because I see them both listed on the same GRT Realty website and I believe that should have been disclosed before she spoke in favor of this project. Now in 2016 this Board approved strict guidelines with respect to applications for PILOTs and other tax reduction benefits requested for residential projects. I would like to address each of those briefly but not that this project does not fulfill any of your criteria. The first criteria. Will the project be built in a blighted area? The answer to that is no. The Lakeshore Road area along Oneida Lake is not a blighted area. Throughout the process the Town was sold the intent was to build luxury waterfront living with a marina and other amenities. Oneida Lake front with a marina is certainly not blighted and any suggestions to the contrary insults our intelligence. 2. Does this project fulfill an unmet need in the area? The answer is no. There are many residential alternatives available in the Town of Cicero and surrounding areas. Again we note that there already several Article 76 actions for apartment complex assessment challenges. Again mostly blaming low occupancy. Again if this project cannot stand on its own then the approval simply delays a future law suit based on low occupancy. 3. Is there a market study documenting demand for such housing? We heard from several experts in real estate that there is demand. Well I have not seen such a study. Furthermore frankly, it seems absurd to suggest that there is this massive demand for the apartments and yet also at the same time suggest that these apartments, for which there is such a massive demand, cannot be built without government tax breaks on the backs of the Cicero town taxpayers and the residents of the Cicero North Syracuse School District. 4. Do local officials support the PILOT and other tax breaks? The

answer is absolutely not. As I mentioned earlier the Town Board unanimously passed a resolution opposing these tax breaks. That resolution was forwarded to this Board and again I ask that it be entered into the record. The Town believes in fairness to all and that the developer should pay the proper and appropriate share of taxes to be assessed. That the tax payers in the Town of Cicero should not be forced to help finance or subsidize this project. 5. Is the project needed in fill in an already populated area? The answer is no. There has been no credible demonstration of need and the request does not involve an extension of existing tax benefits. 6. Does the project provide walkability to village centers? The answer is no. This project is located on Oneida Lake far from any village center in the Town of Cicero. 7. Does the project required additional county provided infrastructure to service the project? The answer to that is yes. We believe this project will add significant additional sewage and associated BOD concentrations to an already stressed sewage treatment system along with municipally funded services. It is improper and unfair to Cicero taxpayers to bare the burden from additional infrastructure costs. Also children from the development may attend CNS schools, no lack of full and proper taxation from the students is unfair to other school tax payers. Tax breaks for this residential project would negatively impact the town tax payers by the need of tax revenue to offset the burden of this project on roads, sewers, traffic and other public infrastructure. There is no logical or rational justification for providing the requested tax exemptions for a luxury apartment complex serving demonstrable need, does not anticipate to create or support any new permanent jobs in the area. Furthermore I would just like to agree with Ms. Villnave said, the suggestion by Mr. Smith that the residents of this community were overwhelming in favor of this project is absolutely false. I understand that it is not relevant but there was substantial opposition at the time. I understand that the developer has been approved. I anticipate that they are going to move forward even if they don't get the PILOT. I believe they are presenting this Board with a false dichotomy that is either this gets approved or they don't build it. They have invested too much at this point and again it is not until years up into this project that they have asked this Board for these tax benefits. So once again on behalf of the Cicero Town Board ask that this Board deny the application for all requested tax benefits.

Public Hearing Officer asked Mr. Germain since he deferred his time to Mr. Karp if there was any final comment. Mr. Germain – No I think Mr. Karp was very clear and expressed the intent of the Cicero Town Board and also the fact that our letter in opposition be added to the record.

Vicki Chilbert

I just want to say I have been a resident my entire life here in Cicero and I don't think I could say anything else other than what Mr. Karp just presented. They brought in several real estate people to say that we have a housing crunch. I think it is globally at this point. It is all over the country. But we are talking about high end luxury apartments and I can't understand how young people could afford them to begin with. They are small, they are one and two bedroom apartments and I don't feel as though tax breaks should be given. That's all. I am not going to take any more of your time but I am opposed to giving them the tax break for this.

Michael Mirizio

Good morning everybody. Thank you for having me. My name is Michael Mirizio. I have been lifelong resident of Cicero. I currently sit as ad hoc on the Town of Cicero Planning Board. There is has been a lot of talk today about the positive impacts of this apartment but they seem to be coming from developers and those who would personally benefit from that. A lot of residents that I have talked to, and to go off of what Jonathan and Joyce said, the opposition to this project has been very vocal since its first inception meeting several years ago. Most people don't talk about the traffic impacts that Cicero has. Previous planning boards have pushed through a multitude of

projects that looked at the short term benefits but didn't seem to look at that the long term benefits of the infrastructure and traffic congestion that would influx Cicero's roads. Anyone who tells you that lives there driving from Bear Road down to Route 31 can take up to 20 minutes. Well traffic may not necessarily be impacted significantly off Lake Shore Road or Mud Mill Road where these apartments want to go, people never seem to address the fact that those cars are going to be within the Town itself throughout the day. So it impacts the already bad traffic the Town of Cicero has. Additionally just a few weeks ago the Town Planning Board rejected a zone change for a neighborhood that is just across the street from this site. Siting the fact that traffic concerns and infrastructure problems the Town already has. The Town's current Planning Board, the Town's current Town Board are recognizing the problems that we have and are trying to slow down the development to fix the problems that we have and resolve those before putting more cars on the road. I can just say that this project should not receive any tax breaks. I find it unreasonable that a private developer wants to use Cicero tax payer dollars to help fund a private project that would only benefit them. I can understand if this was a business or industrial project but this isn't the case. With all the changes going around the Town, the Clay Industrial Park in the works, Amazon, we don't know where we are going to be in the coming months in terms of influx of people and traffic and housing in the area. I strongly oppose this project and don't feel that putting these apartments in the middle of an already dense residential area is positive for the Town. And considering the amount of neighborhoods that flow through this area, increasing traffic through residential neighborhoods to get to the center of Cicero is not a viable option either. Thank You.

Jackie Forte

My name is Jackie Forte. I have been a resident of the North Syracuse area my entire life pretty much and a resident of Cicero and a homeowner of Cicero for the past 23 years. I live directly off Lakeshore Road and I am also the President of the North Syracuse Education Foundation which is a non-profit organization in our community that raises money for all the schools from pre-k through 12. I am very connected to the school district and very much aware of what goes in the school district. I just want to comment on some of things I have heard here today and then a little bit of feedback and then I be will done. First of all I agree with Mr. Mirizio that the majority of people that have commented in favor of this project do not live in our community and they tend be in a position where they would personally profit from this project so I think that is interesting and I am not really happy about that. Mr. Karp mentioned about Gloria Garbano. I tried to do some research on TreyJay Loso and it looks like they started in 2018 which is not uncommon when a new building project is going to start that they would incorporate and have a separate corporation for each project they may be doing. My understanding is Gloria Garbano is the mother of Brandon Jacobson and she shares the same business address as TreyJay Loso so I assume they are very much connected in that way. As far as the school taxes go and how school taxes work, the school will levy the taxes upon a community and divide it appropriately by town and by people who are paying taxes in that town. They can't say that the school is suddenly going to inherit \$2.4 million, or whatever that number was, because that is not at all dependent on how your school taxes are levied against the residents and the businesses in the community. The school sets a budget based on what the school needs to function for the year. That budget has to be within the tax cap unless they get a super majority to vote positive in that. But they plan ahead and they distribute that budget throughout all of the people who have to pay taxes. So if you are a business owner, if you are a 501-c-3, if you are a college and have some sort of tax exemption, you are not paying into that school budget that year. So if we do build an apartment complex and we assume if it is at market rate and these are two bedroom apartments, there will be several children attending from that area. If those apartments are not paying school taxes we will be funding those students education whether or not the district will have planned ahead to include funding for those students or not. And every year you look at how

much it costs, approximately \$17,000 roughly to educate a student in our district. Whether they have included that or they are going to pull that from their fund balance if these kids suddenly pop and were not planned for, I don't know. But one of the reasons that the school district would not show up probably for your original hearing would be this doesn't really impact them in that way. They are impacted more from a planning perspective. You know our schools are already crowded in this section of the town. Yes they are. Lakeshore Road Elementary and Cicero Elementary, which would typically be the schools that would feed that apartment complex already have a ton of kids. It's the schools at the lower end of the district in the Mattydale area and parts of North Syracuse that actually have space right now because in certain areas enrollment actually is dropping. So if you look at what you guys are talking about as far the community growing, but you look at the school enrollment, school enrollment is dropping. Where my daughter is to graduate in the 2013-2015 graduated with classes of 700 and 900 kids, that is no longer the case at CNS. So I think some of the statistics that have been presented about demand for housing and what not may not be accurate. So what I would say is it that it would be the burden of all of the residents of the North Syracuse Central School District to fund the education of children from this apartment complex if they are allowed to pay no school taxes which I think is unfair. I wanted to comment on Robert Smith, the market rate versus the luxury apartment. It seems like this project has changed since its original hearing. Luxury apartments versus market rate apartments are very different. If you look at communities like Liverpool New York that has a ton of apartment availability, I will talk about that in a minute, along with that type of apartment market rate comes with all sorts of different issues that luxury residents that may not propose. If you look at the school district and where we spend a lot of our time taking care of kids who may be truant or what not, very often they do come from apartment complexes and that is just the way that is. So anyways, that's neither here nor there because I do believe a person has right to use their land if they purchase something to build things that are allowed and approved by the community that they live in. Linda, you talked about the availability of current apartments in Onondaga County and I question this. I actually have a nephew who I was recently shopping for an apartment and he rented that apartment on May 1. What I would tend to say is all the realtors on this call is that I don't think people necessarily need to list their apartment in MLS during this time when demand for when people are not moving right now like they would be moving. There is a lot of unemployed people due to Covid still. The Covid pandemic until at least September when unemployment extension runs out is definitely impacting people's ability to move. A lot of people are living in their apartments right now not having to pay rent, they are getting assistance to pay rent. So there is not a lot of movement going on but I will tell you that when I was looking for apartments with my nephew who is 23 years old, we ended up over in Liverpool, we had our choice of 5 units in his apartment complex alone which is Georgian Court off of Morgan Road. We looked at all the apartments up and down along that way and we found a lot of availability. We looked in North Syracuse at Wood Wind. We looked all over and found availability everywhere we went and they may have had in some places one, some places 3 but I know that there was definitely more than I think 19 that you said you saw on MLS. So I think that maybe there just not listing. I know that Rickney Ridge they were not listing in an advertising type way. So I question those statistics. I would also say that the other thing I am very concerned about that Joyce Villnave brought is the comprehensive plan for the Town of Cicero. As a resident of Cicero, living directly on the side of the Lakeshore Yacht and Country Club, there is another project pending for Lakeshore Yacht and Country Club that includes the development of hotels, spas, apartment complexes, town houses and possibly private homes. The project has changed multiple times. It has been bantered about in the community now for several years. There have been some preliminary meetings with the town and this is only going to increase the traffic on Lakeshore Road yet again. And so without that comprehensive plan which is one of the reasons why I think the town is looking so carefully at that right now, projects like this one and the potential

of this project that is going to incorporate this full marina area at Lakeshore Yacht and Country Club could really change the face of this town and this community and this area. So that is very concerning to me. I do know from conversations I have had with people that there is some question with right of way and lake access for 3 other property owners connecting to this. I believe that is being addressed in the court separately. Mr. Smith I question the four traffic studies. Where did these studies actually encompass. Anyone who goes to work, I normally work downtown, I have been working remotely, every single morning when I leave my home I have the choice of either going down South Bay Road and trying to get on 81 at either 481 at Thompson Road, 81 at Bear Road or 81 at Route 31. All 3 a mess every single day. If I go down Lakeshore to get onto Route 31 I'm usually sitting in a line of about 12 cars during rush hour. If I am at the light at Thompson and South Bay, it used to take me 30 minutes to get through that light coming home. So there is definitely traffic that is backed already and tons of accidents especially in the section between where Lakeshore comes into 31 and when you get on 81. I have witnessed in my 23 years here probably a dozen accidents along in person, myself. Tax dollars being raised by the project obviously in my conversations with Chris Nez, who is our highway superintendent over the years, he has always pointed out to me, Jackie don't assume just because we are getting more tax dollars we have more money. That's more roads, more salt, more maintenance on those roads, all the things that go along with more police needed to surveillance more areas so I think that is something you have to consider. I think you need to be very careful because everyone in our community has been undergoing reassessments of their houses. My house was just reassessed a few weeks ago. People on my street have gone up anywhere \$5,000 to \$45,000 in the value of their home. My home went up a lot this year and people in our community are going to be extremely upset if we are bringing in new housing where people who are here are already paying more. And on our assessment they noted that they are only going to charge us this year 96% of the full assessed value of our home for our taxes because they know that Covid is impacting everything in terms of housing shortage and housing costs right now. Houses are going for prices right now during Covid because there is a housing shortage per say but as soon as Covid lifts everybody anticipates things to go back to the way that they were and there were more than enough housing. I would agree that if you are going to be putting in market rate apartments that there definitely should be in an area where people can go walking distance to things like convenience stores whatever they need. This is not an area that you can do that. As my kids say, mom you live 20 minutes away from anywhere. Coming out to this point in Cicero you really going through local roads and you really have to have a car. So there is not a lot of public transportation available here right now and it would be very difficult for people there to function without cars. Again I would argue that I know with the Amazon Center coming in we are very excited about the jobs that it is going to be bringing into the area. The last thing I wanted to point out was on the corner of South Bay Road and Lakeshore Road there is defunct apartment project that I look at every single day when I leave my house and it started there and it did not finish there. I would just say to this Board and to this company, whatever it is that you are going to do please, please finish it because if we have to look at one baked half-finished project. I go by there, it is basically a giant foundational hole in the ground. It was supposed to be a senior citizen apartment complex. It's ugly. It looks terrible and it has been a detriment to my local area.

Patricia Rizzo

I've lived here for 54 years on the Beach Road in the Town of Cicero. The one thing that I was very upset about was when we went to the Town Board meetings Mr. Smith and the supervisor managed to change everybody's zoning on Lakeshore Road etc. etc. and this was four years ago, five years ago, when the marina was supposed to be put in and at that time they took the time to

change everybody's zone on the houses. They used the excuse that the town was saving them money in case they wanted to put a swimming pool in at their houses which was ridiculous at the time. It is not the first time. The other thing that I wanted, I have all the telephone numbers of the court, they were not very happy then, they didn't want it. The second thing was the Town on Oneida Lake but the minute you go off your seawall you are in Oswego and they never never mentioned Oswego at all about what was going to go on. The Town of Cicero, especially Mr. Smith, who managed to leave the job with Mr. Sykes and the Supervisor who were told they weren't welcome as far as that goes. We went to meeting after meeting after meeting and they never agreed to anything. All they were worried about was having people, whatever it was that they were working for, and of course with Mr. Smith he's in that business of selling so he never did anything for this Town as far as I'm concerned and he lives in a rented apartment. Big deal. I won't keep anybody else that really wants to get in there but I thought right from beginning I was a Town Board person a long a time, very long time. We never had these kinds of problems until they decided to have this. If somebody wants to come into the Town of Cicero, nobody should be paying \$9 million here, \$4 million there to build it up and that is why the big building in Fayetteville and all that lost a lot of money. We don't need to lose that kind of money in the Town of Cicero and yes all of our assessments went up which was a really bad. I'm not going to hold you up, I just want you to let you know there was a lot of under, whatever you want to call it, work going on 4 years ago and it's still going on right now. Thank you.

Public Hearing Officer Lowery then asked if anyone wanted to make any general comments about the proposed project.

James Breuer

My name is Jim Breuer. I am an executive with Hueber-Breuer Construction Company, the company that will be the General contractor for the LOSO apartment complex. As has been previously mentioned, LOSO has its application for project-dependent benefits presently in front of your Board. Thank you for allowing me to make these comments and for your consideration of the Trey Jay LOSO application. We have just listened to numerous comments relative to LOSO deserving the benefits OCIDA has to offer for both residential and commercial projects that are beneficial to the overall economic growth of Onondaga County. Based on both the positive and negative comments that I have heard today I believe this project is deserving of the IDA benefits. I'd like to summarize. First, the need for this housing project in the Northern suburbs and Onondaga County is well documented. It has been submitted to OCIDA a very thorough report both from a national and local firms identifying a very low vacancy. Residential opportunities in the area are at a crisis level. We can help overcome this crisis and LOSO is a partial solution to that challenge. Second, coming out of Covid, the opportunity to provide millions of dollars of employment to the workers of the Onondaga County comes at a time when it is needed most and thirdly, the same can be said for the millions of dollars of purchases from local vendors needed to complete the construction. Fourth, this development provides significant, significant, almost \$3.6 million of new revenue to the Town of Cicero, the Cicero school district and Onondaga County. While others have said it is being done on the backs of the resident, there is absolutely no burden to the residents of Onondaga County. No burden to the residents of Onondagas County or the Town of Cicero. The infrastructure is there, the roads, the sewer improvements, the water, the power. All those improvements are paid for by the developer and not the Town. Fifth, the project has received support over the years from the elected officials of the Town via the legislation they adopted developing the vision of the Town and project permitting thus confirming conformance of LOSO to

the town vision, zoning and regulations. Sixth, the project is the highest and best use of the property. With the present commercial zoning, this property could accommodate a hotel, commercial use or even a gas station, the highest and best use of this property is a residential infill as it is surrounded by other residential properties. Loso is residential property. Seven, for 25 acres and over 100 years, adjacent to one of CNY's greatest lakes and to be only paying \$3,500 a year in taxes, compared to LOSO's projected payment of in excess of \$700,000 per year at the conclusion of the PILOT, one could say the property is actually blighted in its present condition. Eight, access to Oneida Lake will be opened to 246 residents, their families, their friends where right now this access is only allowed to a very few. This is not public property. Ninth, the PILOT OCIDA has proposed for LOSO is consistent to that offered to other similar apartment projects in Onondaga County. These PILOTS are not provided to the benefit of the developer but rather to allow the rental rates to remain affordable to the residents who elect to live here. Without this PILOT, rents in year 1 will need to be \$200 per month per apartment higher. The market study does not support these higher rents and the project would therefore not be financeable. Without financing LOSO cannot proceed. Lastly, Hueber Breuer is general contractor that is committed to our participation in the CenterState CEO CNY Works Syracuse Build program. We will be offering training and employment as an introduction to multiple trades and subcontractors on this project. Again, thank you for your consideration of the LOSO benefits and for providing the benefits needed to bring this development to reality.

Jonathan Karp

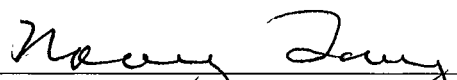
I would just like to reiterate that if there is the demand then this project should be feasible without the tax breaks yet that it's only true that it's not being built on the backs of the Cicero residents if you accept the false dichotomy that it's not getting built without it. Third these market studies presumably took place prior to the current housing market and the massive amount of demand that they are citing which means that they would presumably actually support at this time the higher rents that he's saying are necessary. So just wanted to reiterate once again the claims being made by the applicant are contradictory and illogical and contrary to common sense. Thank you.

The Public Hearing Officer also noted no written comments had been received as of June 2, 2021. Comments are kept on file and available for public viewing at 333 West Washington Street, Suite 130, Syracuse, New York.

The notice for Public Hearing has been read. The opportunity for comments for and against the proposed project has been noted. There being no further business, Public Hearing Officer Lowery closed the hearing at 11:29 a.m.

Dated: June 2, 2021

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Nancy Lowery, Public Hearing Officer