

**Paradise Companies 10, LLC
Public Hearing
September 30, 2024**

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Monday, September 30, 2024, at the Village of Manlius Offices, 1 Arkie Albanese Ave, Manlius, New York 13104 was called to order at 2:02 PM by Public Hearing Officer Alexis Rodriguez.

ATTENDEES:

Alexis Rodriguez, Public Hearing Officer
Paul Whorrall, Village of Manlius Mayor
Rob Oley, Village of Manlius Board Trustee
Craig Tice, Fayetteville-Manlius CSD
Brad Corbin, Fayetteville-Manlius CSD

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

Project: Paradise Companies 10, LLC
Location: 111 and 117 Seneca Street E
Tax Map #'s 025.-09-15.0, 025.-09-14.0

Paradise Companies 10, LLC, a New York limited liability company on behalf of itself and/or entities formed or to be formed on its behalf (the "Company"), has submitted an application (the "Application") 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, said Project consisting of the following: (A)(1) the acquisition of a leasehold interest in all or a portion of approximately 0.52 acres of land located at 111 and 117 East Seneca Street (tax map nos. 025.-09-15.0 and 025.-09-14.0) in the Town of Manlius, Onondaga County, New York (collectively, the "Land"); (2) the demolition of the existing building on the Land and the construction of an approximately 14,520 square mixed-use building containing approximately thirteen (13) residential units, retail space, and other ancillary interior and exterior amenities and sitework including but not limited to on-site parking, landscaping, outdoor seating, and walkways (collectively the "Improvements" and collectively with the Land, 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 New York General Municipal Law) 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 Facility. The Agency has not made a decision with respect to the undertaking of the Project or the granting of the financial assistance.

A copy of the Application including a cost/benefit analysis is available at the Agency's office and on the Agency's website for review.

Alexis Rodriguez asked if there was anyone present who would like to speak in favor of the proposed project. No comments were made.

Alexis Rodriguez asked if there was anyone who would like to speak in opposition of the proposed project. No comments were made.

Alexis Rodriguez asked if there was anyone who would like to make general comments about the proposed project. No comments were made.

Alexis Rodriguez noted for the record that the Agency has not received public written comments on the project.

Alexis Rodriguez closed the public hearing at 2:05 PM.

Dated: September 30, 2024

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: Alexis Rodriguez
Alexis Rodriguez, Public Hearing Officer