

**PUBLIC HEARING AGENDA  
AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY**

**AUBURN HOTEL VENTURES LLC PROJECT**

February 28, 2017 at 4:00 p.m.

Auburn Memorial City Hall, Council Chambers, 24 South Street, Auburn, New York 13021

**ATTENDANCE LIST:**

William Andre, Vice-Chair  
Tricia Kerr  
Terry Cuddy  
Roger Beer  
Michael Quill  
Bruce Sherman, CEDA  
Tracy Verrier, Executive Director  
Joseph Sheppard, Acting Secretary  
Rinsha Khan, Hancock Estabrook  
Minesh Patel, Visions Hotels (Auburn Hotel Ventures)  
Chuck Mason, City of Auburn

**CALL TO ORDER:** (Time: 4:02 p.m.) William Andre, Vice-Chair opened the hearing and read the following into the hearing record:

**PURPOSE:**

Pursuant to and in accordance with Section 2307 of the New York Public Authorities Law, the Auburn Industrial Development Authority (the "**Authority**") is conducting this public hearing in connection with a certain proposed project, as more fully defined below, (the "**Project**"), to be undertaken by the Authority for the benefit of AUBURN HOTEL VENTURES LLC (the "**Company**").

The Authority published a Notice of Public Hearing in *The Citizen* on February 18<sup>th</sup>, 2017, and mailed a copy of the Notice of Public Hearing to each affected tax jurisdiction. An Affidavit of Publication of *The Citizen* and proof of publication are attached.

**DISCUSSION:**

William Andre, Vice-Chair read a description of the Project as follows:

The Company has requested the Authority's assistance with a certain project (the "**Project**") consisting of: (i) the acquisition of 1 parcel of land located at 75 North Street (Tax Map No. 116.37-1-39.11) in the City of Auburn, New York totaling approximately 5.08 acres (the "**Land**") improved by 1 building totaling approximately 226,500 square feet (the "**Building**"); (ii) the renovation of the Building by the Company for use as lodging and conference space (the "**Improvements**"); and (iii) the acquisition and installation in and around the Building by the Company of certain items of machinery, equipment, and other tangible personal property (the

**"Equipment"** and, together with the Land, the Building and the Improvements, the **"Project Facility"**).

The Authority will acquire title to, or a leasehold interest in, the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the Company will purchase the Facility from the Authority, or if the Authority holds a leasehold interest, the leasehold interest will be terminated. The Authority contemplates that it will provide financial assistance to the Company in the form of sales and use tax exemptions and mortgage recording tax exemption. The foregoing financial assistance and the Authority's involvement in the Project are being considered to promote the economic welfare and prosperity of residents of the City of Auburn, New York.

AGENCY COST-BENEFIT ANALYSIS:

Based upon the information provided by the Company in its application, the Project will involve and approximately \$5,378,984 capital investment by the Company, with significant job creation potential. The Authority estimates the following amounts of financial assistance will be provided to the Company:

Sales and Use Tax Exemptions:	\$	256,000
Mortgage Recording Tax Abatement:	\$	45,000
Total Estimated Financial Assistance:	\$	301,000

PUBLIC COMMENT:

Minesh Patel from Visions Hotels (Auburn Hotel Ventures) provided a background of the Holiday Inn renovation project. He explained that during Phase 1 of the renovation all guest rooms would receive renovations and updates. Phase 2 of the project would see renovations and upgrades to the lobby spaces and expansions to convention spaces and amenities. He explained that the alternative for renovations would be to allow the hotel to continue to deteriorate, resulting in declining income capability of the facility and a loss of property value.

Ms. Kerr asked Mr. Patel to discuss the Holiday Inn brand, if other hotel brands were sought, and what impact the renovation would have.

Mr. Patel discussed the Holiday Inn brand, the history of the hotel and ideas for the future. He noted that no substantial improvements had been completed at the Holiday Inn for the last 15-20 years, resulting in a dated and unattractive location that did not adhere to the current specifications of the Holiday Inn brand. He explained that following their purchase of the location they discussed three options for the site. The first option was to attempt to upgrade the facility to meet the current Holiday Inn standards, the second to convert the location to another brand, and the third to let the branding lapse and to utilize an independent brand. He continued that they believed an independent brand was not an option, as they wanted a hotel that employees and the community could have pride in. Renovating to the specifications of a different brand would have cost three times as much. He then explained that they went back to the Holiday Inn, and following negotiations were offered a 15-year license if the renovations were completed and the facilities updated to current standards.

Ms. Kerr asked what the current group sales base was and what impact the renovations would have on bringing groups into the city.

Mr. Patel explained that there is currently a decline in sales at the location. He stated that they are hoping to see an increase of 5% per year after renovations are completed or at the very least to stabilize the facility and eliminate loses. He continued by noting that they are expecting a 10% increase in convention sales over the next 5 years after the renovations are completed.

There were no additional questions from the board or comments from the public.

ADJOURNMENT: The hearing adjourned at 4:12p.m.

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 2307 of the New York Public Authorities Law will be held by the Auburn Industrial Development Authority (the "**Authority**") on the 28<sup>th</sup> day of February, 2017 at 4:00 p.m. at Auburn Memorial City Hall, Council Chambers, 24 South Street, Auburn, New York 13021, in connection with the following matter:

AUBURN HOTEL VENTURES LLC (the "**Company**") has requested the Authority's assistance with a certain project (the "**Project**") consisting of: (i) the acquisition of 1 parcel of land located at 75 North Street (Tax Map No. 116.37-1-39.11) in the City of Auburn, New York totaling approximately 5.08 acres (the "**Land**") improved by 1 building totaling approximately 226,500 square feet (the "**Building**"); (ii) the renovation of the Building by the Company for use as lodging and conference space (the "**Improvements**"); and (iii) the acquisition and installation in and around the Building by the Company of certain items of machinery, equipment, and other tangible personal property (the "**Equipment**" and, together with the Land, the Building and the Improvements, the "**Project Facility**").

The Authority will acquire title to, or a leasehold interest in, the Project Facility and lease the Project Facility back to the Company. The Company will operate the Project Facility during the term of the lease. At the end of the lease term, the Company will purchase the Project Facility from the Authority, or if the Authority holds a leasehold interest, the leasehold interest will be terminated. The Authority contemplates that it will provide financial assistance to the Company in the form of sales and use tax exemptions, and mortgage recording tax exemption with respect to the Project Facility.

A representative of the Authority will be at the above-stated time and place to present a copy of the Company's project application and hear and accept written and oral comments from all persons with views in favor of or opposed to the proposed financial assistance.

Dated: February 16, 2017

**AUBURN INDUSTRIAL  
DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_

James A. Dacey, Chairman

\*\*\* Proof of Publication \*\*\*

State of New York  
Cayuga County, City of Auburn

Agata Kaszuba of the City of Auburn, in Cayuga County, being duly sworn, deposes and says:

That she is the Classified Associate of Lee Publications, Inc., publishers of The Citizen and The West Onondaga County Journal, public newspapers printed and published daily and weekly, respectively, in the City of Auburn, Cayuga County, State of New York, and duly authorized to make this affidavit, and regarding

Notice of Public Hearing

of which annexed is a printed copy, was published in said paper 1 time(s) namely on the PUBLISHED ON date(s) listed below.

Auburn Industrial Development Authority - Legals  
2 State Street  
Auburn, NY 13021

ORDER NUMBER 1431

Signed Agata Kaszuba

Sworn to before me, this 23<sup>rd</sup> day of February, 2017.

Carol Speech

Carol Speech, Notary Public

Carol Speech  
Notary Public, State of New York  
Qualified in Cayuga County, #01SP6139936  
My Commission Expires: Jan, 17 2018

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Dated: February 16, 2017  
AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY  
By: James A. Dacey, Chairman  
T1, 2/18

PUBLISHED ON: 02/18/2017

TOTAL AD COST: 37.26

FILED ON: 2/17/2017

Copy of affidavit is attached.

**ORDER INFORMATION -- Auburn Industrial Development Authority - Legals**

**ORDER # 1431**

Customer #	60001359	Phone:	3152523500
Address:	2 STATE STREET	Fax:	
City, St, Zip:	AUBURN NY 13021	E-mail:	
Ad Type:	Classified > Liner	Dates:	2/18/2017 -- 2/18/2017
Ad Taker:	Nick Gaglianese	# Inserts:	1
PO Number:		Order Price:	\$37.26
Order Desc:	NOTICE OF PUBLIC HEARING NOTIC		

**AD INFORMATION -- The Citizen -- Auburn Industrial Development Authority - Legals**

**AD KEY # 1431-1**

Start Date:	2/18/2017	End Date:	2/18/2017	# Inserts:	1
Pub Group:		Section:	Legals	Category:	910 Legal Notices -
Position:		Alt Position:		Price:	\$37.26
Coupon:		Reverse:		AdType:	Legals
Salesrep(s):	Nick Gaglianese (11)	Edition:		Rate:	Legals
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Additional Notes:

**INSERT(S)** 02/18/2017

Department Command Center Renovations for the City of Auburn will be received at the Engineering Department, Memorial City Hall, 24 South Street, Auburn, New York, until 11:30 a.m. local time, on Friday, March 3, 2017, and then at said time publicly opened and read.

Plans and specifications may be obtained at Plan & Print Systems, Inc., 6160 Eastern Ave., Syracuse, NY 13211 at a cost of \$ 40.00 et (non-refundable) + \$ 25.00 shipping charge (or customer shipper number). Please contact Jamie Toutsant at 315-437-5111 or do-cadminplanandprint.com. Checks are payable to Plan & Print Systems, Inc.

The Owner reserves the right to waive any informality or to reject any or all bids.

Each bidder must deposit with his bid, security in the amount, form and subject to the conditions provided in the Information for Bidders.

Attention of bidders is particularly called to the requirements as to conditions of employment to be observed and prevailing wage rates to be paid under the contract.

The Owner is exempt from the payment of sales and compensating use taxes of the State of New York and of cities and counties on all materials, equipment and supplies sold to the Owner pursuant to this Contract. Also exempt from such taxes are purchases by the Contractor and his Subcontractors of materials, equipment, and supplies to be sold to the Owner pursuant to this Contract, including tangible personal property to be incorporated in any structure, building, or other real property forming part of the Project. These taxes are not to be included in the Bid.

For all Public Works contracts of \$ 250,000.00 or more, every worker employed in the performance of the contract shall be certified as having completed an OSHA 10 safety training course prior to performing work on the project. All contractors and subcontractors must attach a copy of proof of completion of the OSHA 10 course to the first certified payroll submitted to the City. Proof of completion may include but is not limited to: copies of course completion card, training roster, attendance record or other documentation from the certified trainer, other valid proof. A certification by the employer attesting that all employees have completed such course is not sufficient proof that the course has been completed.

No bidder may withdraw his bid within 45 days after the actual date of opening thereof.

00 Jeffrey Dygert, City Manager  
1 T5, 2/18, 2/19, 2/21, 2/22, 2/23

proposed financial assistance.

Dated: February 16, 2017

**AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY**  
By: James A. Dacey, Chairman  
T1, 2/18

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T1, 2/18

Any bid may be withdrawn without prejudice prior to the official bid submission time or any publicized postponement thereof.

The Bid Documents and Contract Documents may be examined at the office of BERNIER, CARR & ASSOCIATES, Engineers, Architects & Land Surveyors, P.C., 327 Mullin Street, Watertown, New York 13601.

One (1) set of documents for each prospective bidder may be obtained at the Engineer's Office upon payment of \$100.00. A payment of \$100.00 will be required for each additional set requested (if available). **PLANS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED IN GOOD CONDITION WITHIN THIRTY (30) BUSINESS DAYS AFTER AWARD OF CONTRACT OR REJECTION OF BIDS.** The plan deposit for one set of Plans and Specifications will be refunded to bona fide bidders returning Plans and Specifications to the Engineer's office within 30 business days after award of Contract or rejection of bids. A partial refund of the plan deposit, in an amount equal to the full amount of such deposit, less the actual cost of reproduction of the Plans and Specifications shall be made to non-bidders and unsuccessful bidders for the return of all other copies of the Plans and Specifications in good condition within 30 business days following the award of the Contract or the rejection of the bids.

Bidders wishing documents mailed to them shall include, in addition to the document deposit, a non-refundable check of \$15.00 per set for handling and postage. Checks shall be made payable to Bernier, Carr & Associates. Plan Deposit Policy, Plan Holders List, Pre-Bid Estimates, and a list of Addendum, if any, may be found at [www.thebcgroup.com](http://www.thebcgroup.com) under Bidding Projects.

A prebid conference and on site review of the project areas will be conducted by the Engineer and Construction Manager on **Thursday February 23, 2017**, commencing at 10:00 a.m. in the High School Office.

Bids shall be prepared as set forth in the Information to Bidders, enclosed in a sealed envelope bearing on its face the name,

date of the opening of bids.

### ATTENTION OUT-OF-STATE BIDDERS

Please pay particular attention to the Form of Proposal and it related forms in the project manual. Out-of-State Bidders are required to complete the "Statement Concerning Authority to do Business in the State of New York for non-New York State Companies" located in the Form of Proposal package. There are three sections that must be completed. You must also have the Non-Collusion Certificate completed and signed and if you are a corporation, you must have the Resolution completed and signed.

No bid will be considered when opened unless accompanied by a certified copy of your Authority to do Business in New York State. This is not to be confused with a sales tax certificate. The Authority can be obtained by contacting:

New York State Department of State  
Division of Corporations  
162 Washington Avenue  
Albany, NY 12231  
(518) 473-2492

If the Certificate does not accompany the bid, the bid is not valid.

In the event you are of the opinion that you are not required to obtain the Authority To Do Business in New York state, and you are not a New York State Corporation, then you should complete the Statement Concerning Authority to do Business. You must complete two out of three sections. The top portion must be completed by all vendors needing to complete this document and then either the Individual Acknowledgement or the Corporate Acknowledgement, depending on the status of your business.

Date: February 17, 2017  
By Order Of: Karen Dunphy, District Clerk  
2/18, 2/19, 2/21, 2/22, 2/23, 2/24, 2/25

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