

**PUBLIC HEARING AGENDA
AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY**

NOLAN BLOCK LLC PROJECT

February 28, 2017 at 5:00 p.m.

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

ATTENDANCE LIST:

William Andre, Vice-Chair
Michael Quill
Monika Salvage
Tricia Kerr
Terry Cuddy
Grant Kyle, Nolan Block LLC
Bruce Sherman, CEDA
Rinsha Khan, Hancock Estabrook
Tracy Verrier, Executive Director
Joseph Sheppard, Acting Secretary
Chuck Mason, City of Auburn

CALL TO ORDER: (Time: 5:07 p.m.) William Andre, Vice Chair opened the hearing. Tracy Verrier, Executive Director, 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 NOLAN BLOCK LLC (the "**Company**").

The Authority published a Notice of Public Hearing in *The Citizen* on February 18th, 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:

Tracy Verrier, Executive Director, read a description of the Project as follows:

The Company requested the Authority's assistance with a certain project (the "**Project**") consisting of: (i) the acquisition of 3 parcels of land located at 41-53 Genesee Street (Tax Map Nos. 115.45-2-51, 116.45-2-52, and 116.45-2-53) in the City of Auburn totaling approximately 0.21 acres (the "**Land**") improved by 1 building totaling approximately 20,000 square feet (the "**Building**"); (ii) the renovation of the Building by the Company for use as residential apartments and commercial 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 an approximately \$2,365,000 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:	\$	101,520
Mortgage Recording Tax Abatement:	\$	21,150
Total Estimated Financial Assistance:	\$	122,670

PUBLIC COMMENT:

Grant Kyle, Nolan Block LLC, provided an overview of the Nolan Block redevelopment project. He explained that the project would result in 13-14 apartments and 5 different storefronts. He noted that the plan is to reinvigorate a currently condemned building with no fire system and to bring the building into compliance with code. The project would see the buildings connected together through a common hallway and a shared elevator. He continued by stating that an agreement had been made with the adjoining property for parking spaces and that the apartments at the facility would mostly feature higher end living, but that they'd like to include a few apartments with a more affordable rent in the \$800 range if it is possible given the costs of renovation. He noted that the most significant project cost would be for asbestos abatement, noting that there is a significant amount of asbestos abatement that will need to be completed. He concluded by explaining that upon completion the buildings will be fully connected and become one parcel.

Ms. Salvage asked if there had been any research completed to see how much the market can handle with regard to residences downtown and if there was a saturation level determined.

Mr. Kyle stated that he presently has a waiting list for his apartments on North Street that range in cost from \$900 – \$1700 a month. He continued by stating that he shared the concern that there needed to be more availability of mid-range apartments in the downtown area, but that the amount of renovation needed could make mid-range apartments cost prohibitive. He continued by expressing the belief that at some point the downtown market would become saturated with higher end apartments, but that he did not feel that it was at that point yet.

Ms. Kerr asked for an update on the renovation of the adjoining bank building.

Mr. Kyle stated that the Playspace would be making a public announcement of an opening date soon, noting that they would utilize 17,000 square feet of space on the Genesee Street level. He explained that Lyons National Bank would be moving into the basement location and would likely remain after their other branch opened on Grant Ave and that the third floor would be rented by AFLAC. He concluded by explaining that the only a few interior spaces were remaining to lease.

ADJOURNMENT: 5:17p.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 28th day of February, 2017 at 5:00 p.m. at Auburn Memorial City Hall, 24 South Street, Auburn, New York 13021, in connection with the following matter:

NOLAN BLOCK LLC (the "**Company**") has requested the Authority's assistance with a certain project (the "**Project**") consisting of: (i) the acquisition of 3 parcels of land located at 41-53 Genesee Street (Tax Map Nos. 115.45-2-51, 116.45-2-52, and 116.45-2-53) in the City of Auburn totaling approximately 0.21 acres (the "**Land**") improved by 1 building totaling approximately 20,000 square feet (the "**Building**"); (ii) the renovation of the Building by the Company for use as residential apartments and commercial 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

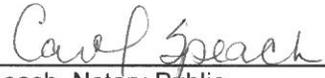
of which annexed is a printed copy, was published in said paper 1 time(s) namely on the PUBLISHED ON date(s) listed below.

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

ORDER NUMBER 1435

Signed 

Sworn to before me, this 23rd day of February, 2017.


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: 38.47

FILED ON: 2/17/2017

Copy of affidavit is attached.

ORDER TICKET

ORDER INFORMATION -- Auburn Industrial Development Authority - Legals

ORDER # 1435

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: \$38.47
 Order Desc: NOTICE OF PUBLIC HEARING NOTIC

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

AD KEY # 1435-1

Start Date: 2/18/2017 End Date: 2/18/2017 # Inserts: 1
 Pub Group: Section: Legals Category: 910 Legal Notices - Price: \$38.47
 Position: Alt Position: AdType: Rate: Legals
 Coupon: Reverse: Edition: Cols: 1.000
 Salesrep(s): Nick Gaglianese (11) Inches: 7.194
 Color: Color 1: Color 2: Color 3:
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PRODUCTION INFO

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INSERT(S) 02/18/2017



EQUAL HOUSING OPPORTUNITY

In accordance with the federal Fair Housing Act, we do not accept for publication any real estate listing that indicates any preference, limitation, or discrimination based on race, color, religion, sex, disability, family status, or national origin. If you believe a published listing states such a preference, limitation, or discrimination, please notify this publication at fairhousing@lee.net.

Legal Notices - LLC's

Notice of Formation of La Paix Management LLC. Arts of Org. filed with NY Secy of State (SSNY) on 1/4/17. Office location: Kings County. SSNY is designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: 11 Broadway, Ste 615, NY, NY 10004. Purpose: any lawful activity. T6, 1/28, 2/4, 2/11, 2/18, 2/25, 3/4

TEMPLE315, LLC, a domestic LLC, Articles of Organization were filed with the SSNY on 2/2/17. Office location: Cayuga County. SSNY is designated as agent upon whom process against the LLC may be served. SSNY shall mail process to: TEMPLE315, LLC, 87 Cottage Street, Auburn, New York 13021. Purposes: General Purposes. T6, 2/4, 2/11, 2/18, 2/25, 3/4, 3/11

Upoar Gaming, LLC Articles of Org. filed NY Sec. of State (SSNY) 1/13/17. Office in Cayuga Co. SSNY desig. agent of LLC upon whom service of process may be served. SSNY shall mail copy of process to c/o the LLC 1 Canoga Street, Seneca Falls, NY 13148. Purpose: Any lawful purpose. T6, 2/18, 2/25, 3/4, 3/11, 3/18, 3/25

Legal Notices - Cayuga County

ADVERTISEMENT FOR BIDS

Sealed bids for the **Auburn Police 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 Tousant** at 315-437-5111 or do-

Legal Notices - Cayuga County

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Dated: February 16, 2017

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section

Legal Notices - Cayuga County

APC Towers, LLC proposes to build a 39.6-meter (overall height) monopole telecommunications tower. The tower would be located near 170 Main Street, Aurora, NY 13026 (near 42 44 42.9N, 76 41 37.2W). The tower will not be lit. The FCC Form 854 File Number is A1065929. Interested persons may review the application by going to www.fcc.gov/asr/applications and entering the Form 854 File Number. Interested parties may raise environmental concerns about the proposed action by filing a Request for Environmental Review (RER) with the Federal Communications Commission (FCC). The FCC strongly encourages interested parties to file RER online; instructions can be found at www.fcc.gov/asr/enviroinm entalrequest. However, if an online request is not possible, interested parties may mail their request to: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. Comments may also be sent to mseagrave@newfields.com or Two Midtown Plaza, 1349 West Peachtree Street, Suite 2000, Atlanta, GA 30309. Ms. Seagrave can be reached at 404-969-0973. [Aurora Point NY-1321] T1, 2/18

NOTICE TO BIDDERS
The **Skaneateles Central School District** invites the submission of Sealed Bid Proposals to furnish materials and labor to complete the Skaneateles Central School District Capital Improvement Project
Project No. 2015-124

all in accordance with the plans and specifications.

This work is to be bid under a **MULTIPLE CONTRACT** system covering the work of all trades under separate contracts as follows: Contract No. 1 - General Construction
Contract No. 2 - Mechanical
Contract No. 3 - Electrical
Contract No. 4 - Plumbing

Sealed Bid Proposals will be received until **2:00 p.m.** prevailing time, on **Thursday March 16, 2017**, at the District Buildings & Grounds Facility, 49 East Elizabeth St. Skaneateles Central School District
District Office
55 East Street
Skaneateles, New York 13152

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 Engineering Department