

**PUBLIC HEARING AGENDA
AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY
CENTRAL BUILDING, LLC PROJECT**

January 11, 2017 at 5:00 p.m.
Auburn Memorial City Hall, Third Floor Training Room, 24 South Street, Auburn, New York
13021

ATTENDANCE LIST:

Present:

James A. Dacey, Chairman
William Andre, Vice-Chair
Terry Cuddy, Member At-Large
Mayor Michael Quill, Member At-Large
Ron LaVarnway, Member At-Large
Monika Salvage, Secretary

Absent:

Tricia Kerr, Member At-Large
Robert Byron, Member At-Large
Frank DeRosa, Member At-Large

Others Present:

Rob Poyer, Hancock & Estabrock, LLP
Tracy Verrier, Executive Director
Joseph Sheppard, Assistant Treasurer
Kevin R. Kiernan
Phill Gioia
Bruce Sherman, CEDA
Tom Minicucci, Central Building, LLC

CALL TO ORDER: (Time: 5:00 p.m.) James Dacey opened the hearing at 5:03pm 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 CENTRAL BUILDING, LLC (the "**Company**").

The Authority published a Notice of Public Hearing in *The Citizen* on December 30th, 2016, 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:

James Dacey read a description of the Project as follows:

The Authority has previously assisted the Company with a certain project (the "**Project**") consisting of (A)(i) the acquisition of an existing three story, 70,000 square foot building (the "**Building**") located on approximately 2.36 acres of land on Garden Street in the City of Auburn, New York (the "**Land**"); (ii) renovation of the Building and construction of additional parking facilities and (iii) the installment therein of equipment for use as medical offices and related health care facilities (the "**Equipment**") (the Land, the Building and the Equipment shall be referred to herein as the "**Facility**") and (B) the financing of a portion of the costs of the foregoing.

The Company has now requested the Authority's assistance with a certain modification to the Project (the "**Expansion Project**") consisting of: (i) the renovation and buildout of an additional 10,000 feet of leasable area at the Building (the "**Tenant Improvements**"); and (ii) the installment therein of equipment for use as medical offices and health care facilities (the "**Equipment**" and, together with the Tenant Improvements, the "**Expansion Facility**"); and

The Authority will acquire title to, or a leasehold interest in, the Expansion Facility and lease the Expansion 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 Expansion 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 a partial abatement of real property taxes. The foregoing financial assistance and the Authority's involvement in the Expansion 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 \$535,500 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:	\$ 36,400.00
Real Property Tax Abatement:	\$1,028,792.00
Total Estimated Financial Assistance:	\$ 1,065,192.00

PUBLIC COMMENT:

Tom Minicucci, Central Building LLC, provided background of the services already provided at the Health Building, along with a description of the current project, an update on its progress, and

an explanation of their need for the PILOT extension. Mr. Minicucci stated that this extension is necessary to aid with the renovation of the third floor of the building, which will allow for the expansion of medical services at the building. Additionally, he stated, that the extension would allow them to continue to subsidize leasing rates at the facility in an effort to attract additional medical services to the area and to keep rates low for the tenants that they currently have.

Mr. Minicucci provided a letter of support from Coast PT, a building tenant, which outlines their planned expansion and explains how important it is to their tenants that rates do not increase (See Attached). Additionally, Mr. Minicucci provided a letter of support from Tompkins Trust (See Attached).

Mr. Andre asked what the occupancy of the facility is. Mr. Minicucci stated that the building is approximately 65-75% occupied, noting that presently there is approximately 16,000 square feet of space vacant on the 3rd floor and approximately 5,000 square feet scattered throughout the building.

Mayor Quill asked if the completion of the third Floor would finish the build out of the building or will the return in eight or more years asking for more funding to assist with continued build out. Mr. Minicucci stated that this would complete the build out of the building and that their line of credit expires 2 years. He noted that tenants may do further build out of their leased spaces, and that this build out would be discussed during their lease negotiations

Mr. Andre asked if Mr. Minicucci was aware of the local labor agreement, as it is new since the original PILOT agreement made. Mr. Minicucci stated that he was unsure of the policy but was certain that the contractors they work with utilize local labor. Mr. Andre stated that he wanted to be sure that they were going to use local labor and that all of the contractors utilized would fit within this policy. Mr. Minicucci stated that their intention was to be consistent with the use of services that they used during the previous construction projects at the facility and that he was certain that local companies had been used that utilized local labor. Mr. Dacey directed Mr. Minicucci's attention to Section 2 of the application packet, which outlined the local labor policy. Mr. Minicucci stated that he would review the policy and be sure that all contractors use local labor. Mr. Sherman noted that he would work with Mr. Minicucci to ensure that all contractors follow the local labor policy.

Mr. Kevin Kiernan, 38 Elmhurst Circle, Auburn, questioned Mr. Minicucci about the facilities occupancy and how much space would need to be built out and how much construction was still required. Mr. Minicucci stated that 14,000 square feet on the third floor of the building had not been built out and not rented. This project would allow for an additional 10,000 square feet rental space. Mr. Minicucci continued by noting that approximately 2/3 of the facility has been leased.

ADJOURNMENT: Motioned made by Monika Salvage; seconded by Ron LaVarnway
Meeting adjourned at 5:30 p.m.

(315) 252-7291 Acct# 51510

Given by CEDA

AIDA

Start 12/30/2016 Stop 12/30/2016

2 STATE ST.

Transient Bill Expir.

Class 0080 LEGALS

AUBURN, NY 13021

Index: NOTICE OF PUBLIC HEARING NOTICE IS

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Pb#	Code	Rate	Base-Charge	Addl-Charge	Total-Cost	Ins	Start	Stop	SMTWTFSS
2	*****	NETL	0.00	0.00	0.00	1	12/30/2016	12/30/2016	1011111
		LAFFA		7.00					
3		LEGAL	34.02	7.00	41.02	1	12/30/2016	12/30/2016	1011111

TOTAL AD COST 41.02

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 11th day of January, 2017 at 5:00 p.m. at Auburn Memorial City Hall, 3rd Floor Training Room, 24 South Street, Auburn, New York 13021, in connection with the following matter:

CENTRAL BUILDING, LLC (the "Company") has previously undertaken a (the "Project") with the assistance of the Authority consisting of (A)(i) the acquisition of an existing three story, 70,000 square foot building (the "Building") located on approximately 2.36 acres of land on Garden Street in the City of Auburn, New York (the "Land"); (ii) renovation of the Building and construction of additional parking facilities and (iii) the installment therein of equipment for use as medical offices and related health care facilities (the "Equipment") (the Land, the Building and the Equipment shall be referred to herein as the "Facility") and (B) the financing of a portion of the costs of the foregoing.

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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 pro-

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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: December 28, 2016
AUBURN INDUSTRIAL
DEVELOPMENT AUTHORITY
By: James A. Dacey, Chairman
T1, 12/30

**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, a public newspaper printed and published daily in the City of Auburn, and distributed in Cayuga County, and duly authorized to make this affidavit, and regarding

Notice of Public Hearing

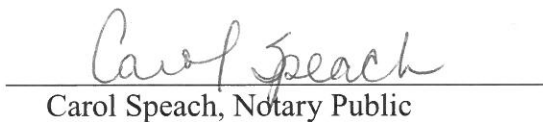
AIDA

of which annexed is a printed copy, was published in said paper 1 time namely on the 30th day of December, 2016.

Signed



Sworn to before me, this 9th day of January 2017.


Carol Speech, Notary Public

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

Copy of affidavit is attached.

PUBLIC HEARING AGENDA
AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY

CENTRAL BUILDING LLC PROJECT

January 11, 2017 at 5:00 p.m.

Auburn Memorial City Hall, Third Floor Training Room, 24 South Street, Auburn, New York 13021

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Kevin Kierman	38 EDWARDS CIRCLE AUBURN	315 406 0980
Phil Gioia	330 N. SEWARD AVE Auburn, NY	315 253 6257

<OVER>

January 10, 2017

To: The Auburn Industrial Development Authority Board

Re: Cayuga Orthopaedic and Sports Physical Therapy, P.C. (COAST Physical Therapy)
SUPPORT LETTER FOR HEALTH CENTRAL PILOT EXTENSION

I am the owner of COAST Physical Therapy, a tenant at Health Central since the facility opened in December 2001. My outpatient physical therapy practice relocated into the Health Central Building when it opened in 2001 with 4,000 square feet (sf) and later expanded to 4,728sf. Recently COAST Physical Therapy made a major commitment to expand its space to 5,728sf effective January 1, 2017. Further expansion in the future will be considered under the right financial conditions, particularly taxes.

As a young professional, I am making a personal and business commitment to provide the best physical therapy services possible for our community. We have recently been honored with Physical Therapist of the Year awards for both 2015 and 2016. In 2016, we also earned Central New York Educators in Health Care award. With our growing commitment to the best quality physical therapy, our practice has been able to grow. Our employment has expanded from 8 in 2001 to 17 in 2017. These are well paying positions that we hope will continue to grow.

It should also be noted that Health Central is the largest medical center in our region and has made a major impact on the health and wellness of our community (approximately 20 medical and medically related services; most recently the cancer center, medical imaging and urgent care). Not only is it an amazing repurposing of this 77,000 square foot former high school, but it has 400 free parking spaces and is centrally located next to Routes 5, 20, 34, 38 and Auburn Community Hospital (also a tenant). It received the Mayor's Award of Excellence, Chamber Business of the Year and many notable citations for its quality and commitment.

I have great concerns about uncertainty in health care reimbursement, regional consolidation and other factors impacting the financial health of medical services. A dramatic increase in taxes will put significant pressures on our operation. Therefore, I am confident that I represent the sentiments of the other tenants in strongly supporting the AIDA application of Health Central to extend the PILOT.

Thank you very much for your consideration.

Sincerely,



Dr. Chad M. Pens, PT, DPT, OCS, ATC, CSCS
Owner and President
Cayuga Orthopaedic and Sports Physical Therapy, P.C.
Doctor of Physical Therapy
Board Certified Orthopaedic Specialist

○ **Chad M. Pens**

Physical Therapist
Doctor of Physical Therapy
Board Certified Clinical Specialist in
Orthopaedic Physical Therapy
Certified Athletic Trainer
Certified Strength &
Conditioning Specialist

○ **Maria K. Shepherd**

Physical Therapist
Doctor of Physical Therapy

○ **Kenneth D. Rescott**

Physical Therapist
Aquatic Therapy Director

○ **Matthew Przydrozny**

Physical Therapist
Doctor of Physical Therapy
Certified Strength &
Conditioning Specialist

○ **Matthew D. Costello**

Physical Therapist
Doctor of Physical Therapy

○ **Chad M. LaChance**

Physical Therapist
Doctor of Physical Therapy
Certified Athletic Trainer
Certified Strength &
Conditioning Specialist

○ **Lindsey M. Lillie**

Physical Therapist Assistant
Licensed Massage Therapist

○ **Jodi E. Scanlon**

Physical Therapist Assistant

○ **Kelly F. Grinnell**

Physical Therapist Assistant

TOMPKINS

Trust Company

December 21, 2016

Auburn Industrial Development Authority
Mr. James Dacey, Chair
2 State Street
Auburn, NY 13021

Re: Central Building, LLC Pilot Application

Dear Mr. Dacey,

Please accept this letter of support for the Central Building, LLC Pilot being submitted by Thomas Minicucci for the renovation of the 3rd floor space in the building. Tompkins Trust Company has been involved with the construction and renovations to this building from the beginning. This facility has been and continues to have an impact on the health care being delivered to the residents of our community that might have had to travel outside the county for the services that are provided which would cause a hardship to many residents.

I fully support the Pilot request and would be very happy to supply any additional information that would be pertinent to your positive response to this application.

Sincerely,



Anthony D. Franceschelli
Vice President

✓ CC: Mr. Thomas Minicucci