



Auburn Industrial
Development Authority

James A. Dacey
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MEETING MINUTES

AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY

Monday, November 27, 2012 @ 5:00 PM

Council Chambers, 1st Floor

Memorial City Hall

Board Present: James Dacey (Chair & Member of Business); Sue Chandler, (Member of Labor); Matthew Smith (Council Member); William Graney (Council Member); Frank DeRosa (At-Large Member); Laurie Piccolo (At- Large Member)

Excused: Amanda Sigona (School Board Member); Michael Kane (Member of Industry);

Staff: Jennifer Haines, AIDA Executive Director; Alicia McKeen; Rob Poyer, Hancock and Estabrook

Guests: David Tehan and Jocelyn Bos, Calamar

James Dacey, Chair, opened the meeting and Public Hearing at 5:05 PM.

Ron Noga, N. Lewis St. – would like answers to a few questions:

- Voted in July for no PILOT. Questions why they are here again.
- No traffic study was done. The left turn at Dunkin' Donuts causes problems. Standart Ave is congested. It is difficult to get turn off N. Lewis St.
- The purpose of AIDA is to bring jobs and industry to the City, not a housing project that brings no jobs or business.

No-one here would want this in their back yard.

Betsy Brown, N. Lewis St. – reads letter into record.
(Attachment 1)

Ann Padlick, N. Marvine Ave – reads letter into record.
(Attachment 2)

Dave Smith, Catlin St. – has previously been against projects in this area. After much thought has decided that Auburn needs a more middle income alternative senior housing choice than subsidized or high-end. Just think, a person having to leave their home after many years is traumatic

enough. They need to be able to find decent, affordable housing. The previous vote to turn down the PILOT was disadvantageous to seniors. I urge you to approve it this time.

Tom Gabak, N. Lewis St. – reads letter into record.
(Attachment 3)

Kathy Barnard, Logan St. – reads letter into record.
(Attachment 4)

Debbie VanDyke, Catlin St. – reads letter into record.
(Attachment 5)

Andrew Fish, Executive Director CofC, Interim Director CEDA
- reads letter into record. (Attachment 6)

Pat DiNonno, Frances St. - reads letter into record.
(Attachment 7)

Lew Springer, neighborhood land owner - reads letter into record. (Attachment 8)

Grace LaDouce - reads letter into record. (Attachment 9)

Salley Cook, Standart Ave – states emphatically that she would not rent from this complex due to the traffic, noise and pollution. It is near the most congested intersection in Auburn. Doesn't understand why anyone would put the project there. Needs to be in a more reasonable spot.

John Bouck, Bouck R.E. - reads letter into record.
(Attachment 10)

David Tehan, attorney for Calamar – To address some issues that were brought forth. Calamar is asking for a ten year vs. twenty year PILOT because the investors have made additional contributions to make it feasible. As a note a large part of my office practice is in elder law. Many seniors do not want to leave their homes and many would if there were viable options. Many issues play into whether a senior leaves their home; illness, inability to maintain upkeep, physical limitations. We want to keep people in the community. This may also bring others into the community. Construction specifically for seniors adds to cost due to an increase concern for safety, ADA and amenity issues. There

is no direct competition with existing complexes and these complexes do not cater to the same demographic. Overall occupancy rate for local complexes is 98% and some have waiting lists. I find it hard to believe this project will draw away from any of the other local complexes. The Comprehensive Plan has provision for diversity in housing close to downtown. We cannot compete with the previously mentioned projects that create jobs but there are other values to this project. It is an overall win for the ten year period and beyond. Back taxes will be paid with the sale of the properties. Increased property and sewer taxes will be realized. Addressing the comment of declining population; declining population has more to do with smaller families than people leaving the area. The target population of this project is the Baby Boom generation, a generation aging into their retirement years. Retention pond concerns have been more than adequately addressed by the Planning Board and the developer has agreed to fence in the area even though it is not required by Code. We have a letter from Hunt Engineers concerning this issue, reads letter into record. (Attachment 11). Also, the pond size is smaller than 2.9 acres. Traffic patterns and safety issues have also already been addressed by the Planning Board. Consider this project a win-win-win. There is a significant increase in the tax base, it provides a housing option for seniors that currently does not exist with needed amenities not currently provided and it is in compliance with the Comprehensive Plan.

Ron Noga – questions how many seniors actually walk downtown or even use downtown. This is not an industry being developed. There is plenty of space on the west end of town for it.

Stephen Shermak, Lansing St. – One thing mentioned was the need for a safer place amenable to the situations of the elderly. This is not that kind of place. These are apartments, not assisted living. Anyone with medical needs would require an assisted living facility. This project should not be considered.

Jenny Haines – states she has two letters to read into the record. One from Standart Woods apartments (Attachment 12) and one from Eva Lambton (Attachment 13).

Jim Dacey – closes the Public Hearing and opens the regular meeting. Since there is not a quorum for any set of minutes a vote will not be held until the next meeting.

Asks the Board for any questions or comments on the project.

Matt Smith – states that area hotels are now challenging their assessments due to the PILOT given the Hilton Gardens. Wonders if other apartment complexes will do the same thing if this PILOT is granted.

Jenny Haines – an assessment cannot be challenged on the basis of a PILOT agreement for another project. I asked Rob Poyer of Hancock and Estabrook about this and sent out his reply in an email to everyone on November 5. Reads email into record. (Attachment 14).

Rick Cook – all assessments are based on appraisal. It won't affect the valuation is one has a benefit and another doesn't. They need to show cash flow damage.

Frank DeRosa – Calamar has increased their contribution to their own equity but they are also increasing rents?

Jocelyn Bos – investors have increased their contributions thereby delaying a return of their investment. The initial rent schedule remains the same but rents will increase 3% yearly after that to cover the cost of taxes. Costs are different as the apartments are 100% adaptable with 5 units completely accessible from the start. Adaptable items are more costly. Concerning the height of the fence around the retention pond, it will be in compliance with the height required by Code. We have volunteered to install a fence even though it is not required.

Frank DeRosa – 4 feet is not that hard to get over. Is it possible to discuss increasing the height?

Jenny Haines clarified that the AIDA Board is considering financial benefits for the project, and the site plan issues were finalized with Planning Board and Zoning Board of Appeals approvals. AIDA's vote should not include contingencies related to the site plan.

Frank DeRosa – we are all interested in all the concerns expressed. We take all thoughts into consideration and base our decision on the net benefit to the City, financial and non-financial.

Jim Dacey – we are not in a position to base our decision on Planning Board issues. Two different traffic studies were completed and Planning Board has accepted these. It is important to realize that there is not only an increase in the tax base but also $\frac{3}{4}$ to 1 million coming in through services to maintain the facility. There are other tangible benefits besides taxes.

Jenny Haines – I am looking for direction from the Board into another meeting to bring this to a vote. Is there any other information needed?

Jim Dacey – polls the Board. No other information required.

Jenny Haines – we need to set a meeting for the final vote. Since the Public Hearing is already done we don't need a legal notice. We do need to properly issue a two day notice for the meeting.

Jim Dacey – polls the Board for an acceptable date. Meeting set for December 10, 2012 at 5:00 p.m.

Asks if there is any other business for the Board to attend.

Asks for a motion for adjournment. So moved by Sue Chandler, seconded by Frank DeRosa. Motion carried unanimously.

Recorded by Alicia McKeen

Betsy Brown
11-21-12

These concerns are being given to you to let you know that most of the neighbors bordering the proposed Calamar development are against having this building put up in a residential area. While we realize that Mr. Flummerfelt is anxious to sell his property we don't feel that any part of the residential area should be included. It has been brought to the attention of Mr. Flummerfelt that the neighbors might be interested in purchasing some of his property at a fair assessed value. However, that has been turned down because it is not enough financial gain. *Was assessed for \$2,500 in 1998*

Mrs. Potter, an elderly resident of Lewis St., currently housed in a nursing home is believed to have been coerced into signing a purchase agreement with Mr. Springer to buy her property for the purpose of erecting single family homes. The price that he offered her for her 25 acres of residential property was far below the assessment value. When some of the neighbors explained to her what had transpired she immediately said that was not what she had understood. Elder care was notified and they (to the best of our knowledge) challenged the purchase price and the price was raised to what was still an unfair amount far below the assessed value.

Soon after Mr. Springer and John Bouck, a local realtor, pursued the building of this development on behalf of Mr. Flummerfelt. What is not known is how much financial interest these "gentlemen" have in this project. Mr. Flummerfelt has been in arrears in his taxes for many years and owes in excess of \$30,000 for this property. And, Calamar has been reluctant to be transparent with their financial reports.

Several years ago, attempts were made to develop this property by P & C Food Stores (no longer in business) which would have meant another "empty" building in Auburn. Also some investors (Bouck ?) wanted to build a mini mall to also include the residential portion. This too was turned down because of the research the neighbors performed to keep this property from being rezoned.

It is also our understanding that the Calamar investors met with the local IDA Board on an individual basis to convince them to change their minds about giving them a pilot plan in lieu of taxes. They initially wanted 20 years of

relief and were turned down. Now they have again reappeared, hat in hand, asking for a 10 year pilot. We feel that the AIDA Board has compromised their ethics in allowing these people to surreptitiously “sell them their product.” It is our understanding also that Calamar was turned down in Horseheads, NY because small municipalities cannot afford any more “freebies.”

If you travel throughout Auburn and Grant Ave., you will notice most for sale signs for commercial properties are being offered through Bouck Real Estate. How many more businesses is he going to convince that Auburn gives away money? Maybe the working citizens of Auburn should ask for tax relief.

Again, we want to be heard, loud and clear. There are not enough people in the middle income bracket who are retired that want to live in a “mini” high rise next to the busiest commercial area in Auburn. The sirens, traffic and lights from this business district will affect their tranquility. And, in case you haven’t noticed Auburn, our young people are not staying here and our older population is fading quickly. Just read the obit every day.

And, finally, but most importantly, we are asking AIDA to not approve this project now or ever.

Thank you for allowing us the time to present our concerns.

11-27-12

Good evening. My name is Ann Padlick and I live at 301 N. Marvine Avenue.

In recent months, I've had the opportunity to discuss this project with friends and many of my neighbors. At least 20 of my neighbors have voiced an unsolicited positive opinion in support of this project and hope the Auburn Industrial Development Authority will approve the PILOT to Calamar because they desire to move into this proposed senior housing complex.

Many of these neighbors are of an age where upkeep and maintenance on their homes will soon become a burden. This senior housing complex provides an ~~an affordable~~ solution and presents seniors with an affordable option for the future. They will still reside in Auburn, which is important to them; live in a safe neighborhood setting, without the physical demands of homeownership, and still reside in the very same area of the city. They will continue to support the businesses located here and enjoy the neighborhood amenities they have grown accustomed to during their many years as homeowners and taxpayers.

Neighbors and friends supporting this project understand how a PILOT works and how positively it will impact our city by providing affordable housing for seniors.

I strongly encourage you to vote yes on the PILOT for this project.


Thank you.

Tom Malachuk 11-27-12

- Intro
- Not going to beat you up tonight about the negative impact to the infrastructure
- Not going to beat you up tonight about the negative impact to the community
- I want to focus on right & wrong
- Right Pilot Model– A)Currier Plastics Pilot
 - 1)Current job retention
 - 2)Increase in quality jobs that are desperately needed
 - 3)Construction jobs
 - 4)Family that lives in Auburn and is vital to the community
- B)Soules Pilot Project
 - 1)Current job retention
 - 2)Increase in new positions & influx to the community
 - 3)Construction jobs
 - 4)Family that lives in Auburn and vital to the community

-Wrong Pilot Program – Calamar Project – There will be no increase in jobs! We met the staff that will handling this project at our first meeting at the Holiday Inn. The only thing they are bringing to the table is construction jobs.

If they do reach 95% occupancy they will be mostly from Standartwoods, then what will become of that? A low income housing project?



Finally if you are downtown and you run into the Curriers & the Soules and their families enjoying dinner and shopping it is a safe bet you will never see Jocelyn in Auburn ever again! So please do the right thing and tell Calamar this is the wrong project for a pilot!!!!!!! Thank you!

CALAMAR HAS PREVIOUSLY ASKED FOR A 20 YR P. LOT SAYING WITHOUT THAT THEY COULD NOT BE PROFITABLE. ALL OF A SUDDEN A 10 YR P. LOT WILL WORK, WHO HAS BEEN DOING THIS FUZZY MATH.

Kathy Barnard
11-27-12

I got involved with this issue this year when I ran for the school board and sat through both school board and city council meetings while budgets were being examined line by line to find areas where a collective \$10,000.00.00 in savings could be realized to balance these budgets and still provide the services needed. The result was a loss of jobs, wage concessions by several school unions, and loss and/or consolidation of services for the school district and the city.

The school district is faced with the similar financial challenges for the 13/14 school year.

To a large degree the property taxes in Auburn support the school district and the city services, and when that tax base is eroded by businesses that don't pay their fair share, all the citizens of Auburn suffer by having to dig deeper into their own pocket to subsidize the breaks given to these businesses.

The I in AIDA stand for Industrial, not mixed use, residential/commercial. It is for the Curriers, TRW, Nucors, etc who are providing long term sustainable jobs with a salary that the citizens of Auburn can become a viable member of the community, by purchasing homes, goods and services in the city and keeping those dollars in Auburn.

I have been a voluntary Ombudsman for the New York State for 2 years and in that capacity have had the opportunity to talk to a lot of people in Auburn regarding housing for the senior population. I have never heard of an urgent need for any more senior projects. What these people want to do is to be able to stay in their homes without being taxed out of them.

I have met and talked with Florence Potter who is in the Auburn Nursing Home, and find her to be mentally aware of her surroundings and her life in general. She gave me quite a history of her life and family and when she bought her house. She told me she does not want to sell any of her property and feels she was taken advantage of.

The legal notice in the paper says the Authority will acquire title to or leasehold interest in the project and lease it back to the Company. This sounds like the city of Auburn will own the project and then lease it back to Calamar, plus give them a PILOT and a break on the sales taxes and mortgage costs. I thought if the city wanted to acquire property it had to go before the council for consideration.

The nursing home owned by Cayuga County has been bleeding money for years and the county has been trying to sell it for some time. It is currently in negotiations to merge with Mercy, which has received a grant to enlarge its facility.

Aside from these considerations, there are serious safety issues, such as potential flooding of the bottom tier of the development due to a high water table in this area. I have met with residents who live along Lewis St and they tell me that they often do not mow their back lawn until July due to standing water in the area, that it basically floods with the snow melt and spring rains.

A two acre holding pond is a major concern, as the area borders on a residential area where there are a lot of children who get curious and could be injured and or drown in the holding pond.

The traffic at the corner of Grant and Standart is heavy and people will use Standart Woods as a bypass rather than wait for traffic to clear.

11-27-12

Good Evening My Name is Debbie VanDyke
and I live at 3 Catlin Str

I see the mayor of Morsehead where
this project was voted down was right.
They did come back and sweet talk you
in private meetings, into thinking this
is the greatest project to come to Auburn.
How did we go from we can't build without
a 20 year pilot to okay now we can do
it for half price?

-There is a 36 unit Sr. Complex being Build on Sexmore St
All this project is doing is destroying
a neighborhood, damaging the environment,
ruining our Quality of Life and putting the
Community in danger by creating unsafe
road Hazards. - Hold up Paper -

→ Citizen
Front page of the December 2005
Standart & Grant Ave, 2nd worst intersection
in Auburn and this is before the drive thr
at Duxin Dognuts. This will end up costing
the city more money in added Police and
Emergency responders for the many accidents
to come. What is the value of a life?

This project puts our Children and Grandchildren in Harms way

- * May 16, 2012 an 11 year old in Illinois drowns in a retention pond
- * June 12, 2012 a 5 year old in Florida drowns in a retention pond
- * July 17, 2012 a 3 year old in Indianapolis drowns in a retention pond
- * August 20, 2012 an 18 year old in Summer Lake drowns in a retention pond

There Are MORE

Now tell me how safe retention ponds are. This project calls for a 2.9 acre retention pond. In our Neighborhood our City, Calamar and the property sellers do not live around the neighborhood and will not feel the devastation like we will

Calamar is a For-profit Developer that has taken advantage of the Pilot program in N.Y. State. I ^{am asking} ~~have asked~~ our State Representatives to open up an investigation

Historically Speaking businesses have been allowed to write off the cost of their capital spending faster by being permitted to use bonus and accelerated depreciation. They are only here to profit for themselves, And create 2 jobs.

Our own assessor Mike Burns even said at the Nov. 5th meeting Developers typically get rid of their projects in 10 years.

I have listened to the hardship this has been for the Flummerfells to sell their property. But since 1998 the neighbors have had an interest in buying it. The 4.9 acre empty lot assessed at \$22,500 was offered to them at \$125,000⁰⁰. I don't call that hardship I call it greed.

After listening to Kathy Bernhart and the information she has gathered about Mr. Springer and Mrs. Potters land, I am amazed. The 7 1/2 acres assessed for \$88,000 has a purchase offer for \$70,000. She has said she doesn't want to sell her property. The first thing that comes to my mind is a scam to our elderly.

This is how Auburn is going to build a Sr. Citizen complex?

Do the right thing. Use what others have not used "Common Sense"

Vote this Down Again

Andrew Fish
11-27-12

Position Statement on Calamar Project

The Cayuga County Chamber and the Cayuga Economic Development Agency are in support of this project and encourage the Auburn Industrial Development Authority to approve a 10-year PILOT for this project that is in line with the uniform tax exemption policy of the Auburn Industrial Development Authority.

Our support of this project is based upon an analysis of the financial data provided for this PILOT that will result in a net property tax increase to the City of Auburn, Cayuga County, and the Auburn Enlarged City School District of almost \$1.2M cumulatively over the 10-year agreement.

Additionally we believe that this project will serve an unmet need in our community and will help us retain seniors who are looking to down size their homes. This project will ensure that those making that decision have a local option when considering new housing. By providing a local option we will ensure that some won't move to neighboring counties or out of state. This will keep their dollars in our community to be spent at our stores and businesses thus supporting our local economy.

We applaud the efforts of the AIDA board in ensuring that PILOTs are a win-win situation for the taxpayers and the applying businesses. It is the feeling of the Chamber and CEDA that this project meets that criteria and provides benefit to the company to induce the project and also provide a significant growth in the tax base, beginning immediately in year 1, for the taxpayers.

Patsy D'Onno
11-27-12

I would like to address an important safety issue regarding this Senior Housing Project. This project will be creating an "ACCIDENT WAITING TO HAPPEN"!

The intersection that is to be created for traffic in and out of the project is the accident waiting to happen! The intersection is less than a city block from the second worst accident prone intersection, Grant Avenue, Standart Avenue and N. Seward Avenue, per information from Auburn Police Dept.

As a defensive driving instructor, intersection accidents for senior citizens is over 35 per cent, resulting in many serious or life threatening injuries to these elderly drivers, their passengers and the people in any other vehicles that may be involved in the crash. I ask you, who will be driving in and out of this intersection? They would be the elderly occupants for whom this housing project is proposed.

This new intersection, of Standart Avenue, Schwartz Drive and the project driveway is on a curve, on a grade in the roadway in all directions, thus causing a poor and limited line of site in all direction on one of the busiest roadways in the City.

There will be over 100 apartments within the project with most occupants having one or two vehicles per apartment. Every time they drive in and out of the project, they will be a potential accident waiting to happen. There will also be people

driving in and out of the project who may be visiting the occupants and service and maintenance personnel.

Also driving in and out will be emergency vehicles, such as fire, ambulance and law enforcement vehicles. Records will show that Senior Housing have many emergency responses, especially medical related issues, in which a call for assistance will involve fire truck and ambulance responses. The driveway intersection will create another potential accident hazard as Standart Avenue is a very narrow roadway in addition to the alignment I have already mentioned with his driveway location. This is not the best situation for the large emergency vehicles responding to the calls having to turn into the project driveway.

I ask you to think about this serious traffic safety issue that would result from this housing project and its effect on traffic in the area.

I am against their PILOT request as it does not create more than the two stated permanent employees for the project.

11-27-12

Lewis E. Springer II

114 Willowbrook Drive
Auburn, NY 13021

(315) 252-5588 home
(315) 729-2888 cell

November 20, 2012

Auburn Industrial Development Authority
24 South Street
Auburn, NY 13021
Attn: Jennie Haines, Executive Director

RE: Proposed project by Calamar

Ladies and Gentlemen,

This letter is in support of Calamar's request for a ten-year PILOT agreement. I am the owner of property in the neighborhood of the project.

At a prior hearing concerning Calamar's request for a longer PILOT agreement one of your board members discussed at some length what I will term here the "fairness issue." He pointed specifically at the project proximity to the Standart Woods complex. His point was that there would then be two side-by-side projects competing for the same customer base, one having the benefit of a public subsidy and one having no similar benefit. In my view this is a valid concern and one that ought to be examined and considered carefully.

Consider first the public subsidy. Calamar has requested (current request) what is essentially a discount on real property taxes diminishing to no discount over ten years and exemption from the mortgage and sales taxes on the initial build. I think it is assumed that Standart Woods did not receive any similar benefit. This is not correct, they did receive a substantial subsidy.

When the Standart Woods project was started in 1970 the City of Auburn gave the project the following:

- Designed and built 1800 feet (25 feet wide, a little over an acre total) of new roadway. These two roads are known as Schwartz Drive and Schwartz Circle
- Designed and built water service to the project
- Installed required fire hydrants
- Designed and built the sanitary sewer to service the project
- Designed and built the storm sewer to service to the project

When the term design is used, it means that the design was done by the city engineering department located on the top floor of city hall. When the term built is used it means that either the city's own crew did the work or that a contractor paid by the city did the work. In the case of the road construction, the city contracted with the J M Pettigrass Company who did the actual work and the city paid for it. This information came first from Mr. Lupien and was verified by examining the city council minutes. The City has continuously maintained (including snow removal) these facilities since the time of construction. More research on this could be done but the record seems clear enough for the current discussion.

By contrast Calamar will receive none of the above benefits. Calamar will actually repair some of the City's decayed storm sewer as part of its' project and will thus save the city that expense which Calamar estimates to be \$150,000. They have also added complexity to their water line in order to enhance the city's system. Neither the roadway nor the sewer line will be deeded to the city, thus the ongoing upkeep of both and snow removal will be borne by the developer. The water line will be deeded to the city and will become its' to maintain.

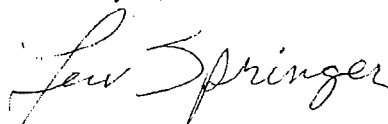
What is the value of the benefits given to Standart Woods? I don't have a quantitative answer to that, but it is certainly substantial. Substantial enough to be considered comparable to the current request. The reason hard numeric data are not available is that the Standart Woods project was done over forty years ago and much of the effort was done directly by city personnel and data broken out by project are not available, at least not available to me.

Secondly the factor of the "same customer base" must be examined. While there is certainly some overlap of the customers for which each entity will compete, the projects are enough different that the customer bases will be considerably different. Standart Woods is composed of groups of town houses and caters to families. Calamar's project will be a single large apartment building and will seek occupants over 55 years old. Each project has its place, but they will not be head to head competitors.

An additional consideration is that the Calamar project will contribute an absolute minimum of drain on the city's infrastructure. Although the city school district will realize over a half million dollars of tax revenue over the course of the PILOT, there is little likelihood of any child attending school from the complex. Similar revenues will accrue to the city and the economic activity of the residents will contribute continuously to sales tax receipts.

As this project will provide direct benefit to the city I urge you to approve Calamar's request for a ten year PILOT and exemption from sales and mortgage tax.

Thank you,



Lewis E. Springer II
Grant Avenue property owner

cc: AIDA board members
Auburn City Council Members
Jocelyn Bos, Calamar
John Bouck
Lee Holmes
Riccardo Galbato
David Tehan

Grace LaDouce 1/27/72

At the meeting at which Calamar's last request for a PILOT was decided on, I overheard Calamar officials dithering about the Calamar absolute need for such a generous PILOT. They said that without it they would not be able to keep rents low enough for creditless if Auburn, who, according to one of the officials, have a particularly low average income. So now is Calamar planning not to charge particularly low rents, but to compete directly with Standard Woods apartments and Northbrook Heights apartments and the other housing already here or being built?

How is it that Auburn has such a need for housing, when its population has declined? And the likelihood that it will continue to decline is enough that

Much of what being brought up concerns ~~the~~ perceived safety issues. That's been examined & is the function of the planning board - not AIDA.
CALAMAR/AIDA.....11/27/12 John Bouck

THERE ARE SOME CRITICAL ISSUES AND MISINFORMATION I FEEL NEEDS TO BE ADDRESSED.

AIDA IS BEING ASKED TO PROVIDE INCENTIVES THAT WILL ALLOW A MAJOR HOUSING ADDITION TO BE CONSTRUCTED...ON A PARCEL THAT CURRENTLY PROVIDES LITTLE TO THE CITY IN THE WAY OF ECONOMIC BENEFIT, AND ENCOMPASSES SEVERAL ACRES OF SCRUB BUSHES AND UNUSED LAND.

AIDA IS VIRTUALLY THE **ONLY** AVAILABLE RESOURCE ABLE TO PROVIDE INCENTIVE TO INVITE A DEVELOPER TO TAKE ON A PROJECT OF THIS MAGNITUDE. THERE ARE NO FEDERAL OR STATE GRANTS OF CONSEQUENCE AVAILABLE ANY LONGER. THERE IS NO LONGER AN EFFECTIVE EMPIRE ZONE TO ASSIST WITH A REDUCTION IN COSTS AND TAXES. THIS SENIOR PROJECT IS NEEDED IN AUBURN. A DEVELOPER IS WILLING TO PROVIDE THEIR OWN FUNDING, AND TAKE A CHANCE BY INVESTING SEVERAL MILLION DOLLARS IN THIS COMMUNITY. THEY AREN'T OFFERED SOMETHING OUTRAGEOUS BY HAVING REAL ESTATE TAXES MITIGATED OVER THE NEXT 10 YEARS. THEY WILL BE CONSTRUCTING A NEEDED PROJECT THAT WILL, POSSIBLY, ALLOW THEM TO BREAK EVEN OVER THE NEXT 10 YEARS, BY ALLEVIATING SOME OF THE REAL ESTATE TAXES. TAXES THAT HAVE CAUSED REAL ESTATE VALUES IN THIS COMMUNITY, AS WELL AS DEVELOPMENT...TO REMAIN BELOW THAT IN OTHER STATES. A REDUCTION IN THE REAL ESTATE

TAXES WILL ENABLE THE DEVELOPERS TO TREAD WATER BY KEEPING RENTS AFFORDABLE, UNTIL, HOPEFULLY, IN 10 YEARS, THE RENTAL MARKET WILL CATCH UP WITH INCREASED COSTS.

DEVELOPMENT IS BECOMING ALMOST IMPOSSIBLE TO CONSIDER TODAY, BECAUSE OF COSTS IMPOSED BY THE GOVERNMENT OR BANKS, IN ONE FORM OR ANOTHER, THAT EASILY ADD HUNDREDS OF THOUSANDS OF DOLLARS TO A PROJECT. MANY COSTS THAT WEREN'T THERE 20 YEARS AGO.

IN THIS PARTICULAR CASE, THERE SEEMS TO BE SOME MISUNDERSTANDING THAT ANY PILOT WILL ALLOW THE DEVELOPERS TO GET AWAY SCOTT FREE FROM PAYING TAXES FOR 10 YEARS, WITH NO BENEFIT TO THE CITY. A FORMER MEMBER OF THE SCHOOL BOARD INDICATED AT ONE OF THE HEARINGS, THAT PROVIDING A PILOT WOULD SERIOUSLY HARM THE SCHOOL DISTRICT. THAT'S JUST NONSENSE. RIGHT NOW, THIS PROPERTY GENERATES A GRAND TOTAL OF \$4,300 A YEAR IN REAL ESTATE TAXES. IF THIS PROJECT IS NOT BUILT, IN 10 YEARS THIS VACANT LOT WILL GENERATE \$43,000 IN REAL ESTATE TAXES FOR THE CITY AND SCHOOL DISTRICT.

IF CALAMAR IS PROVIDED A 10 YEAR PILOT, THE PROPERTY WILL GENERATE A TOTAL OF APPROXIMATELY **\$1,220,361** IN REAL ESTATE TAXES, AS WELL AS **\$91,416** IN WATER AND SEWER TAXES. THAT'S AN **INCREASE**, FOR THE CITY AND SCHOOL DISTRICT, OF **\$1,268,000** IN REAL ESTATE TAXES THAT WOULDN'T BE THERE. THAT'S A HUGE GAIN FOR THE

CITY AND SCHOOL DISTRICT. ..NOT TO MENTION THE IMPROVEMENT IN THE RENTAL HOUSING STOCK FOR THE COMMUNITY.

I AM IN THE BUSINESS OF DEALING WITH THE RENTAL MARKET HERE EVERY DAY. WHILE I CAN SAY THE OCCUPANCY RATE FOR APARTMENTS HERE IS ALMOST 98%, THAT DOESN'T BEGIN TO SHOW THAT MANY PEOPLE ARE LIVING IN UNITS YOU WOULD CONSIDER SUB-STANDARD. THEY ARE RENTING THOSE APARTMENTS BECAUSE THERE JUST AREN'T ENOUGH DECENT ONES AVAILABLE.

HERE'S THE END PRODUCT...THIS PROJECT WILL HELP AUBURN GROW AND PROVIDE CLEAN, ATTRACTIVE, WELL-LOCATED, HOUSING FOR MANY SENIORS THAT NOW HAVE LITTLE CHOICE. THIS AGENCY IS AN EXTREMELY IMPORTANT DINASAUR TODAY, BECAUSE IT IS ONE OF THE VERY LAST AGENCIES LEFT THAT CAN PROVIDE INCENTIVE TO BUILD SUCH PROJECTS. HOPEFULLY, YOU WILL SEE THAT, AND APPROVE IT.

Dana Tehran
11-27-12



October 25, 2012

Chairman James Dacey
Auburn Industrial Development Authority
Memorial City Hall
24 South Street
Auburn, NY 13021

**Re: Stormwater Management Facility Concerns
Auburn Senior Housing Project
HUNT 2748.003**

Dear Chairman Dacey:

I understand that a concern has been raised by an adjacent property owner regarding potential negative impacts from an increase in mosquitoes breeding in the proposed stormwater management facility. In regard to this concern, I offer the following comments:

- The proposed stormwater management facility has been designed in complete accordance with the New York State Stormwater Management Design Manual. The manual has been developed by experts at the New York State Department of Environmental Conservation in order to provide an optimum design that provides the greatest benefit to the environment and mitigates the water quality and quantity impacts typically associated with development.
- In this project, a Micropool Extended Detention Pond design was chosen which limits the standing water surface of the pond to a relatively small area of the overall facility. Unlike a typical pond in which the entire detention basin maintains a water surface, only isolated areas of this facility have a permanent water surface, called micropools. In addition these areas are designed to maintain a depth of approximately four feet which reduces breeding grounds that can be associated with very shallow waters.
- There is a stone lined channel between the two micropools which encourages movement of water that discourages the breeding of mosquitoes.
- The proposed micropools are more than 200 feet from adjacent residences to the north and more than 400 feet from the adjacent residences to the east.

While it is my professional opinion that the proposed detention basin will not create a breeding ground for mosquitoes, pond aerators could be installed if an issue arises during the operation of the facility.

Please feel free to contact me directly if you would like to discuss this proposed stormwater facility in greater detail.

Sincerely,

HUNT ENGINEERS, ARCHITECTS & LAND SURVEYORS, PC

A handwritten signature in black ink, appearing to read "Ben Gustafson".

Ben Gustafson, P.E.
Civil Engineer

cc: Jennifer Haines, Director, Auburn Department of Planning and Economic Development
Jocelyn Bos, Director of Development, Calamar

Document1

1127-12

**Standart Woods Apartments
2 Schwartz Drive
Auburn, New York 13021
(315) 252-6056**

11/16/12

To: Auburn Industrial Development Agency
From: Standart Woods Apartments
Subject: Calamar Housing Project

Standart Woods is not against a new apartment project being built across from us as "fair" competition. However, we are opposed to a 10 year tax break or any tax break for that matter. For Calamar to build a new apartment complex which would be in direct competition and we do not receive any breaks, just is simply unfair. Calamar stated that without tax breaks they would have to raise rents \$200.00 a month, so what they are saying is they want you to subsidize their rents. How would this be fair to other apartment complexes that pay their full share. We have not received any breaks for over 40 years. If we received this size of a tax break, we would be able to do some major renovating.

Calamar states that they would hire 2 full time employees. We have four times as many employees. How would they have an economic impact with hiring 2 employees? Tax breaks should be for industrial applications such as factories which employ 100 people or more. The City of Auburn needs tax revenues desperately. The school district has had to make cutbacks, schools have closed, the police department has faced cutbacks. At some point the free ride needs to stop and the unfairness. Homeowners and business owners in Auburn should no have to face increases in their taxes to support this type of endeavor. It just is not fair. Calamar wants to build it, then build it, but don't expect any hand outs. They should have to pay their fair share like everyone else.

Jobs from this Calamar project do not make sense. This project will not have any economic impact. It will take business away from other apartment complexes in Auburn and at an unfair advantage.

Please also consider you will be disturbing an animal habitat that has been there for years. Also consider the rights of people who have homes there and have quiet and peaceful enjoyment of their property.

Even more importantly, the sewer system will not handle the extra flow when we get hard rains now, the sewer and storm drains back up. The extra capacity load will create a lot of problems. Please check with city sewer maintenance department, they will verify this. The Calamar

project will be tapped into our system. When problems occur, who is going to be responsible for paying for the damages and making and paying for these repairs? We have had an ongoing either sewer or water problem off Standart Avenue in our playground area for several months. We have yet to have that problem resolved. We feel the sewers and storm sewers would not be able to take the extra capacity from that project. We already have problems every time it rains.

Our city and school system need all the tax money they can get. Please do not give breaks to these small projects. Please use breaks for major industrial and economic growth.

This letter may be read into the records.

Thank you for your consideration,

Standart Woods Apartments

11-27-12

303 Ansonia Court
Camillus, NY 13031
November 23, 2012

Hon. Mayor Michael Quill
City of Auburn City Hall
24 South Street
Auburn, NY 13021

Re: Calamar Senior Housing Project

Dear Mayor Quill:

I am writing to urge you to support the proposal from Calamar Development to build a 110 unit senior housing complex in Auburn. It is my understanding that a public hearing is to be held on Tuesday, November 27th and while I am unable to attend personally, I hope that you will accept this letter in lieu of an in person statement.

I was a resident of Auburn for 56 years up until 3 years ago when I moved to Camillus. My husband and I raised our sons there, and I was fortunate to hold positions with the City of Auburn Dept. of Urban Renewal and at Auburn Correctional Facility. I am 82 years old and am desirous of returning to Auburn, which I consider my home.

I see the building of this project as an advantage for the city, and for the many seniors who live there. We have worked hard all our lives and are so much healthier when we are allowed to retain our independence by living in a safe, affordable and clean environment. This type of facility provides the type of socialization that is proven to help us remain active and strong.

Many of us have children who were born during the Baby Boom and they will soon be looking for the same type of living facilities as this project offers. I believe that providing a tax abatement for this project will allow many seniors such as me to lead fulfilling lives while providing future housing for the Baby Boomers who are following behind us in even greater numbers.

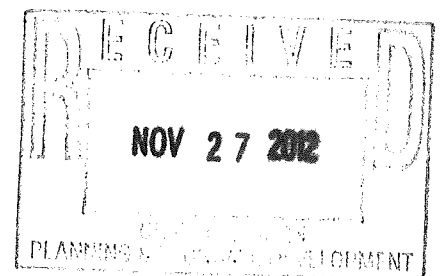
In summary, I believe that providing a tax abatement to Calamar will ensure that the project gets built, and that it will ultimately provide many seniors with a housing option that will not be available otherwise. I intend to apply for residency and I am sure there will be no shortage of tenants like me. Thank you in advance for your support.

Sincerely,



Eva Lambton

Cc: Douglas Selby, City Manager
Chairperson, AIDA ✓
Jennifer Haines, Director, Office of Planning & Economic Development
Calamar Development via Email



Haines, Jennifer

From: Haines, Jennifer
Sent: Monday, November 05, 2012 1:02 PM
To: 'Frank DeRosa CMC CPA'; 'rcook@hancocklaw.com'; 'rpayer@hancocklaw.com'; 'asigona@keuka.edu'; 'bnbgraney@verizon.net'; 'atdassociates@verizon.net'; 'ldidio@cscaa.com'; 'saved81@hotmail.com'; 'mkane@em-com.com'; 'yankzue@gmail.com'
Subject: RE: AIDA meeting - November 5, 2012, 5:00 pm

Hi again Frank,

Below is Rob's response to your question. Please note that this is not in any official AIDA minutes, as this discussion took place under attorney-client privilege.

Thanks!

Jenny

From: Robert D. Poyer [<mailto:rpoyer@hancocklaw.com>]
Sent: Monday, November 05, 2012 8:59 AM
To: Haines, Jennifer
Cc: Richard W. Cook
Subject: RE: AIDA meeting - November 5, 2012, 5:00 pm

Jenny-

I think there is a bit of confusion on this. A competitor could always challenge its assessment, just as any property owner in the City may challenge its assessment. Whether the competitor can successfully challenge the assessment on the grounds of competitive harm is another question, but there is nothing to stop it from doing so.

What a competitor cannot do is challenge benefits granted by AIDA on the grounds that the benefits put it at a disadvantage.

Please let me know if you have any other questions.

-Rob

From: Haines, Jennifer
Sent: Monday, November 05, 2012 8:51 AM
To: 'Frank DeRosa CMC CPA'; rcook@hancocklaw.com; rpoyer@hancocklaw.com; asigona@keuka.edu; bnbgraney@verizon.net; atdassociates@verizon.net; ldidio@cscaa.com; saved81@hotmail.com; mkane@em-com.com; yankzue@gmail.com
Subject: RE: AIDA meeting - November 5, 2012, 5:00 pm

Hi Frank!

I have an e-mail out to Rob Poyer on this, and will send along his response when I receive it.

Also, I am wondering if you could send along to me the request that you sent to Lauren Poehlman, the City Comptroller? She requested information from me this morning in order to respond to it. I also want to let the City Manager know when I need to engage additional City staff in requests from the AIDA Board.

Thanks much!

Jenny



Jennifer L. Haines, Director
Office of Planning and Economic Development
CITY OF AUBURN, NEW YORK
Auburn Industrial Development Authority
24 South Street
Auburn, New York 13021
p 315-255-4115 | f 315-253-0282
Email: jhaines@auburnny.gov
Website: www.auburnny.gov
Website: www.auburnida.org

From: Frank DeRosa CMC CPA [mailto:apdcmc@aol.com]

Sent: Saturday, November 03, 2012 5:47 AM

To: Haines, Jennifer; rcook@hancocklaw.com; rpayer@hancocklaw.com; asigona@keuka.edu; bnbgraney@verizon.net; atdassociates@verizon.net; ldidio@cscaa.com; saved81@hotmail.com; mkane@em-com.com; yankzue@gmail.com

Subject: Re: AIDA meeting - November 5, 2012, 5:00 pm

Jenny,

My impression from our meeting with Rob was that we **need not** be concerned about another existing housing project coming back to the City with demands that their assessment be lowered as a result of granting a PILOT to a competitor thereby creating an uneven playing field.

Just would like to put that old concern to rest. You may have already noted it in the minutes, I wasn't sure.

See you Monday
Frank DeRosa CMC CPA
apdcmc@aol.com

-----Original Message-----

From: Haines, Jennifer <jhaines@auburnny.gov>

To: 'Richard W. Cook' <rcook@hancocklaw.com>; 'Robert D. Poyer' <rpayer@hancocklaw.com>; Amanda Sigona <asigona@keuka.edu>; Bill Graney <bnbgraney@verizon.net>; Frank DeRosa <apdcmc@aol.com>; Jim Dacey <atdassociates@verizon.net> <atdassociates@verizon.net>; Laurie Didio <ldidio@cscaa.com>; Matt Smith <saved81@hotmail.com>; Mike Kane <mkane@em-com.com>; yankzue <yankzue@gmail.com>

Cc: Selby, Doug <dselby@auburnny.gov>; Poehlman, Lauren <lpoehlman@auburnny.gov>; Burns, Michael <mburns@auburnny.gov>; Farrell, Fred <ffarrell@auburnny.gov>

Sent: Thu, Nov 1, 2012 4:27 pm

Subject: AIDA meeting - November 5, 2012, 5:00 pm

To AIDA Board Members:

The AIDA Board meeting has been rescheduled to Monday, November 5, 2012 at 5:00 pm. I have heard from most of you, but please let me know your attendance plans if you have not done so already. Please bring your board packets that were delivered last week.

Thank you!

Jenny Haines



Jennifer L. Haines, Director
Office of Planning and Economic Development
CITY OF AUBURN, NEW YORK
Auburn Industrial Development Authority
24 South Street
Auburn, New York 13021
p 315-255-4115 | f 315-253-0282
Email: jhaines@auburnny.gov
Website: www.auburnny.gov
Website: www.auburnida.org