

**PUBLIC HEARING AGENDA
AUBURN INDUSTRIAL DEVELOPMENT AUTHORITY**

V G RENTALS INC. PROJECT

July 15, 2015 at 4:00 p.m.

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

ATTENDANCE LIST:

Board Present:	James A. Dacey (Chair & Member of Business) Terry Cuddy (Council Member) Michael Quill (Council Member) William Andre (Member at Large) Frank DeRosa (Member at Large) Robert Byron (Member of Industry) Tricia Ottley (Member at Large) Monika Salvage (School Board Member)
Board Excused:	Demetrius Murphy (Member at Large)
Staff:	Andrew Fish, Executive Director Tracy Verrier, Assistant Treasurer Michelle Prego-Milewski, Acting Secretary Richard Cook, Hancock Estabrook Briana Fundalinski, Hancock Estabrook
Public	See Attached

CALL TO ORDER: (Time: 4:03 p.m.) Chairman James A. Dacey 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 V G RENTALS INC. (the "**Company**").

The Authority published a Notice of Public Hearing in *The Citizen* on July 2, 2015, 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:

Andrew Fish read a description of the Project as follows:

V G RENTALS INC. for itself or on behalf of an entity to be formed (the "**Company**") has requested the Authority's assistance with a certain project (the "**Project**") consisting of: (i) the acquisition of 2 parcels of land located at 10 Genesee Street and 14 Genesee Street (Tax Map Nos. 116.45-1-79 and 116.45-1-80) in the City of Auburn, New York totaling approximately

0.46 acres (the "**Land**") improved by 2 existing buildings totaling approximately 34,840 square feet (the "**Existing Improvements**"); (ii) the renovation and equipping by the Company as agent of the Authority of the Existing Improvements for use as residential apartments, and retail and commercial space (the "**Improvements**"); (iii) the acquisition and installation in and around the Existing Improvements and the Improvements by the Company of certain items of machinery, equipment and other tangible personal property (the "**Equipment**", and collectively with the Land, the Existing Improvements and the Improvements, the "**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 \$4,021,270 capital investment by the Company, with significant job retention and creation. The Authority estimates the following amounts of financial assistance will be provided to the Company:

Sales and Use Tax Exemptions:	\$	120,000
<u>Mortgage Recording Tax Exemption:</u>	<u>\$</u>	<u>35,000</u>
Total Estimated Financial Assistance:	\$	155,000

PUBLIC COMMENT:

Mr. Dacey asked that Mr. Dominic Giacona present to the board and the public. Mr. Giacona described the planned renovations of the 10 and 14 Genesee St. properties, as well as the unexpected costs that have been discovered since the start of the project. Mr. Giacona answered questions from the board regarding the additional costs, use of the buildings, and parking. Mr. Giacona explained that the project had received a parking variance that allowed them to have parking off property. He explained that the developers planned to have tenants use existing and under-utilized municipal parking in the area.

Mr. Dacey read the attached statement into record from Mark J. Lawn, Optician (original attached):

“Mr. James Dacey:

Here is a list of East Hill businesses who have survived Grant Ave Plaza, Finger Lakes Mall and Walmart.

Liberty Store – 97 Years

BeeLine – 82 Years

Speno Music – 66 Years

Gregory Picciano – 69 Years

Sam's Shoes – 64 Years
Mark Lawn Optician – 51 Years
Hunter's Diner – 60+ Years

East Hill is a unique business area. We rely on “on-street parking” and without it – who knows. There is no other area in Auburn downtown that has this longevity. Parking is essential to these businesses.”

The floor was opened to the public for comment. The following statements were offered:

Mr. Chuck Mason, 7 Genesee St. Apt. 7

Mr. Mason spoke in favor of the project, noting that he has rented from VG Rentals principal Brandon Grillo for 13 years and said he is a very good landlord. Mr. Mason said that East Hill is the next phase of Auburn's Renaissance, and the whole area will benefit. He said that parking is an obstacle that can be overcome, and the city is working on it.

Frank DeRosa, 3 Locust St.

Mr. DeRosa, speaking as a member of the community, spoke in favor of the project. He asked the board to consider that most tenants will be working during the day, so business hour parking spaces wouldn't be affected as much as the nighttime spaces.

David Tarala, 2 Seminary Ave.

Mr. Tarala is the owner of Bee Line Alignment. He said that parking is an issue already, and suggested that the park by the Owasco River be turned into additional parking spaces. He said that his parking lot is full after 4 pm, and he is already asking tenants in the area to move their cars as they often park illegally in front of his driveway or on his property.

George Cuthbert, 1 Brae Ridge Rd.

Mr. Cuthbert said that parking is a hot topic, but everyone seems to want to see this project succeed. He said that he doesn't want to see the project stopped because of the parking issue, and that Attorney Giacona did a good job of explaining the issue. He believes that the parking issue can be solved.

As there were no further comments from the public, Mr. Dacey adjourned the public hearing at 4:45 pm.

ADJOURNMENT: (Time: 4:45p.m.)

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ATTENDANCE LIST

Name	Address	Phone
Dominic Giacono	9 Court Street, Auburn	255-1122
Renee Slayton	5861 South Street Rd.	730-5021
Warren Vanderpool	58 Willowbrook Dr.	
Ray & Nancy Slayton	57 Park Ave.	
Chuck Mason	204 Genesee St. #7	283-3216
Rob Swietoniowski	5918 Petre Dr.	253-3151
Michael Palmieri	188 Genesee St., Auburn	255-1010
Drew Savino	214 S Hoopes Ave	315-730-4988
Brendan Grillo	5394 Westlake Rd.	315-729-1460
Mark White	33 Fleming St.	315-282-7072
Gary Swan	8411 Shepherd Rd., Weedsport	315-649-1808
Joyce McMurray	7 Hazelnut, Auburn	315-406-7856
Paul Piazza	7365 Owasco Rd	315-246-3078
Rob Buschman	217 S. Hoopes Ave, Auburn	

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Rob Busca 217 South Hoopes Ave Auburn

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Dominic Giacomini	9 Court St, Auburn	255-1122
Renee Slayton	5841 South St. Rd	730-5021
Warren Vanderpool	58 Willowbrook Dr.	
Kays Nancy Slayton	57 Park Ave.	
CHUCK MASA	204 GENESEE ST #7	283-3216
ROB SWERTONIUWSKI	5918 PETER DR	253 3151
MICHAEL PALMERI	133 GENESEE ST. Auburn	255-1010
Drew Savino	314 S Hoopes Ave	315-730-4988
Brendan Gillo	5394 Westlake Rd	315-729-1460
Mark White	33 Fleming St	315-282-7072
GARY SWAN	8411 SHEPHERD RD WEEPSPONT	315 699 1808
Joyce McMurray	7 Hazelhurst Auburn	315-406-7856
Paul Pranzga	7365 Owascord	315-246-3078



Mark J. Lawn

OPTICIAN

Mr James Dacey:

7-14-2015

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