Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on January 16, 2015 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

EDGE Staff Present: S. Papale, J. Waters, S. DiMeo, M. Carney, T. Fitzgerald

D. Grow called the meeting to order at 8:08 AM.

A motion to enter into Executive Session at 8:08 AM to discuss pending contracts was made by F. Betrus and seconded by S. Zogby. Motion passed unanimously 6-0.

A motion to exit Executive Session at 8:39 AM was made by F. Betrus and seconded by S. Zogby. Motion passed unanimously 6-0.

A request to review and consider an annual Housekeeping Resolution. Annual Housekeeping Resolution (1) documents election of officers and committee members; (2) confirms the occurrence of the annual meeting and actions taken at that meeting; (3) provides for the selection of staff and contracted services; (4) affirms policies and procedures of the agency/corporation and (5) officially adopts the meeting schedule for 2015. A motion to approve the annual Housekeeping Resolution was made by S. Zogby and seconded by E. Quadraro. Motion passed unanimously 6-0.

A request to ratify and confirm all PAAA Submissions. A motion to ratify and confirm all PAAA Submissions was made by F. Betrus and seconded by S. Zogby. Motion passed unanimously 6-0.

A request to ratify the OCIDA Mission Statement and approve the Agencies Performance Measurements for 2015. A motion to ratify the OCIDA Mission Statement and approve the Agencies Performance Measurements for 2015 was made by E. Quadraro and seconded by F. Betrus. Motion passed unanimously 6-0.

A request to approve the OCIDA Staff Services Contract with Mohawk Valley EDGE. The Agency received the red-lined version of the contract that included minor language changes but was for the same contractual amount as 2014. M. Fitzgerald requested that the language about excluding responses to audit in the service fee be taken out. F. Betrus questioned about Directors and Officers insurance and S. Papale stated she would provide a copy of the insurance policy to the board. M. Fitzgerald requested an annual review of all insurance policies and policy limits. S. Zogby disclosed that Scalzo, Zogby and Wittig Inc. provides the board with Directors and Officers insurance and has been providing that insurance since before he was appointed to the board. M. Fitzgerald requested a language change to Exhibit A, paragraph #1- end the sentence after businesses. A motion to approve the Staff Services Contract with
Mohawk Valley EDGE with amendments was made by S. Zogby and seconded by N. Brown. Motion passed unanimously 6-0.

The OCIDA Confidential Board Performance document was passed out to the Agency members.

F. Arcuri addressed the board on the recent Rome Cable DEC Cleanup Grant Award. The award will cover the remaining cleanup that is outside Building Complex 4 and does not cover any demo of the building. D. Grow stated that this project is important because of the new company that purchased Rome Strip Steel may want to expand and having that building up and site not cleaned up could damper those efforts. F. Arcuri stated that he has secured the match required for the grant from National Grid and counsel is reviewing the DEC agreement. He also stated that DEC is handling the cleanup and bill back the 10% required match. F. Arcuri will come back to the Agency when more information and specifics are available.

The Agency received the December 16, 2014 Meeting Minutes. A motion to approve the December 16, 2014 minutes was made by F. Betrus and seconded by D. Grow. Motion passed unanimously 6-0.

Financials were distributed to the Agency. M. Carney stated that the December books have closed and that the audit is scheduled to begin the first week of February. Agency accepted the financials as presented.

Old Business

The Agency received a memo from County Executive Picente regarding the proposed Housing Policy. The Vision 2020 Housing group met in November and submitted comments to the County Executive. The memo addressed the need for single family housing, which the Agency did not agree with. A modified map to include “urbanized areas.” A clearer definition of what a vacant infill site would include. The addition of a first come, first served scoring criteria which addressed the first 560 units of housing. These first units would receive more points in the scoring matrix. S. Zogby questioned the possibility that someone may say they are going to do a number of units to get the benefit and then sit on them just to get those extra points. D. Grow questioned when the PILOT would kick in- on Certificate of Occupancy? F. Betrus stated that the intention of the Vision 2020 committee was to incentivize the first rounds of development and then let the free market take over. S. DiMeo stated that it is hard to predict the absorption period. D. Grow suggested that maybe having a time limit versus a number of unit limit would be more appropriate. M. Fitzgerald suggested that the Agency have the ability to sunset the program after 560 units or three years. S. DiMeo stated that five years may be more appropriate considering the length of time it may take for permits and approvals. D. Grow stated that the units should have to obtain a Certificate of Occupancy within 24 months after sales tax letter is issued and the sales tax letter should be issued at closing and not at inducement. S. DiMeo will provide the agency with a redlined version of recommended changes.

L. Ruberto stated that Ontario Realty is delinquent in their PILOT payments and the Agency will issue them a letter to rectify the situation within 30 days or they have the ability to pull the PILOT.
There being no further business, the meeting was adjourned at 10:08 AM upon a motion by F. Betrus and seconded by M. Fitzgerald.

Respectfully recorded,

Jennifer Waters