Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on February 12, 2015 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

EDGE Staff Present: S. Papale, S. DiMeo, T. Fitzgerald

D. Grow called the meeting to order at 8:11 AM.

A motion to enter into Executive Session at 8:11 AM to discuss pending contracts was made by M.F. Messenger and seconded by F. Betrus. Motion passed unanimously 6-0.

A motion to exit Executive Session at 8:48 AM was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 6-0.

A request to consider an inducement resolution relating to the Marcy Family LLC facility for construction of an 18 unit rental housing project located in Marcy near Route 291 and River Road. The applicant is seeking sales tax exemption. The project is for a total of $2.6M. Kim Bravo, developer of the project, stated that the new project will be located adjacent to properties already owned. Ms. Bravo explained that this will be a phased project, with three of five total proposed buildings being built in first phase, which will allow for expedited construction of an access road. D. Grow asked if a market study had been done. Ms. Bravo explained that current tenants are mostly older couples and individuals, and that she expects the same for proposed units. Current properties have a waiting list of tenants, so she expects these to fill quickly. D. Grow asked what expected timeline of project is. Ms. Bravo explained that ground breaking will occur when the weather breaks. D. Grow explained that a project like this is new territory for the Agency, as housing has generally been outside the purview of the Agency. However, a new housing policy is under consideration, and its adoption is imminent. Any forthcoming applications, including Ms. Bravo’s, will be subject to that policy. D. Grow explained that Ms. Bravo’s application will be deferred until housing policy is adopted. The Agency will send the adopted policy to Ms. Bravo for her review prior to her request’s next hearing.

A request to consider an inducement resolution relating to the Renmatrix facility, for acquisition of 679 Ellsworth Road, Rome, NY 13440 for the production of cellulosic sugars. The company is requesting sales tax exemption, real property tax and mortgage recording tax exemption. Frank Lipiecki, representing Renmatix, explained that this project would utilize all of 679 Ellsworth Road, currently occupied by Mascoma Corporation. Renmatix would utilize a different manufacturing process, which would require facility expansion and equipment purchases. Initial job creation would be thirteen (13) jobs. S. DiMeo suggested that a PILOT be based on fair market value of the property, which is considered between $1 M and $1.2 M. With an equalization rate of 75%, the fixed assessment will be $800,000. A motion to approve an inducement resolution for a standard industrial PILOT with payments based on the proposed fixed assessment, sales tax abatement, and
mortgage recording tax exemption relating to the Renmatix facility and authoring the Agency to
conduct a public hearing was made by S. Zogby and seconded by F. Betrus. Motion passed
unanimously 6-0.

The Agency received the January 16, 2015 Meeting Minutes. A motion to approve the January 16, 2015
minutes was made by F. Betrus and seconded by S. Zogby. 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.

A request to consider a resolution consenting to sublicense the Small Arms Range (SAR) at Griffiss
Business and Technology Park between Oneida County and the City of Utica. Oneida County Sheriff
uses SAR at Griffiss pursuant to a License Agreement with GLDC and OCIDA. Under the License
Agreement, the County indemnifies GLDC and OCIDA for its own acts and omissions as well as those
of its authorized personnel and its sublicensees and their authorized personnel, and provides us
with insurance coverage. If the County sublicenses the SAR to another police department, it is
required under the License Agreement to make sure that the sublicensee provides us with separate
insurance coverage. The City of Utica has approached the County about making the range available
to the UPD. The City doesn’t carry liability insurance. Rather, it self-insures. The City is willing to
indemnify GLDC and OCIDA. A motion to approve a resolution consenting to sublicense the Small
Arms Range (SAR) at Griffiss Business and Technology Park between Oneida County and the City of
Utica was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 6-0.

A request to consider a resolution consenting the sublease of Building 796 between Griffiss Local
Development Corporation (GLDC) and Griffiss Institute. GLDC will sublease space in building 796 to
the Griffiss Institute. The Griffiss Institute has become the hub of workforce and entrepreneurial
opportunities for companies, education institutions and start-up ventures. Key is fostering growth
in areas of research and development of technologies that support operations within and across the
entirety of the cyber security domain. The lease is for five annual renewal periods; under the Lease
between OCIDA and GLDC, GLDC must obtain prior consent from the IDA of any subleases. A motion
to approve a resolution consenting the sublease of Building 796 between GLDC and Griffiss Institute
was made by M.F. Messenger and seconded by S. Zogby. Motion passed unanimously 6-0.

Old Business

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.
He stated that DEC is handling the cleanup and bill back the 10% required match. DEC is asking for the
first 10% of match, which totals $80,000, up front. F. Arcuri then requested that the Agency provide an
interest-free loan to the Rome Community Brownfield Restoration Corporation (RCBRC) to cover this
cost, which would then be reimbursed through a grant from National Grid, which has been committed.
RCBRC has committed to indemnify the Agency. A motion to pay DEC $80,000 in grant match, through
RCBRC as funding agent, for initial cleanup cost, with expectation that RCBRC reimburses the Agency
upon receipt of grant from National Grid was made by S. Zogby and seconded by E. Quadraro. Motion
passed unanimously 6-0.
The Agency received and reviewed proposed changes from M. Fitzgerald regarding the proposed Housing Policy. M. Fitzgerald suggested reducing PILOT term from ten years to seven. Additionally, he suggested changing the minimum investment threshold from $400,000 per project to $20,000 per unit with a minimum of five units. Mr. DiMeo explained that during last meeting, County Executive Picente gave a memo describing his support for the originally tiered benefits and timeframe. Mr. DiMeo also pointed out that in other municipalities that offer similar benefits, such as Albany and New York City, much longer timeframes are given for benefits. D. Grow suggested extending benefits back to ten years, with reduced benefits over years 7-10. These reduced benefits would include a 50% PILOT in Years 6-7, 25% PILOT in Year 8, and 10% PILOT in Years 9-10. A motion to adopt Housing Policy, with new revisions to include a ten-year, decreasing PILOT term, as well as new minimum investment criteria was made by E. Quadraro and seconded by D. Grow. Motion passed unanimously 6-0.

L. Ruberto stated that the Agency now needs to solicit input on the new policy from taxing jurisdictions in the County that lie within identified eligible areas of the policy. This will be done by sending out the proposed policy by mail to only affected taxing jurisdictions, and asking for written feedback ten days prior to the next meeting.

S. Papale stated that Ontario Realty is delinquent on their County and school taxes, and perhaps village taxes as well. S. Papale suggested that the Agency send a letter saying that unless a deal is reached with all taxing jurisdictions, its PILOT agreement will be terminated. L. Ruberto pointed out that such a letter had already been sent. S. Papale then suggested sending a notice of PILOT agreement termination in the event that taxes have not been paid by March 2nd. A motion to adopt a resolution to send a termination of PILOT notice upon failure to pay delinquent school tax bill was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 6-0.

Old Business

S. Papale explained that Nirvana recently paused operations, and will be monitored by the Agency to determine what state of business is.

There being no further business, the meeting was adjourned at 10:18 AM upon a motion by F. Betrus and seconded by S. Zogby.

Respectfully recorded,
Timothy Fitzgerald