Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on March 18, 2015 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

EDGE Staff Present: S. Papale, J. Waters, M. Carney
Others Present: M. Levitt, L. Ruberto, L. Romano, Mayor Fusco, K. Bravo, A. Commissio, G. Brodock, J. Brodock

D. Grow called the meeting to order at 8:06 AM.

A request to consider a resolution authorizing the sale of a 8.040+ acre parcel of vacant land at the interchange of Brooks Road, Hanger Road, and Otis Street in the Griffiss Business & Technology Park and the form and execution of related documents. GLDC has entered into a Purchase and Sale Agreement to sell the parcel to Kris-Tech Wire Company, Inc.; the Agency and GLDC must release the parcel from the Master Lease between the Agency and Griffiss Local Development Corporation and the Agency must deed the parcel to GLDC. A motion to approve the authorization of the sale of a 8.040+ acre parcel of vacant land at the interchange of Brooks Road, Hanger Road, and Otis Street in the Griffiss Business & Technology Park and the form and execution of related documents was made by S. Zogby and seconded by E. Quadraro. Motion passed 5-0-1 with M. Fitzgerald abstaining.

A request to consider an inducement resolution relating to the Kris-Tech Wire Company facility, for purchase of a 8.040+ acre parcel of vacant land at the interchange of Brooks Road, Hanger Road, and Otis Street in the Griffiss Business & Technology Park. The company is requesting sales tax exemption, real property tax and mortgage recording tax exemption. Graham Brodock addressed the Agency and explained the Kris-Tech project. He stated that the business is currently physically constrained at their existing location of 921 Seneca St. in Rome and they currently have only 5% of their customer base in New York State. They also have a facility in Southern California that could see potential growth if they are unable to expand here. G. Brodock explained the request for PILOT payments based on a fair market value $1.5 million assessment. They will be constructing a 46,000 square foot butler building with a 4,000 square foot office and employing 40 people. Mayor Fusco stated that this project is a great opportunity for the City and he is supportive of the project and hopes they can help increase the amount of NY sales that the company currently has. A motion to approve an inducement resolution for sales, mortgage and real property tax abatement (based on a $1.5 million assessment) relating to the Kris-Tech Wire Company facility, for purchase of a 8.040+ acre parcel of vacant land at the interchange of Brooks Road, Hanger Road, and Otis Street in the Griffiss Business & Technology Park was made by F> Betrus and seconded by E. Quadraro. Motion passed 5-0-1 with M. Fitzgerald abstaining.

A request to consider a resolution authorizing the amendment of the Agency’s Uniform Tax Exemption Policy. The Agency wishes to adopt a policy pertaining to market rate rental housing. A copy of said policy was circulated to all affected taxing jurisdictions for comment prior to the meeting. S. Papale stated that she did not receive any comments from the School Districts and did receive comments from the City of Rome, which were distributed to the Agency prior to the meeting. Mayor Fusco stated that it is important to develop the urban core and areas that have infrastructure already in place. It is
important to the city that this development is brought into the city center because they still have to provide basic services. He also thanked the Agency for communicating with the city throughout this process. D. Grow stated that having existing sewer and water figures into the process and the policy favors areas in city centers, he also stated that is important to note that this policy has a sunset provision and is meant to get projects off the ground. A motion to confirm and approve a resolution authorizing the amendment of the Agency’s Uniform Tax Exemption Policy to include a market rental housing policy was made by M.F. Messenger and seconded by F. Betrus. 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 addressed the Agency and stated that she has amended her original application to include 30 rental units which would potentially increase her scoring to include a real estate tax abatement. The project would be $4 million. In self scoring she scored the project 65 points. M. Fitzgerald stated that this project was not in the spirit of the 20 pts for adaptive reuse. S. Papale stated that this project does meet a community need because a second ingress and egress was created for fire and police support to the surrounding properties. D. Grow stated that this type of units are needed in the area and would be filled quickly and would add to the tax base. M. Fitzgerald stated he isn’t sure how this project fits into adaptive reuse and that the Agency just created the policy and they are already considering stretching it. K. Bravo stated that there was a vacant house that was demolished before the project. S. Papale stated that this project is the first proposed under the new policy and Kim Bravo spoke to the Town Supervisor and he is in favor of the project. Brian Scala scored the project and considers it to fit into adaptive reuse. M. Fitzgerald asked Kim Bravo to ask the Town of Marcy to confirm the community benefits. S. Zogby asked if the Agency was always going to ask for letters to confirm community benefits and the Agency should be consistent with what it asks for. M. Fitzgerald stated that it is not clear to him how the community benefits from ingress/egress for fire and police support. S. Zogby stated that he doesn’t see how it can’t fit into the community benefit category. S. Papale noted the “Marcy Matters” newsletter that the Agency received that discussed the community benefits of the project. A motion to approve an inducement resolution scoring the project 45 points and granting sales and mortgage tax abatements relating to the Marcy Family LLC facility for construction of an 30 unit rental housing project located in Marcy near Route 291 and River Road was made by M. Fitzgerald and seconded by F. Betrus. Motion passed unanimously 6-0.

The Agency received the February 12, 2015 Meeting Minutes. A motion to approve the February 12, 2015 minutes with edits was made by F. Betrus and seconded by M. Fitzgerald. Motion passed unanimously 6-0.

Financials were distributed to the Agency. Agency accepted the financials as presented.

The audit committee presented the 2014 Audit and concluded that is met the requirements of the Agency and the committee appreciates all the work internal staff did to complete the audit. A motion to accept the 2014 Audit and authorize its submittal to New York State was made by M. Fitzgerald and seconded by F. Betrus. Motion passed unanimously 6-0.

A request to consider a resolution authorizing the sale and assignment of the Mascoma-NY LLC Facility to Renmatix Inc. and approving the form and execution of related documents. The Agency is waiving clawback from Mascoma due to lose of a major customer as outlined in a letter from the company. A
motion to authorize the sale and assignment of the Mascoma-NY LLC Facility to Renmatix Inc. and approving the form and execution of related documents was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 6-0.

A request to consider a final authorizing resolution relating to the Renmatix Inc. Facility, approving financial assistance that is a deviation from the Agency’s Uniform Tax Exemption Policy, and approving the form and execution of related documents. The Agency conducted a public hearing on March 10, 2015. No comment was made at the public hearing. Mayor Fusco stated that he hopes the company grows and prospers. A motion to approve a final authorizing resolution relating to the Renmatix Inc. Facility, approving financial assistance that is a deviation from the Agency’s Uniform Tax Exemption Policy, and approving the form and execution of related documents was made by F. Betrus and seconded by M.F. Messenger. Motion passed unanimously 6-0.

A request to consider a resolution consenting to the License by Griffiss Local Development corporation to Revolutionary Trails Inc., Boy Scouts of America. The Boy Scouts would like to use the parade field area for a camping trip April 24 – 26, 2015; under the terms of the Master Lease, the Agency must consent to any sublicense of the Facility. D. Grow asked M. Levitt is the Agency was insured for this type of use under its policy. S. Zogby stated that as long as the Agency is a named insure on the GLDC policy they are ok. E. Quadraro stated that this is happening at Griffiss because the Boy Scouts are working with AFRL at this camp. A motion to approve a resolution consenting to the License by Griffiss Local Development corporation to Revolutionary Trails Inc., Boy Scouts of America was made by D. Grow and seconded by S. Zogby. Motion passed 5-0-1 with E. Quadraro abstaining.

A request to consider a resolution consenting to the sublease by 394 Hangar Road Corporation to the Oneida County Airport for the installation of radar instrumentation on the roof of Building 101. Under the terms of the Master Lease, the Agency must consent to any sublicense of the Facility. A motion to consent to the sublease by 394 Hangar Road Corporation to the Oneida County Airport for the installation of radar instrumentation on the roof of Building 101 was made by M.F. Messenger and seconded by S. Zogby. Motion passed unanimously 6-0.

M. Fitzgerald left the meeting.

Old Business

S. Papale stated that Ontario Realty has come to an agreement with the School District on their taxes but not with the County or Town. S. Papale recommends putting the project on official notice of PILOT termination if the taxes are not paid.

S. Papale stated that the Camden assessor noted that Fish Creek LLC did not pay their taxes, but S. Papale contacted the company and they plan to pay ASAP.

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

S. Papale stated that OMNI was going to be completing their project in Utica and not in Kirkland.
D. Grow thanked the Mayor for attending the meeting.

There being no further business, the meeting was adjourned at 9:42 AM upon a motion by F. Betrus and seconded by S. Zogby.

Respectfully recorded,
Jennifer Waters