Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on April 17, 2015 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY


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

Others Present: M. Levitt, C. Levitt, L. Ruberto, L. Romano, J. DiBari, K. Bravo, A. Commissio, R. Lambe

D. Grow called the meeting to order at 8:09 AM.

The Agency received the March 18, 2015 Meeting Minutes. A motion to approve the March 18, 2015 minutes with edits was made by M.F. Messenger and seconded by S. Zogby. Motion passed unanimously 5-0.

Financials were distributed to the Agency. Agency accepted the financials as presented. Staff noted that all PAAA materials were submitted by the deadline.

A request to consider a SEQR resolution and final authorizing resolution relating to the Kris-Tech Wire Company, Inc. Facility, authorizing financial assistance that represents a deviation from the Agency’s Uniform Tax Exemption Policy, and approving the form and execution of related documents. On April 7, 2015, the City of Rome Planning Board adopted a negative declaration for the purposes of SEQR. On April 9, 2015 the Agency mailed letters to the affected taxing jurisdictions describing the PILOT Payments to be made and setting forth the reasons the Agency is deviating from its Policy. The Agency conducted a public hearing for the project on April 16, 2015. Comments were made in support of the project by Mayor Fusco. A motion to approve a SEQR resolution and final authorizing resolution relating to the Kris-Tech Wire Company, Inc. Facility, authorizing financial assistance that represents a deviation from the Agency’s Uniform Tax Exemption Policy, and approving the form and execution of related documents was made by N. Brown, seconded by S. Zogby. Motion passed unanimously 5-0.

A request to consider a supplemental final authorizing resolution relating to the Research Associates of Syracuse, Inc. Facility, authorizing financial assistance that represents a deviation from the Agency’s Uniform Tax Exemption Policy, and approving the form and execution of related documents. On April 9, 2015 the Agency mailed letters to the affected taxing jurisdictions describing the PILOT Payments to be made and setting forth the reasons the Agency is deviating from its Policy. A motion to approve a supplemental final authorizing resolution relating to the Research Associates of Syracuse, Inc. Facility, authorizing financial assistance that represents a deviation from the Agency’s Uniform Tax Exemption Policy, and approving the form and execution of related documents was made by S. Zogby and seconded by M.F. Messenger. Motion passed 4-0-1 with D. Grow abstaining.

A request to consider a supplemental inducement resolution relating to the Marcy Family LLC Facility. The Agency adopted an inducement resolution on March 18, 2015 providing preliminary approval for exemptions from mortgage recording tax and sales tax; the Company is requesting the Agency reconsider its request for abatements from real property taxes. No public hearing has been conducted for this project yet. Robert Lambe from the Town of Marcy addressed the Agency in regards to the
project. He stated that this project is located in one of three areas being planned for smart growth in the Town. He also stated that the Town is steering development towards this area and would classify the project as infill rather than vacant. He did mention that with the construction of public infrastructure in relation to this project would be a clear community development for the surrounding neighborhood. S. Zogby stated that this project would be stretching the Agency’s guidelines. D. Grow stated that it is not until the final authorizing resolution that the Agency will make its final decision and the Agency will welcome any and all comments during the public hearing.

A request to modify the existing sublease between RCBRC and Owl Wire and Cable to include additional years (from 5 years to 10 years) and altering the terms of the agreement so that Owl Wire and Cable will be responsible for building upkeep and maintenance in exchange for a reduction in the current rent rate. A motion to consent to the modification of the existing sublease between RCBRC and Owl Wire and Cable to include additional years (from 5 years to 10 years) and altering the terms of the agreement so that Owl Wire and Cable will be responsible for building upkeep and maintenance in exchange for a reduction in the current rent rate was made by F. Betrus and seconded by N. Brown. Motion passed 4-0-1 with D. Grow abstaining.

Old Business
M. Levitt addressed the Agency in regards to the Nirvana project. He stated that the company has not paid their taxes, but the Agency has currently not terminated the lease. He also stated that a county tax foreclosure cannot happen until the IDA terminates its lease with the company. N. Brown questioned why the Agency would not be consistent with its policy and terminate the PILOT and lease immediately. S. Papale has stated that the Agency has sent sufficient notice to the company regarding non-payment of PILOT and possible termination of the lease. A motion to immediately terminate the existing lease and PILOT with Nirvana was made by N. Brown and seconded by S. Zogby. Motion passed unanimously 5-0.

S. Papale stated that Ontario Realty is not current with Oneida County in regards to their PILOT payments. She also stated that a 30-day notice will be sent to Ontario Realty.

There being no further business, the meeting was adjourned at 9:30 AM upon a motion by F. Betrus and seconded by S. Zogby.

Respectfully recorded,
Jennifer Waters