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

EDGE Staff Present: S. Papale, T. Fitzgerald, M. Carney, S. DiMeo, J. Waters
Others Present: M. Levitt, C. Levitt, D. Guzewich, Frank DuRoss, Gary Thurston, Lorraine Hennings

D. Grow called the meeting to order at 8:07 AM.

The Agency deferred approving the June 19, 2015 minutes until the next meeting.

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

A request to consider a SEQR resolution relating to the New Hartford ExStay, LLC facility. The Town of New Hartford is serving as lead agency for the environmental review. A motion to approve a SEQR resolution relating to the New Hartford ExStay, LLC facility was made by M.F. Messenger and seconded by F. Betrus. Motion passed 5-2 with M. Fitzgerald and S. Zogby opposing.

A request to consider a final authorizing resolution relating to the New Hartford ExStay, LLC facility, authorizing financial assistance consistent with the Agency’s Uniform Tax Exemption Policy, and authorizing the form and execution of related documents. A public hearing was conducted on June 16, 2105, the IDA adopted a Statement of Findings on June 19, 2015 and the Oneida County Executive confirmed the findings on June 23, 2015. No comments were made at the public hearing. A motion to approve a final authorizing resolution relating to the New Hartford ExStay, LLC facility, authorizing financial assistance consistent with the Agency’s Uniform Tax Exemption Policy, and authorizing the form and execution of related documents was made by N. Brown and seconded by F. Betrus. Motion passed 5-2 with M. Fitzgerald and S. Zogby opposed.

A request to consider a final authorizing resolution relating to the Utica First Insurance Company facility, authorizing financial assistance consistent with the Agency’s Uniform Tax Exemption Policy, and authorizing the form and execution of related documents. A public hearing was conducted on July 14, 2105. No comments were made at the public hearing. A motion to approve a final authorizing resolution relating to the Utica First Insurance Company facility, authorizing financial assistance consistent with the Agency’s Uniform Tax Exemption Policy, and authorizing the form and execution of related documents was made by F. Betrus and seconded by M.F. Messenger. Motion passed 4-0-3 with E. Quadraro, M. Fitzgerald and S. Zogby abstaining.

A request to consider an initial authorizing resolution for a PILOT, Sales Tax and Mortgage Recording Tax Exemption for Crane Ballou (Former ConMed Building Board Street, Utica) for utilization as an secondary education technical training facility and for a not-for-profit entrepreneur facility with incubator space and meeting/ training facility. Gary Thurston president of Hayner Hoyt addressed the Agency stating that they have purchased the former ConMed Building in Utica and intend to put in 27 lofts and have the remaining space available for MVCC for their thINCubator program. Frank DuRoss stated that
because MVCC was granted an Innovation Hot Spot award they have the ability to increase their space and programming, they anticipate holding over 50 events a year and have the Trades Program move from the MVCC Rome campus to this location in Utica. The lofts will start construction at the end of 2015 or beginning of 2016. A motion to approve an initial authorizing resolution for a PILOT, Sales Tax and Mortgage Recording Tax Exemption for Crane Ballou (Former ConMed Building Board Street, Utica) for utilization as an secondary education technical training facility and for a not-for-profit entrepreneur facility with incubator space and meeting/ training facility contingent on counsel review of contract and lease extension and PILOT benefit termination upon lease termination was made by M. Fitzgerald and seconded by F. Betrus. Motion passed 5-0-2 with S. Zogby and D. Grow abstaining.

Old Business
The Agency received a letter from Owl Wire asking to reconsider a different PILOT formula than what was approved at the last meeting. M. Fitzgerald stated that extension done in the past follow the same formula. D. Grow stated that the wire industry has been historically important to the City of Rome and there are other things the City can do to help. The Agency decided to keep the PILOT formula the same as approved previously.

The Agency received a request to approve an environmental access agreement for Nortek Powder Coating so that clean up can begin at the former 5900 Success Drive site. The Agency requested that a request come to them via writing about this issue.

There being no further business, the meeting was adjourned at 9:18 AM upon a motion by F. Betrus and seconded by D. Grow.

A motion to reenter the OCIDA meeting at 9:20 AM was made by F. Betrus and seconded by M.F. Messenger. Motion passed unanimously 7-0.

A motion to enter into Executive Session to discuss pending contracts was made by F. Betrus and seconded by M.F. Messenger. Motion passed unanimously 7-0.

A motion to exit Executive Session at 9:45 AM was made by N. Brown and seconded by E. Quadraro. Motion passed unanimously 7-0.

The meeting was adjourned by 9:45 AM.

Respectfully recorded,
Jennifer Waters