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


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

Others Present: M. Levitt, D. Guzewich

D. Grow called the meeting to order at 8:04 AM.

A motion to enter into Executive Session at 8:04 AM to discuss personnel was made by E. Quadraro and seconded by F. Betrus. Motion passed unanimously 5-0.

A motion to exit Executive Session at 8:10 AM was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 5-0.

The Agency received the August 21, 2015 Meeting Minutes. A motion to approve the August 21, 2015 minutes was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 5-0.

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

A request from Family Dollar Stores, Inc. to consent to granting a mortgage on the Facility and authorizing the form and execution of related documents, subject to approval by counsel. With the merger of Family Dollar the company is consolidating its assets into one mortgage. A motion to approve a request from Family Dollar Stores, Inc. to consent to granting a mortgage on the Facility and authorizing the form and execution of related documents, subject to approval by counsel was made by F. Betrus and seconded by S. Zogby. Motion passed unanimously 5-0.

A request to approve an authorization to enter into Partial Release of Sewer Easements and New Sewer Easements or, in the alternative, Amended and Restated Easements, and any necessary related documents, agreements and/or instruments, with FMW RRI I LLC and FMW RRI OPCO LLC (Red Roof Inn on North Genesee Street, Utica, New York), subject to the approval of IDA and bond counsel. A motion to approve an authorization to enter into Partial Release of Sewer Easements and New Sewer Easements or, in the alternative, Amended and Restated Easements, and any necessary related documents, agreements and/or instruments, with FMW RRI I LLC and FMW RRI OPCO LLC (Red Roof Inn on North Genesee Street, Utica, New York), subject to the approval of IDA and bond counsel was made by S. Zogby and seconded by M. Fitzgerald. Motion passed unanimously 5-0.

A request to enter into a Partial Release of Sewer Easement and New Sewer Easement, and any necessary related documents, agreements and/or instruments, with Jelk, LLC (Griffiss Business and Technology Park). Motion to enter into a Partial Release of Sewer Easement and New Sewer Easement, and any necessary related documents, agreements and/or instruments, with Jelk, LLC (Griffiss Business
and Technology Park) was made by M. Fitzgerald and seconded by S. Zogby. Motion passed unanimously 5-0.

A request to consider a request from Griffiss Local Development Corporation to consent to the amendment of the subleases between GLDC and BAE SYSTEMS (relating to Building 798) and GLDC and BAE SYSTEMS ESI (relating to Building 774), and authorize the form and execution of related documents, subject to approval by counsel. Motion to approve a request from Griffiss Local Development Corporation to consent to the amendment of the subleases between GLDC and BAE SYSTEMS (relating to Building 798) and GLDC and BAE SYSTEMS ESI (relating to Building 774), and authorize the form and execution of related documents, subject to approval by counsel was made by S. Zogby and seconded by F. Betrus. F. Betrus noted that one of the tenants in his apartment buildings works at BAE. Motion passed unanimously 5-0.

A request from Griffiss Local Development Corporation to consent to granting a license to Rome City School District and authorize the form and execution of related documents. The School District would like to use lands owned by the IDA and leased to GLDC to conduct an “Awareness Day” on October 11, 2015. Motion to approve a request from Griffiss Local Development Corporation to consent to granting a license to Rome City School District and authorize the form and execution of related documents, including providing adequate insurance was made by S. Zogby and seconded by F. Betrus. Motion passed unanimously 5-0.

Old Business
The Agency received draft housing policy recapture from legal counsel. The Agency marked up the draft to make the language clearer and requested staff sent to all taxing jurisdictions. Agency members discussed some upcoming housing projects and questioned whether the County will be able to keep up with zoning regulations.

A motion to enter into Executive Session at 9:02 AM to discuss pending contacts was made by E. Quadraro and seconded by F. Betrus. Motion passed unanimously 5-0.

A motion to exit Executive Session at 9:20 AM was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 5-0.

There being no further business, the meeting was adjourned at 9:20 AM upon a motion by F. Betrus and seconded by D. Grow.

Respectfully recorded,
Jennifer Waters