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


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


D. Grow called the meeting to order at 8:08 AM.

A request to consider a final authorizing resolution relating to the Fort Schuyler Management Corporation/ams AG Facility, approving financial assistance that is a deviation from the Agency’s Uniform Tax Exemption Policy. The IDA conducted a public hearing on December 14, 2015. Comments were received both at the meeting and in writing. The Agency discussed the October 1, 2013 PILOT Allocation Agreement that was previously agreed upon by all taxing jurisdictions. S. DiMeo stated that the project is on track with an expected groundbreaking in April. Pat Costello on behalf of IBEW Local 43 expressed his concerns about using as much local labor in the project as possible. He also stated that they are 100 percent behind the project and the PILOT agreement but would like to see local labor tied to the agreement. S. DiMeo stated that this project would be prevailing wage and use as much local labor as possible. P. Costello also expressed concern about utilizing a Project Labor Agreement. The Agency stated that they cannot tie a project to a Project Labor Agreement, but would draft a letter to the Fort Schuyler Development Corp. expressing their concern about using local labor. The Agency also stated the need for educational programs and the use of trades training during the project. A motion to approve mortgage tax exemptions, sales tax exemptions and abatement of real property taxes. The proposed assistance is a deviation from the Agency’s Uniform Tax Exemption Policy because (i) the abatement of real property taxes will be as described in the Agreement Approving PILOT Terms and Allocating PILOT Payments dated as of October 1, 2013 and (ii) the Agency’s financial assistance will be subject to recapture in a manner consistent with the terms of AMS’ agreements with New York State agencies was made by M. Fitzgerald and seconded by S. Zogby. Motion passed unanimously 7-0.

The Agency received the November 13, 2015 Meeting Minutes. A motion to approve the November 13, 2015 minutes was made by F. Betrus and seconded by M.F. Messenger. Motion passed unanimously 7-0.

Financials were distributed to the Agency. Agency accepted the financials as presented. It was noted at Fish Creek has not paid their annual rent. Staff will send a 30-day notice.

A request from Mohawk Valley EDGE to use the IDA’s Special Economic Purposes Fund for an Air Permit Application for the Marcy Nanocenter site. The request is for $23,000. The total cost of the project would be $49,500. A motion to approve use of the Special Economic Purposes Fund by Mohawk Valley EDGE for an Air Permit Application for Marcy Nanocenter was made by M. Fitzgerald and seconded by N. Brown. Motion passed unanimously 7-0.
A motion to enter into Executive Session at 8:50 AM to discuss contracts and personnel was made by E. Quadraro and seconded by F. Betrus. Motion passed unanimously 7-0.

A motion to exit Executive Session at 9:10 AM was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 7-0.

A request to consider an inducement resolution relating to the Running Supply, Inc. facility, granting preliminary approval for financial assistance consistent with the Agency’s Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing. N. Brown stated her concern about approving such a large benefit for a minimal number of jobs. D. Grow stated that there may be the potential for more employment as the distribution center grows, and he noted that the old Rite Aid Distribution Center has been vacant for a number of years before Runnings started using it. S. Papale stated that she can ask the company for additional clarification on the job number. They stated in their application that they have 14 employees and would go up to 16. M. Fitzgerald questioned whether the building was over assessed and if the Agency could address that issue. A motion to table the request for an inducement resolution relating to the Running Supply, Inc. facility, granting preliminary approval for financial assistance consistent with the Agency’s Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing was tabled until more information from the Company is received was made by E. Quadraro and seconded by M. Fitzgerald. Motion passed unanimously 7-0.

A request to consider a final authorizing resolution relating to the amendment of the 394 Hangar Road Corporation PILOT Agreement, approving financial assistance that is a deviation from the Agency’s Uniform Tax Exemption Policy, and authorizing the form and execution of related documents. The IDA conducted a public hearing on December 17th. No comments were made at the public hearing or received in writing. A supplemental public hearing was held because the benefits contemplated were more than the original public hearing authorized. No comments were made or received at either public hearing. A motion to approve a final authorizing resolution relating to the amendment of the 394 Hangar Road Corporation PILOT Agreement to include a zero PILOT, approving financial assistance that is a deviation from the Agency’s Uniform Tax Exemption Policy, and authorizing the form and execution of related documents was made by M.F. Messenger and seconded by E. Quadraro. Motion passed 6-0-1 with M. Fitzgerald abstaining.

Old Business

The Agency received a request from ECR International to consent to the sale of the company. ECR Properties, Inc. and ECR International Inc. provided the IDA with notice of a potential sale of stock to BDR Thermea. Based upon the description of the transaction contained in the notice, the Agency determined to send a letter to the company confirming that the sale of stock would not impact the Leaseback Agreement or any related transaction document.

The Agency received a letter from the Oneida School District stating that Ontario Realty has not paid their school taxes. Agency discussed the ongoing issue of Ontario not paying their taxes until the OCIDA intervened. Staff will send out a formal notice of delinquency.
There being no further business, the meeting was adjourned at 9:44 AM upon a motion by N. Brown and seconded by F. Betrus. Motion passed unanimously 7-0.

Respectfully recorded,
Jennifer Waters