Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on May 20, 2016 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

EDGE Staff Present: S. Papale, M. Carney, J. Waters, A. Gerardo, H. LaSalle, S. DiMeo, T. Fitzgerald
Others Present: J. Izzo, L. Ruberto, Peter Sloan, Bill Maxim, Melissa Cummings, Dan Guzewich, C. Levitt, William Jackson, Greg Evans, Mike Lennon, Paul Rayhill, Wade Abraham

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

A request to approve a SEQR resolution relating to the S. R. Sloan, Inc. 2016 expansion project. The town of Whitestown Planning Board is acting as lead agency for the SEQR review, and adopted a negative declaration on April 27, 2016. The IDA conducted a public hearing on April 26, 2016 where no public comments were made. A motion to approve a SEQR resolution relating to the S. R. Sloan, Inc. 2016 expansion project. The town of Whitestown Planning Board is acting as lead agency for the SEQR review, and adopted a negative declaration on April 27, 2016 was made by M. Fitzgerald and seconded by S. Zogby. Motion passed unanimously 7-0.

A request to consider a final authorizing resolution relating to the S.R. Sloan, Inc. 2016 expansion project, authorizing financial assistance consistent with the Agency’s Uniform Tax Exemption Policy and approving the form and execution of related documents, all in the Agency’s standard form and subject to approval by counsel. The IDA conducted a public hearing on April 26, 2016. A motion to approve a final authorizing resolution relating to the S. R. Sloan, Inc. 2016 expansion project retaining 61 jobs and creating 8 new jobs authorizing financial assistance consistent with the Agency’s Uniform Tax Exemption Policy and approving the form and execution of related documents, all in the Agency’s standard form and subject to approval by counsel was made by F. Betrus and seconded by M. Fitzgerald. Motion passed unanimously 7-0.

Indium Corporation updated the Agency on the status of their Rome Facility. The company addressed downfalls that the business has had in the past few years due to a changing market. They also discussed a hopeful uptick in business which will support increased employment with LED Technology sales. They currently have 12 full time employees in Rome plus R&D employees that travel between two facilities. Since 2012 they have increased employment by 38% in Oneida County, but have seen a shortfall in their employment in Rome. Indium Corporation was advised to come back to the Agency with a proposed project amendment that would base their PILOT on the current employment of Oneida County.

The Agency received the March 18, 2016 Meeting Minutes. A motion to approve the March 18, 2016 minutes was made by F. Betrus and seconded by S. Zogby. Motion passed unanimously 7-0.

Staff presented the Agency with updated financials. Cash is up 20% because of receipt of $75,000 from Rome Community Brownfield Corporation loan last year. Expenses are in line with budget. In April, Accelerate LLC and Runnings both closed. $26,000 has been received to date in rent payments.
Receivable still exists for Fish Creek Cabins, Ontario Realty and the Hartford Financial Services Group. Agency accepted the financials as presented.

A request to consider an inducement resolution relating to the DTR LLC (Trinkaus Manor Apartments) project, providing preliminary approval of financial assistance and authorizing the Agency to conduct a public hearing. Staff scored the project using the standard housing policy, the project scored 45 points which gives the project sales and mortgage tax abatement with and no PILOT. A motion to approve an inducement resolution relating to the DTR LLC (Trinkaus Manor Apartments) project, providing preliminary approval of financial assistance and authorizing the Agency to conduct a public hearing was made by S. Zogby and seconded by E. Quadraro. Motion passed unanimously 7-0.

An update on Alder Creek Beverages, LLC was made by company representatives Paul Rayhill and Wade Abraham. They current employ 44 people at the facility. P. Rayhill stated that they have several possible new opportunities for growth that will expand employment by 10 persons. A motion to approve an inducement resolution relating to the Alder Creek Beverages, LLC (Nirvana Water Bottling) project retaining 44 jobs and creating 10 jobs, providing preliminary approval of a standard industrial financial assistance and authorizing the Agency to conduct a public hearing was made by M. Fitzgerald and seconded by F. Betrus. Motion passed unanimously 7-0.

A motion to approve a SEQR resolution relating to the Alder Creek Beverages, LLC project. The IDA is acting as lead agency for the SEQR review was made by M.F. Messenger and seconded by S. Zogby. Motion passed unanimously 7-0.

A request to consider a SEQR resolution relating to the Nortek Powder Coating LLC 2016 Expansion project. The city of Rome Planning Board is acting as lead agency for the SEQR review and adopted a negative declaration on May 3, 2016. The Agency conducted a public hearing on May 19, 2016 and no comments were voiced. A motion to approve a SEQR resolution relating to the Nortek Powder Coating LLC 2016 Expansion project was made by S. Zogby and seconded by M.F. Messenger. Motion passed 6-0-1, with M. Fitzgerald abstaining.

A request to consider a final authorizing resolution relating to the Nortek Powder Coating LLC 2016 expansion project, authorizing financial assistance consistent with the Agency’s Uniform Tax Exemption Policy and approving the form and execution of related documents, all in the agency’s standard form and subject to approval by counsel. The IDA conducted a public hearing on May 19, 2016, no public comments. A motion to approve a final authorizing resolution relating to the Nortek Powder Coating LLC 2016 expansion project, authorizing financial assistance consistent with the Agency’s Uniform Tax Exemption Policy and approving the form and execution of related documents, all in the agency’s standard form and subject to approval by counsel was made by F. Betrus and seconded by S. Zogby. Motion passed 6-0-1, with M. Fitzgerald abstaining.

A motion to approve a request from Griffiss Local Development Corporation to release a certain 4.14+-Acre parcel of vacant land from the Master Lease, for sale to Sovena USA, Inc. and approving the form and execution of related documents, subject to approval by agency counsel was made by M. Fitzgerald and seconded by N. Brown. Motion passed 6-0-1 with S. Zogby abstaining.

A motion to approve a request from Griffiss Local Development Corporation to release a certain 4.14+-acre parcel of vacant land from the Master Lease, for sale to Kris-Tech Wire Company, Inc., and
approving the form and execution of related documents, subject to approval by agency counsel was
made by N. Brown and seconded by E. Quadraro. Motion passed 6-0-1 with M. Fitzgerald abstaining.

Old Business

S. Papale addressed the Agency on old business. She stated that Ontario Realty is now current with their
PILOT, and Fish Creek has agreed to make their PILOT payment by June 1, 2016. T. Fitzgerald gave an
update of the Commercialization academy.

S. Papale also stated that there are several companies who are out of compliance in terms of their job
numbers and staff will be reaching out for clarification.

A motion to enter into Executive Session at 9:30 AM to discuss pending contracts was made by F. Betrus
and seconded by E. Quadraro. Motion passed unanimously 7-0.

A motion to exit into Executive Session at 10:13 AM was made by M. Fitzgerald and seconded by M.F.
Messenger. Motion passed unanimously 7-0.

There being no further business, the meeting was adjourned at 10:15 AM upon a motion by D. Grow and
seconded by E. Quadraro. Motion passed unanimously 7-0.

Respectfully recorded,

Jennifer Waters