Minutes of the Meeting of the 
Oneida County Industrial Development Agency
Held on August 19, 2016 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY


EDGE Staff Present: S. Papale, M. Carney, J. Waters, A. Gerardo, H. LaSalle, P. Zawko

Others Present: Mayor J. Izzo, C. Levitt

D. Grow called the meeting to order at 8:03 AM.

M. Fitzgerald asked that wording of the July 15, 2016 minutes be corrected for the final authorizing resolution relating to the Alder Creek Beverages, LLC facility. A request to eliminate wording regarding PILOT Payments pertaining to Kris-Tech Wire Company, Inc. was decided. Also, a request to correct edits pertaining to Northlands job numbers in July minutes was made. A motion to approve July 15, 2016 minutes with corrections was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 6–0.

Financials were received as presented. Crane-Ballou closed in July. Yearly budget is $260,000 and currently stand at $212,000. List of projected projects that will close as of 12/31/16 includes Nortek, Alder Creek, Kris-Tech Wire. Commitment fees have been received from Trinkaus Manor and Alder Creek Beverages. Agency accepted the financials as presented.

A request to consider a SEQR resolution relating to the Kris-Tech Wire Company, Inc. 2016 addition. The City of Rome Planning Board is lead agency for the SEQR review, and adopted a resolution on August 10, 2016 making a negative declaration with respect to the project. The IDA will confirm the findings of the City Planning Board and adopt a negative declaration for the project. A motion to approve a supplemental SEQR resolution relating to the Kris-Tech Wire Company, Inc. 2016 addition was made by S. Zogby and seconded by E. Quadraro. Motion passed 5-0-1 with M. Fitzgerald abstaining.

A request to consider a final authorizing resolution relating to the Kris-Tech Wire Company, Inc. 2016 addition, authorizing the amendment of financial assistance for the original Facility (amending the fixed PILOT Payments under the PILOT Agreement), authorizing financial assistance for the 2016 Addition (consisting of a 10-year fixed PILOT and exemptions from sales tax), all of which is a deviation from the Agency’s Uniform Tax Exemption Policy, and approving the form and substance of related documents, in substantially the forms customarily used by the Agency. The Agency conducted a public hearing on Thursday, August 11th and mailed notices to the affected taxing jurisdictions on August 8, 2016 describing the proposed financial assistance and its reasons for deviating from Policy. Questions were asked at the public hearing by school district representative, Agency reviewed the questions prior to the vote. Corrections to schedule changed to year one. A motion to approve a final authorizing resolution relating to the Kris-Tech Wire Company, Inc. 2016 addition, authorizing the amendment of financial assistance for the original Facility (amending the fixed PILOT Payments under the PILOT Agreement), authorizing financial
assistance for the 2016 Addition (consisting of a 10-year fixed PILOT and exemptions from sales tax), all of which is a deviation from the Agency’s Uniform Tax Exemption Policy, and approving the form and substance of related documents, in substantially the forms customarily used by the Agency was made by F. Betrus seconded by D. Grow. Motioned approved 4-1-1. M. Fitzgerald abstaining.

A request to consider a SEQR resolution relating to the Oneida County Rural Telephone Company/Northland Communications facility. The Village of Holland Patent Planning Board is lead agency for the SEQR review, and adopted a resolution on July 19, 2016 making a negative declaration with respect to the project. The IDA will confirm the findings of the Village Planning Board and adopt a negative declaration for the project. A motion to approve a SEQR resolution relating to the Oneida County Rural Telephone Company/Northland Communications facility was made by M. Fitzgerald and seconded by F. Betrus. Unanimously approved 6-0.

A request to consider a final authorizing resolution relating to the Oneida County Rural Telephone Company/Northland Communications facility, authorizing financial assistance (consisting of a 5-year commercial PILOT on the incremental increase in assessment, exemptions from sales tax and exemptions from mortgage recording tax) which is consistent with the Agency’s Uniform Tax Exemption Policy and approving the form and substance of related documents, in substantially the forms customarily used by the Agency. The Agency conducted a public hearing on Thursday, August 18th where no public comments were made except for the school district wanting explanation of the project and notices were sent to taxing jurisdictions. A motion to approve a final authorizing resolution relating to the Oneida County Rural Telephone Company/Northland Communications facility, authorizing financial assistance (consisting of a 5-year commercial PILOT on the incremental increase in assessment, exemptions from sales tax and exemptions from mortgage recording tax, creating 3 jobs and retaining 68 FTE) which is consistent with the Agency’s Uniform Tax Exemption Policy and approving the form and substance of related documents, in substantially the forms customarily used by the Agency was made by F. Betrus and seconded by S. Zogby. Approved 5-1.

Old business:

The Agency received letters back from those companies that had unmet job expectations explain the discrepancies.

These companies will continued to be monitored and letters will be sent out if job numbers are not met in the future.

A request for extension of time for sales tax exemption – Lewiston at Clinton Street, L.L.C. Phase IV. The Agency’s housing policy dictates that the sales tax exemption letters are issued for one year periods, and projects to be completed within two years. Under the Leaseback Agreement, the Company must complete the Phase IV facility before November 30, 2017. The company is requesting an extension of the agency appointment to August 20, 2017. A motion to approve the sales tax exemption extension for Lewiston at Clinton Street, L.L.C. Phase IV was moved by S. Zogby and seconded by M. F. Messenger. Approved 5-0-1 with F. Betrus abstaining.
A request for extension of time for sales tax exemption – Delta Luxury Apartments, LLC. The company is requesting an extension of the Agency appointment to June 19, 2017. The final authorizing resolution approving the project requires the Company return to the IDA with a status of the project prior to any extensions of the agency appointment. A motion to approve a sales tax exemption extension for Delta Luxury Apartments, LLC was moved by M Fitzgerald and seconded by F. Betrus. Motion passed unanimously 6-0.

A motion to enter Executive Session at 8:45 AM to discuss the financial history of a specific corporation was made by F. Betrus and seconded by M. Fitzgerald. Motion passed unanimously 6-0.

A motion to exit Executive Session at 9:15 AM was made by M. F. Messenger and seconded by F. Betrus. Motion passed unanimously 6-0.

Meeting adjourned 9:16 AM by M.F. Messenger seconded by D. Grow. Motion passed unanimously 6-0.
TO: OCIDA Board of Directors  
FROM: Heidi LaSalle  
DATE: August 11, 2016  
RE: Kris-Tech Wire, LLC Public Hearing

Attendees: Graham Brodock, President Kris-Tech Wire Company, Inc., Brian Smith, ATTY Ferrara Fiorenza PC  
From Agency: Jennifer Waters, Heidi LaSalle

Public hearing opened at 9:05 AM.

B. Smith asked for clarification on the PILOT start and end dates. G. Brodock responded that the first scheduled payment is in 2017; when the project is complete. This is the original start of the PILOT payment schedule. J. Waters explained that the 49,000 square foot project and the 22,000 square foot project have been combined. B. Smith also asked for an explanation of the inconsistencies of the first and second year Pilot payments. He asked why there was a $7,000 decrease in year two. J. Waters explained that there was a calculation error made by the Agency. With municipality budgets already in place for year one, the Agency decided to make the correction in year two.

B. Smith asked for clarification in expected FTE. G. Brodock explained that the expansion of the building with give adequate space to operate the new extrusion line allowing 3 to 5 permanent positions to be added. These FTEs and the added machinery will allow new products to be added to the product line therefore allowing expected growth for Kris-Tech. Approximately 70 FTE will be utilized during construction.

B. Smith inquired about the status of the former location, 921 Seneca Street. G. Brodock explained that T & D Surplus has purchased the building and has relocated from Syracuse. They currently have 4 or 5 employees and expect to hire 2 or 3 more.

B. Smith asked what the FMV was calculated at in the PILOT with the 22,000 SF addition. G. Brodock noted that the $1.5m FMV was increased to $2.25m. This is a pro-rated figure based on square footage.

Public Hearing was closed at 9:27AM.