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

Others Present: Mayor J. Izzo, L. Ruberto, D. Guzewich, C. Levitt, M. Levitt, L Romano, B. Healy

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

S. Zogby approved corrected May minutes seconded by M. F. Messenger. *Motion passed unanimously 7-0.*

A request to correct edits to June minutes. *A motion to approve June minutes with corrections was made by F. Betrus and Seconded by E. Quadraro Motion passed unanimously 7–0.*

Financials were received as presented. There were no projects closed in June. On July 1 a check was received from Crane Ballou, LLC will be reflected in next month’s financials. Commitment fees have been received from Trinkaus Manor and Alder Creek Beverages.

A request to approve a SEQR resolution relating to Alder Creek Beverages, LLC project. The Agency is serving as lead Agency for the SEQR review, and the project is an “Unlisted Action.” The public hearing was held July 12, 2016 where water rights were questioned by Assessor. M. Fitzgerald added that water rights were intended as part of the facility. *A motion to approve a SEQR resolution relating to Alder Creek Beverages, LLC project was made by S. Zogby and seconded by F. Betrus. Motion passed unanimously 7–0.*

A request to consider a final authorizing resolution relating to the Alder Creek Beverages, LLC facility, authorizing financial assistance that is consistent with the Agency’s Uniform Tax Exemption Policy and approving the form and execution of related documents, in the Agency’s standard form and subject to review by counsel. The agency conducted a public hearing on July 12, 2016, where the Assessor questioned whether water rights are taxable. M. Fitzgerald added that water rights were intended to be included in the facility and under the PILOT Agreement. *A motion to approve a final authorizing resolution relating to the Alder Creek Beverages, LLC facility, authorizing financial assistance that is consistent with the Agency’s Uniform Tax Exemption Policy (sales tax exemptions, mortgage recording tax exemptions and a standard industrial PILOT) conditioned upon the Company retaining 44 FTEs and creating 10FTEs, and approving the form and execution of related documents, in the Agency’s standard form and subject to review by counsel. Approved by M. Fitzgerald seconded by E. Quadraro. Unanimously 7–0.*

A request to consider a supplemental inducement resolution relating to the Oneida County Rural Telephone /Northland Communications facility to (i) confirm the qualification of the project, (ii) make findings relating to the abandonment of the Utica facility, (iii) authorize the Agency to conduct a public hearing and (iv) notify the chief elected officials of the City of Utica and Utica City School District of the
abandonment of the Utica facility. S. Zogby stated his disappointment in lack of information relating to
details of project. E. Quadraro took exception with an article in the Observer Dispatch regarding the
intentions of the Agency and the effects on the community that this project has. S. Zogby noted that the
current state of the building in Utica is not the Agency’s issue and the relationship between the owner
and tenant is not something the OCIDA should be involved in. N. Brown questioned the topic of
abandonment. M. Fitzgerald questioned if the project qualified for a commercial or industrial PILOT. D.
Grow expressed the obligation for due diligence and to make an effort to locate a new building in Utica.
S. Papale discussed the reasons for multiple facilities. E. Quadraro talked to Mayor Palmieri who said
that he could have found a location in Utica. Also stated was the fact that jobs would be moving within
the county. Clarifications were brought to the table by B. Healey, Northland representative. He stated
that Jim McCarthy had a conversation with Mayor Palmieri about the status of the building; which has
the highest outstanding taxes in the city. The conversation was not about finding other placements but
the need to centralize. Due to PSC regulations the facilities in Holland Patent cannot be moved to Utica.
Any PILOT savings could be used to expand fiber network which includes 557 miles and 1,000 buildings,
but they cannot guarantee that the savings would go into that investment.

M. Fitzgerald questioned job shifting from one municipality to another and if the project was industrial
or commercial. The board received additional materials submitted by the Applicant to supplement its
Application for Financial Assistance, relating to the abandonment of the Applicant’s existing facility in
the City of Utica. S. Zogby questioned if this would be considered a technology company or service
company. F. Betrus questioned if any other companies like Northland were investing in infrastructure
within the region. B. Healy stated that Verizon and Time Warner Cable were not investing in the higher
speeds like Northland is. M. Fitzgerald believes that Northland is providing a service to the community
by transmitting information. N. Brown asked staff for examples of comparable projects that the IDA
provided support for. S. Papale gave GUSC and Mid-state Communications. No further comments were
made. A motion to (a) amend Northland’s original initial authorizing resolution from a 10-year standard
industrial PILOT to a 5-year standard commercial PILOT creating 3 FTE and retaining 68 FTE with a total
investment of 4 million dollars and (b) make the finding that the Project is reasonably necessary to
preserve the Company’s competitive position in its industry, and directed that a written notice be
provided to the chief elected officials of the City of Utica, the County of Oneida and the Utica City School
District that the Project will entail the abandonment of the Company’s facility in the City of Utica was
made by M. Fitzgerald and seconded by M.F. Messenger. Motion passed 4-3.

Based upon evidence provided by the Company, the Agency made the finding that the Project is
reasonably necessary to preserve the Company’s competitive position in its industry, and directed that a
written notice be provided to the chief elected officials of the City of Utica, the County of Oneida and
the Utica City School District that the Project will entail the abandonment of the Company’s facility in
the City of Utica. A motion confirming the abandonment finding was made by N. Brown and seconded by
F. Betrus. Motion passed unanimously. 7-0.

A motion to go into executive session made by D. Grow seconded by E. Quadraro at 9:15. Motion passed
unanimously 7-0.

A motion to exit executive session and enter full session at 9:50 was made by F. Betrus seconded by E.
Quadraro. Motion passed unanimously 7-0.
A request to consider a SEQR resolution relating to the Kris-Tech Wire Company, Inc. facility. The City of Rome Planning Board is serving as lead agency for the SEQR review and has not completed its review. SEQR resolution was tabled.

A request to consider a supplemental inducement resolution relating to Kris-Tech Wire Company, Inc. facility, confirming the value of PILOT assistance to the existing facility and the 2016 addition. The board determined that the calculations for all PILOT Payments would be based on a building value method of calculation, which will result in the below schedule of PILOT Payments to be incorporated into a First Amended and Restated PILOT Agreement. (This will include payments on the 2016 Addition.)

Financial assistance represents a deviation from the Agency’s Policy and notices will be mailed to the affected taxing jurisdictions describing the fixed PILOT Payment schedule for the entire facility prior to considering a final authorizing resolution.

A Motion to adopt a supplemental inducement resolution relating to the Kris-Tech Wire Company, Inc. Facility, granting preliminary approval for fixed PILOT Payments relating to the 2016 Addition, amending the fixed PILOT Payments relating to the original facility, and authorizing the Agency to conduct a public hearing was made by F. Betrus seconded by S. Zogby. Motion passed 6-0-1 with M. Fitzgerald abstaining.

Compliance letter responses tabled to next meeting.

Old Business
A request to consider a resolution relating to the Indium Corporation facility, approving revisions to the Company’s employment obligation and authorizing the form and execution of related documents, subject to approval by agency counsel. A motion to approve a resolution relating to the Indium Corporation facility, approving revisions to the Company’s employment obligation to maintain 490 FTE in Oneida county including 12 FTE in Rome and authorizing the form and execution of related documents, subject to approval by agency counsel was made by M. Fitzgerald seconded by E. Quadraro. Motion passed unanimously 7-0.

Meeting adjourned 10:00 by F. Betrus seconded by M. Fitzgerald. Motion passed unanimously 7-0.