Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on December 16, 2016 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY


EDGE Staff Present: S. Papale, J. Waters, S. DiMeo, A. Gerardo, M. Kaucher, P. Zawko, C. Mercurio

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

D. Grow called the meeting to order at 8:28 AM.

A motion to enter into Executive Session at 8:28 AM to discuss a pending contract was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 7-0.

A motion to exit Executive Session at 9:03 AM was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 7-0.

The Agency received the October 16th meeting minutes. A motion to approve the October 16th meeting minutes was made by M. Fitzgerald and seconded by E. Quadraro. Motion passed unanimously 7-0.

Interim financials were presented to the Agency for review prior to the meeting. Staff reported that Fish Creek paid annual rent, but Ontario Realty has not. No closed projects in November. The IDA received the financials as presented.

D. Grow interrupted the meeting agenda to address the fact that this would be the last IDA meeting Natalie Brown would be attending as a director, as she has decided to step down from the board. Mr. Grow noted that Ms. Brown has been a valued and dedicated member of the board, was integral to the agency’s decision making process, and provided insightful and valuable input on many important agency deliberations. D. Grow moved a resolution expressing the board’s appreciation and well wishes going forward to Ms. Brown, seconded by E. Quadraro. Motion passed unanimously, 7-0.

A request to consider an inducement resolution related to the Oriskany Manufacturing, LLC facility, providing preliminary approval for financial assistance in the form of exemptions from sales tax, mortgage recording tax, and an industrial PILOT which is a deviation from the Agency’s Uniform Tax Exemption Policy was presented. The applicant is purchasing all of the real property located at 165 Base Road, Town of Whitestown (former Daimler Bus), and is also requesting that a facility it currently own and operates at 6049 Judd Road be brought under the auspices of the project at the same time. The standard Agency industrial policy would be applied to all the real estate. The IDA requests assurance that this project will result in 70 new jobs overall, and wants staff to obtain year end payroll reports from all of the applicants related entities to verify current employment numbers, reported to be 70 in the application. Comments were made regarding several typography and calculation mistakes in the project application and project memo regarding the value of estimated benefits. Staff was directed to clarify and execute any necessary corrections. Ms. Romano said that the IDA can induce, subject to correct dollar figures being calculated. A motion to grant an inducement resolution, contingent on corrected estimated Agency benefits, for sales tax exemption, mortgage recording tax exemption, and an
industrial PILOT which is a deviation from the Agency’s Uniform Tax Exemption Policy, on the Oriskany Manufacturing, LLC Facility and authorizing the Agency to conduct a public hearing, was made by F. Betrus, seconded by S. Zogby. Motion passed unanimously 7-0.

Natalie Brown left the meeting.

A request to consider a final resolution relating to the financing of the Indium Corporation of America (Water Main Project) facility was tabled due to the need for the Town of Kirkland, as Lead Agent, to finalize SEQR.

M. Fitzgerald left the meeting.

A request to consider an inducement resolution related to the Cardinal Griffiss Realty, LLC facility, providing preliminary approval for financial assistance in the form of exemptions from sales tax, mortgage recording tax, and abatement of real property taxes in the form of a fixed-payment PILOT that encompasses the project as well as amends the existing PILOT, which is a deviation from the Agency’s Uniform Tax Exemption Policy. Project entails full-build out of existing space to accommodate the tenant’s(Assured Information Security, Inc.) spatial efficiency requirements. This is a job retention project. A motion to approve an inducement resolution granting sales tax exemption, mortgage recording tax exemption, and abatement of real property taxes in the form of a fixed-payment PILOT that encompasses the project as well as amends the existing PILOT, which is a deviation from the Agency’s Uniform Tax Exemption Policy industrial PILOT which is a deviation from the Agency’s Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing, was made by S. Zogby, seconded by M.F. Messenger. Motion passed unanimously 5-0.

**Old Business**

Due to non-payment of annual lease payment, the IDA directed L. Romano to prepare a 30-day notice termination letter to Ontario Realty. They have not paid IDA rent or school PILOT payment.

Northern Adirondack Railroad should also be sent a letter reiterating that their PILOT does not allow them to charge fees to for easements they grant related projects.

Upon no further business a motion to exit the IDA meeting at 9:43 AM was made by F. Betrus and seconded by S. Zogby. Motion passed unanimously 5-0.

Respectfully recorded,
Mark Kaucher