Minutes of the Meeting of the  
Oneida County Industrial Development Agency  
Held on February 16, 2017 at Mohawk Valley EDGE  
584 Phoenix Drive, Rome NY


EDGE Staff Present: S. Papale; J. Waters; M. Kaucher; C. Mercurio; P. Zawko

Others Present: L. Ruberto; C. Levitt; M. Levitt; D. Guzewich; Rome Mayor J. Izzo; B. Maxim, NE Regional Council of Carpenters; T. Iorizzo.

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

D. Grow moved Executive Session to the end of the meeting.

The Agency received the January 20, 2017 Meeting Minutes. A motion to approve the January 20, 2017 minutes was made by M. Fitzgerald and seconded by S. Zogby. Motion passed unanimously 6-0.

Agency Interim Financials were reviewed by S. Papale. Several project closings took place in January. Hampton Inn and Hartford payments were separated out. The audit process has started. Agency accepted the financials as presented.

Consideration of an amendment to the Agency’s Uniform Tax Exemption Policy was discussed. A letter of comments on the proposed action was received from the New York Mills Union Free School. Action, pending clarification on the final terms of the amendment, was tabled until the next meeting.

In relation to its proposed acquisition of easements from Jeanette Cooney in the Town of Marcy related to the extension of an electric transmission line to the Marcy Nanocenter project, the Agency has conducted an independent SEQR review and made certain findings in compliance with Article 2 of the New York State Eminent Domain Procedure Law. As part of its review it has considered (a) an EAF submitted by EDGE relating to the project; and (b) comments received at a public hearing conducted by the Agency on January 31, 2017. The results of the review are contained in a Statement of Determination and Findings circulated to the Board prior to this meeting. Based upon its review, a motion to adopt Determination and Findings and a SEQR negative declaration for the Jeanette Cooney easement acquisition was made by M. Fitzgerald, seconded by F. Betrus. Motion passed unanimously 6-0.

Acting as Lead Agent under SEQR, a motion to adopt a negative declaration for the purpose of SEQR relating to the Cardinal Griffiss Realty, LLC facility was made by M. F. Messenger and seconded by F. Betrus. Motion passed unanimously 6-0.

A request to consider a final authorizing resolution relating to the Cardinal Griffiss Realty, LLC facility, authorizing financial assistance that is a deviation from the Agency’s Uniform Tax Exemption Policy and authorizing the form and execution of related documents, subject to review and approval by counsel. The IDA mailed notices to the affected taxing jurisdictions setting forth the reasons it intends to deviate from Policy. The Agency conducted a public hearing on January 26, 2016, at which the only attendant, a
representative of the applicant, made a statement in support of the action. A motion to approve a final authorizing resolution relating to the Cardinal Griffiss Realty, LLC facility, for a ten-year fixed-schedule PILOT payment schedule, sales and mortgage tax exemptions, contingent on the retention of 135 FTE employees in Oneida County, authorizing financial assistance that is a deviation from the Agency’s Uniform Tax Exemption Policy and authorizing the form and execution of related documents, subject to review and approval by counsel was made by M. Fitzgerald and seconded by E. Quadraro. Motion passed unanimously 6-0.

Acting as Lead Agent under SEQR, a motion to adopt a negative declaration for the purpose of SEQR relating to the Oriskany Manufacturing, LLC facility was made by M. Fitzgerald and seconded by F. Betrus. Motion passed unanimously 6-0.

A request to consider a final authorizing resolution related to the Oriskany Manufacturing, LLC facility was considered. S. Papale is attempting to obtain clarification on job information. The consensus of the board was that it needs much more specific information regarding the plan for jobs at all locations affected by this action before it can act. A motion to table action on the request until there is clarification regarding job plans related to the action was made by M. Fitzgerald and seconded by S. Zogby. Motion passed unanimously, 6-0.

A request to consider extension of the sales tax exemption related to the New Hartford Lodging Group, LLC/Town Place Suites facility was considered. The applicant estimates that the project will be complete by March 18, 2017. A motion to approve extension of the sales tax exemption related to the New Hartford Lodging Group LLC/Town Place Suites facility until March 18, 2017, under the condition that the company resubmit the request letter with the correct date, was made by F. Betrus and seconded by M.F. Messenger. Motion approved 5-0, with M. Fitzgerald abstaining. The board also asked that the company be advised, in writing, that they pay attention to the expiration dates on Agency appointment letters and submit requests in a timely manner.

A request to consider a resolution relating to the Nortek Powder Coating, LLC facility, approving the form and execution of an Access Agreement, subject to approval by counsel was considered. The Multistate Trust would like to do some additional investigation in the parking lot behind the Nortek facility to determine whether any contamination is present, and if it is, to remove or remediate same. D. Grow gave a verbal history of the project. A motion to approve the execution of an Access Agreement, subject to approval by counsel, with the Multistate Trust was made by S. Zogby and seconded by M.F. Messenger. Motion passed 3-0, with D. Grow and M. Fitzgerald abstaining.

There being no Old Business to discuss, at 8:50 AM, D. Grow suggested the Board move to Executive Session. A motion was made to enter Executive Session to discuss pending Contracts with the IDA by M. F. Messenger and seconded by D. Grow. Motion passed unanimously 6-0.

Respectfully recorded,
Mark Kaucher