Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on May 19, 2017 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

Members Present: F. Betrus M. Fitzgerald, D. Grow, M.F. Messenger, E Quadraro, S. Zogby

EDGE Staff Present: S. Papale; M. Carney, J. Waters; M. Kaucher;

Others Present: Laura Ruberto, Mark Levitt; City of Rome Mayor J. Izzo; D. Guzewich, Rome Sentinel; W. Maxim, NE Regional Council of Carpenters; Doug Bartell, GUSC; Camille Kahler, Saunders, Kahler, LLP

Chairman D. Grow called the meeting to order at 8:10 AM.

D. Grow proposed to move Executive Session immediately after several housekeeping matters were addressed.

The Agency received the March 17, 2017 Board Meeting Minutes. A motion to approve the March 17, 2017 minutes was made by M. Fitzgerald, seconded by S. Zogby, and passed unanimously 5-0.

The Agency received the April 25, 2017 Board Meeting minutes. A motion to approve the April 25, 2017 minutes was made by M. Fitzgerald, seconded by F. Betrus and passed unanimously 5-0.

Agency Interim Financials were reviewed by M. Carney. She noted that there was nothing out of the ordinary to report. Project fees were collected for both Baggs Square Partners, LLC and ONX3 LLC. The Agency accepted the financials as presented.

A request to consider an inducement resolution relating to the Griffiss Utility Services Corporation facility, providing preliminary approval for financial assistance that represents a deviation from the IDA’s Uniform Tax Exemption Policy, and authorizing the IDA to conduct a public hearing was introduced. This request is related to upgrading existing facilities and would be an extension of the existing PILOT, which allows for no PILOT payments to the affected taxing jurisdictions. The current PILOT expires in July. F. Betrus requested that the Agency enter Executive Session. At 8:15 AM, a motion to enter Executive Session to discuss a current Agency contract with Griffiss Utilities Service Corporation was made by F. Betrus, seconded by E Quadraro, and passed 4-1, with D. Grow voting nay. Others present were excused from the meeting. At 8:28 AM a motion to exit Executive Session was made by F. Betrus, seconded by E. Quadraro, and passed unanimously 5-0.

A motion to authorize an inducement resolution related to the Griffiss Utility Services Corporation facility, providing preliminary approval for financial assistance that represents a deviation from the IDA’s Uniform Tax Exemption Policy, and authorizing the IDA to conduct a public hearing, contingent upon the applicant remitting corporate financial information for the past two years and also a rate comparison analysis comparing GUSC’s rates with other utility providers within New York State, was made by F. Fitzgerald, seconded by S. Zogby and passed unanimously 5-0.

Requests to consider both a SEQR resolution and a final authorizing resolution relating to the Hartford Luxury Apartments, LLC facility was tabled due to the lack of a SEQR action by the Town of New Hartford, Lead Agent for the Action.

At 8:35 AM a motion to enter Executive Session for the purpose of discussing a potential contract with the Agency was made by M. Fitzgerald, seconded by F. Betrus and passed unanimously 5-0.

At 9:40 AM a motion to exit Executive Session was made F. Betrus, seconded by E. Quadraro and passed unanimously 4-0. (M. Fitzgerald exited meeting during executive session)
A request to consider an inducement resolution relating to the Special Metals Corporation facility, providing preliminary approval for financial assistance that represents a deviation from the IDA’s Uniform Tax Exemption Policy, and authorizing the IDA to conduct a public hearing. The company is proposing to upgrade the façade, entrance canopy, offices and associated facilities, certain engineering and manufacturing space as well as install new machinery and equipment. It is estimated to be an $18,028,192.50 project. A motion to adopt an inducement resolution relating to the Special Metals Corporation facility, providing preliminary approval for financial assistance that consists of (1) exemption from sales tax related to the project. (2) a payment in lieu of tax agreement that will provide for the current real property taxes to be fixed for a ten-years, calculated to incorporate a 2% annual increase, which represents a deviation from the Agency’s Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing, was made by E. Quadraro, seconded by F. Betrus and passed unanimously 4-0.

A request by Griffiss Local Development Corporation to consider the granting of an easement or easements to Spectrum/Time Warner Cable over certain properties within the Griffiss Business & Technology Park (GBTP) to facilitate the installation of fiber optic cable for the benefit of AmeriCu Credit Union, and authorizing the form and function and execution of related documents, all in the IDA’s customary form with changes as approved by counsel was presented. This is related to Spectrum/TWC’s upgrading of certain fiber-optic cabling at GBTP, and the need to install them within the NYS DOT Right Of Way. GLDC has already approved the easements and requires IDA concurrence as per terms of its lease with the Agency. A motion to grant an easement or easements to Spectrum/Time Warner Cable over certain properties within the Griffiss Business & Technology Park to facilitate the installation of fiber optic cable for the benefit of AmeriCu Credit Union, and authorizing the form and function and execution of related documents, all in the IDA’s customary form with changes as approved by counsel was made by S. Zogby, seconded by M.F. Messenger and passed unanimously 4-0.

Other Business
A request from the Griffiss Local Development Corporation to grant an easement or easements to Niagara Mohawk Power Corporation d/b/a National Grid over certain properties within the Griffiss Business & Technology Park (GBTP) to facilitate the relocation of an existing gas main situate at and/or within Hangar Road and Langley Road at GBTP, and authorizing the form and execution of related documents, all in the IDA’s customary form with changes as approved by counsel was introduced. This is related to the new Route 825 development and the need to move the existing gas lines to stay within the NYS DOT Right of Way. A motion to grant an easement or easements to Niagara Mohawk Power Corporation d/b/a National Grid over certain properties within the Griffiss Business & Technology Park to facilitate the relocation of an existing gas main situate at and/or within Hangar Road and Langley Road at GBTP, and authorizing the form and execution of related documents, all in the IDA’s customary form with changes as approved by counsel was made by S. Zogby, seconded by M.F. Messenger, and passed unanimously 4-0.

There being no further business, the meeting was adjourned at 9:47 AM upon motion by M. F. Messenger, seconded by S. Zogby and unanimously passed 4-0.

Respectfully recorded,

Mark Kaucher