Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on July 13, 2017 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY


EDGE Staff Present: S. Papale; J. Waters; A. Gerardo; M. Kaucher; T. Fitzgerald; C. Mercurio;

Others Present: Laura Ruberto, Mark Levitt; City of Rome Mayor J. Izzo; D. Guzewich, Rome Sentinel; Dan Maneen, GUSC; Doug Bartell, GUSC; Camille Kahler, Saunders, Kahler, LLP; Bob Calli, Utica Housing Authority; Bob Walters, Oneida Housing Authority(OHA); Bob Cardillo, OHA consultant.

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

Upon consensus of the board, D. Grow moved Executive Session immediately after housekeeping and agenda items 2 & 3 have been addressed.

The Agency received the June 17, 2017 Board Meeting Minutes. M. Fitzgerald noted that he left the meeting before Other Business so the subsequent board vote should reflect one less vote. A motion to approve the June 17, 2017 meeting minutes, with correction, was made by M. Fitzgerald, seconded by E. Quadraro, and passed unanimously, 6-0.

A request to consider a final authorizing resolution relating to the Griffiss Utility Services Corporation (Electrical Power Distribution System) Facility was tabled. OCIDA directors are requesting additional information pertaining to GUSC operations. Directors will submit specific information requests to Shawna for delivery to applicant’s counsel, Camille Kahler.

A request to consider a final authorizing resolution relating to the Baggs Square Partners LLC Facility, approving financial assistance that is consistent with the Agency’s Uniform Tax Exemption Policy (Housing Policy) and authorizing the form and execution of related documents in the Agency’s standard form with changes approved by counsel, was made by S. Zogby, seconded by E. Quadraro, and passed unanimously, 6-0. The agency conducted a public hearing on June 19, 2017. The project qualifies for financial assistance from sales tax exemption, mortgage recording tax exemption, but the company is electing not to pursue real property tax abatement from the OCIDA at this time.

A request to consider a resolution relating to the refinance of the Owl Wire (Boonville) Facility, approving the form and execution of related mortgage modification documents (no financial assistance is being requested or granted), subject to approval by counsel, was made by M. Fitzgerald, seconded by M.F. Messenger and passed unanimously, 6-0.
A request to consider an amendment to the inducement resolution relating to the Special Metals Corporation Facility, increasing the value of sales tax exemption to be authorized by the Agency, was made by M. Fitzgerald, seconded by F. Betrus, and passed unanimously, 6-0. The company submitted to the Agency an amendment to its Application for Financial Assistance regarding increased project costs, which the Agency reviewed in making its determination.

A request to consider a resolution relating to the Mohawk Valley Community College Dormitory Corporation (Series 2004A Bonds) Facility, authorizing the modification of the letter of credit and approving the form and execution of related documents, as approved by counsel (no financial assistance is being requested or granted), was made by F. Betrus, seconded by E. Quadraro, and passed unanimously, 6-0. The company submitted to the Agency an amendment to its Application for Financial Assistance regarding increased project costs, which the Agency reviewed.

Chairman Grow gave the floor to Robert Calli, Executive Director of the Utica Housing Authority, representing the City of Oneida Housing Authority (Jason Gwilt Memorial Senior Housing Apartments) Facility. Mr. Calli explained that the proposed facility in the Town of Verona is meant to address an extreme need for low cost housing aimed at the high needs(incomes less than 50% of the Area Median Income level) population, which for this facility, will also target the elderly and disabled veterans. The applicant is requesting a 30-year, fixed payment amount PILOT, which they claim is not only a necessity due to the below market rent, but that it is a requirement in order to access NYS financing assistance. The applicant is also requesting that the Agency fee be waived, also claiming that it is a requirement to access NYS financing through the Department of Housing and Community Renewal. Mr. Calli introduced Robert Walters, Executive Director of the Oneida Housing Authority, who buttressed Mr. Calli’s statements. It was the consensus of the board that it is eligible, but under which PILOT policy(Housing Policy or Standard IDA). Before the August meeting, the board would like additional information provided, including: explanation of Norstar Development USA, L.P. ownership structure; sign-off statement from school district; operating budget; proof of policy or statute regarding PILOT requirement; proof of policy or statute regarding requirement of IDA fee waiver.

A request to consider an inducement resolution related to the Lewiston at Clinton Street, L.L.C. (Phase V) Facility, providing preliminary approval for financial assistance that is consistent with the Agency’s Uniform Tax Exemption Policy (Housing Policy) and authorizing the Agency to conduct a public hearing, was made by M. F. Messenger, seconded by S. Zogby, and passed 5-0, F. Betrus abstained. The Agency evaluated the project based upon the scoring criteria contained in its Housing Policy, and the project qualifies for Tier 2 benefits(exemption from sales tax and mortgage recording taxes).

A request to consider a SEQRA resolution relating to the Lewiston at Clinton Street, L.L.C (Phase V) Facility was made by M. Fitzgerald, seconded by S. Zogby, and passed 5-0, F. Betrus abstained.

There being no further business, the meeting was adjourned by consensus of the board at 10:35 AM

Respectfully recorded,

Mark Kaucher