Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on November 17, 2017 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY


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

Others Present: Laura Ruberto, Bond, Schoeneck & King; Mark Levitt, Levitt & Gordon; City of Rome Mayor J. Izzo; Dwight Vicks and Frank Driscoll, Vicks Lithograph ; Nick Matt, Matt Brewing Co; Bill Maxim, NE Regional Council of Carpenters.

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

At 8:11 AM a motion to enter Executive Session for the purpose of discussing potential contracts with the Agency was made by S. Zogby, seconded by F. Betrus and passed unanimously, 6-0.

At 8:55 AM a motion to re-enter Open Session was made by E. Quadraro, seconded by F. Betrus and passed unanimously, 6-0.

The Agency reviewed the October 20th, 2017 Board Meeting Minutes. M. Fitzgerald noted that Frank Driscoll actually represents Vick Lithograph, not Alfred Publishing. A motion to approve the October 20th 2017 meeting minutes, with correction, was made by M. Fitzgerald, seconded by S. Zogby, and passed unanimously, 6-0.

Agency Interim Financials were presented by A. Gerardo. There are quite a few projects waiting to be closed. The agency received the interim financials as presented.

A request to consider an inducement resolution relating to the Griffiss EC, LLC facility, granting preliminary approval for financial assistance consisting of exemptions from sales and mortgage recording taxes and authorizing the Agency to conduct a public hearing was introduced. A motion to approve an inducement resolution relating to the Griffiss EC, LLC facility, granting preliminary approval for financial assistance consisting of exemptions from sales tax and exemptions from mortgage recording tax and authorizing the Agency to conduct a public hearing was made by M. F. Messenger, seconded by F. Betrus.

Mayor Izzo noted that this is a great project for the community as the facility will provide expanded surgical services to a wide geographic area that is not currently available locally. Ambulatory services for OBGYN and plastic surgery are not currently available in the area. This facility will offer these services. L. Ruberto noted that a retail findings determination will need to be addressed at the next meeting. M. Fitzgerald did not participate in discussion. The motion on the floor, passed 5-0, with M. Fitzgerald abstaining.

A request to consider an inducement resolution relating to the JGV, LLC (Vicks Lithograph and Printing Corp.) facility, granting preliminary approval for financial assistance consisting of exemptions from sales and mortgage recording taxes and a payment in lieu of tax that is a deviation from the Agency’s Uniform Tax Exemption Policy and authorizing the Agency to conduct a public hearing was introduced. A motion to approve an inducement resolution relating to the JGV, LLC (Vicks Lithograph and Printing Corp.) facility, granting preliminary approval for financial assistance consisting of exemptions from sales tax, exemptions from mortgage recording tax, and a fixed PILOT payment for ten years, which is a deviation from the Agency’s Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing was made by F. Betrus, seconded by E. Quadraro, and passed 5-0, with M. Fitzgerald abstaining. M. Fitzgerald did not participate in discussion.
A motion to consider a SEQR resolution relating to the **JGV, LLC (Vicks Lithograph and Printing Corp.)** Facility was made by F. Betrus, seconded by E. Quadraro, and passed 5-0, with M. Fitzgerald abstaining. M. Fitzgerald did not participate in discussion.

A motion to consider a SEQR resolution relating to the **Griffiss EC, LLC** facility was made by F. Betrus, seconded by S. Zogby, and passed 5-0, with M. Fitzgerald abstaining. M. Fitzgerald did not participate in discussion.

A motion to consider a final authorizing resolution relating to the **Matt Brewery Co., Inc.** facility expansion and modernization, approving financial assistance that is a deviation from the Agency’s Uniform Tax Exemption Policy, and approving the form and execution of related documents, all in the Agency’s standard forms with changes approved by counsel, was made by M. Fitzgerald and seconded by M. F. Messenger. A public hearing was held on November 16, with only N. Matt and M. Kaucher attending. S. Papale noted that this new PILOT will supersede all existing PILOTS and will run for 10 years starting in 2018. It will be a fixed payment amount PILOT as per the inducement agreement. The IDA fee was corrected to $90,292.50, and will not be reduced. All of the manufacturing equipment associated with the project application, whether or not it is attached to a building or not, will be included in the OCIDA action. N. Matt noted that the NYS does not allow companies paying PILOT payments to use the manufacturing tax credit program, and that he plans to write a letter to the Governor voicing his opinion that this does not appear to align with the Governor’s economic development policies. S. Papale noted that this should be brought up to the Regional Economic Development Council. Mr. Matt added that the building might not be finished until sometime next summer. *The motion on the floor, passed unanimously, 6-0.*

A request to consider a final authorizing resolution related to the **Lewiston at Clinton Street, L.L.C. Phase V** facility, approving financial assistance that is consistent with the Agency’s Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, all in the Agency’s customary form and containing any changed approved by council was presented. L. Ruberto noted that despite being requested repeatedly, the information requested of the applicant has still not been received. It was determined that one final request be submitted via registered mail, expressing caution that if the information is not supplied in time for the Agency to act by the end of the year, it would not act on the request thereafter.

**Old Business:**
- a. ONX3 still has not closed. We will send certified letter
- b. Brief discussion of OCIDA Housing Policy. EDGE Staff are reviewing in relationship to recent trends in housing markets. Our policy may need some tweaking. Possibly to encourage more redevelopment of “urban” spaces.
- c. Demo Day, which OCIDA is a sponsor of, is coming up. Board invited to attend.

*At 9:50 AM a motion to enter Executive Session for the purpose of discussing potential contracts with the Agency was made by M. Fitzgerald, seconded by F. Betrus, and passed unanimously, 6-0.*

There being no further business, the meeting was adjourned by consensus of the board at 10:00 AM.

Respectfully recorded,

Mark Kaucher