Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on December 15, 2017 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

EDGE Staff Present:  S. J. Dimeo, S. Papale, J. Waters, M. Carney, A. Gerardo, M. Kaucher
Others Present:  L. Ruberto, Bond, Schoeneck & King; M. Levitt, Levitt & Gordon; City of Rome Mayor J. Izzo; Heather Bloomquist, Griffiss EC, LLC; Frank Driscoll, Vicks Lithograph; Luke Lewis, Lewiston at Clinton St. LLC; Bill Maxim, NE Regional Council of Carpenters.

Chairman D. Grow called the meeting to order at 8:07 AM.

The Agency reviewed the November 17th, 2017 Meeting Minutes.  A motion to approve the November 17th 2017 meeting minutes was made by S. Zogby, seconded by M. Fitzgerald, and passed unanimously, 6-0.

Agency Interim Financials were presented by M. Carney.  There are still a number of projects awaiting closure, so expenses are exceeding revenues. The agency received the interim financials as presented.

The Board reviewed its annual Housekeeping Resolution: (1) documents election of officers and committee members; (2) confirms the occurrence of the annual meeting and actions taken at that meeting; (3) provides for the selection of staff and contracted services; (4) affirms policies and procedures of the agency/corporation and (5) officially adopts the meeting schedule for 2018.  A motion to approve the annual Housekeeping Resolution was made by M. Fitzgerald, seconded by M.F. Messenger and unanimously passed, 6-0.

A statement of findings related to the Griffiss EC, LLC Facility confirming retail financial assistance and requesting the County Executive confirm the financial assistance was presented for consideration. The County Executive has signed off on granting the financial assistance.  A motion to approve the statement of findings related to the Griffiss EC, LLC Facility was made by S. Zogby, seconded by E. Quadraro and passed, 5-0, with M. Fitzgerald abstaining from both discussion and voting.

A final authorizing resolution relating to the Griffiss EC, LLC Facility, approving financial assistance in the form of sales tax exemption and real property tax abatements for a period of ten years, which is a deviation from the agency’s Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, all in the Agency’s customary form and with any changes approved by counsel. The IDA conducted a public hearing on December 14, 2017 and the County Executive has signed off on the granting of financial assistance.  A motion to approve a final authorizing resolution relating to the Griffiss EC, LLC Facility approving financial assistance in the form of sales tax exemption and mortgage recording tax exemption(subject to confirmation by the County Executive of the financial assistance) and authorizing the form and execution of related documents, all in the Agency’s customary form with any changes approved by counsel, was made by F. Betrus, seconded by M. F. Messenger, and passed 5-0, with M. Fitzgerald abstaining from both discussion and voting.

A final authorizing resolution relating to the JVG, LLC Facility, approving financial assistance in the form of sales tax exemption and real property tax abatements for a period of ten years, which is a deviation from the agency’s Uniform Tax Exemption Policy, and authorizing the form and execution of related

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documents, all in the Agency’s customary form and with any changes approved by counsel. The IDA conducted a public hearing on December 12, 2017. The PILOT will follow a fixed payment schedule for 10 years. **A motion to approve a final authorizing resolution relating to the JGV, LLC Facility, approving financial assistance in the form of sales tax exemption and real property tax abatements for a period of ten years, which is a deviation from the agency’s Uniform Tax Exemption Policy, all in the Agency’s customary form with any changes approved by counsel, was made by F. Betrus, seconded by E. Quadraro and passed 5-0, with M. Fitzgerald abstaining from both discussion and voting.**

A resolution authorizing the release of certain lands from the Master Lease between the Agency and Griffiss Local Development Corporation, for sale to Deployed Resources, LLC was presented. **A motion authorizing the release of certain lands from the Master Lease between the Agency and Griffiss Local Development Corporation, for sale to Deployed Resources, LLC was made by S. Zogby, seconded by E. Quadraro and passed unanimously, 6-0.**

At 8:30 AM, a motion to enter Executive Session for the purpose of discussing potential contracts with the Agency and potential legal action was made by S. Zogby, seconded by E. Quadraro and passed unanimously, 6-0.

At 9:40 AM a motion to re-enter Open Session was made by M. F. Messenger, seconded by E. Quadraro and passed unanimously, 6-0.

A final authorizing resolution relating to the Lewiston at Clinton Street, L.L.C. (Phase V) Facility, approving financial assistance in the form of sales tax exemption and mortgage recording tax exemption and authorizing the form and execution of related documents, all in the Agency’s customary form and with any changes approved by counsel. The IDA conducted a public hearing on August 16, 2017. Luke Lewis representing Lewiston at Clinton Street, L.L.C. (Phase V) stated that their current application was boxing them in on the amount of the mortgage recording tax exemption, as he was unclear on how it was calculated. D. Grow and S. Papale explained the process. Mr. Lewis responded that they probably should have requested the full amount of the project mortgage with the earlier(Phase II) application and just requested extensions. S. Papale stated that since the new amount of the final mortgage recording tax exemption brings the total Agency benefits above $100,000, a new public hearing will be required. **A motion to approve a final authorizing resolution relating to the Lewiston at Clinton Street, L.L.C. (Phase V) Facility, approving financial assistance in the form of sales tax exemption and mortgage recording tax exemption and authorizing the form and execution of related documents, all in the Agency’s customary form and with any changes approved by counsel was made by S. Zogby, seconded by M. F. Messenger and passed 5-0, with F. Betrus abstaining.**

A resolution amending an earlier inducement resolution relating to the Special Metals Corporation Facility, amending the abatement of related property tax exemption and authorizing the Agency to conduct a new public hearing was presented. The Company submitted a letter to the Agency requesting an amended PILOT assistance program, which is a deviation from the Agency’s Uniform Tax Exemption Policy. The PILOT will be a fixed PILOT payment of $150,000 for 10 years. **A resolution amending an earlier inducement resolution relating to the Special Metals Corporation Facility, amending the abatement of related property tax exemption, conditioned upon receiving concurring documentation from the affected Town and School District, and authorizing the Agency to conduct a new public hearing was made by S. Zogby, seconded by M. F. Messenger and passed 5-0, with F. Betrus not participating in the vote.**
OLD BUSINESS

S. Papale reported that staff has been reviewing the housing policy. It might be advisable to tighten up on definitions and reduce the value of the commercial benefits in non-urban geographic locations and increase it in urban areas targeted for redevelopment. The current policy expires at the end of February. It was decided that it may be wise to extend the current policy and direct staff to circulate a modified proposed policy by the next meeting for the Agency’s review. The taxing jurisdictions will need to be notified before it is adopted. **A motion to extend the existing Housing Policy was made by F. Betrus, seconded by M. Fitzgerald and unanimously passed, 6-0.**

The Agency reviewed the proposed 2018 Staff & Supplemental Staff Services contracts with Mohawk Valley EDGE. They are the same as 2017. **A motion to approve the $160,000 Staff Services contract with Mohawk Valley EDGE, was made by M. Fitzgerald, seconded by S. Zogby and passed unanimously 6-0. A motion to approve the $65,000 Supplemental Staff Services contract with Mohawk Valley EDGE, was made by M. Fitzgerald, seconded by M.F. Messenger and passed unanimously, 6-0.**

There being no further business, the meeting was adjourned by consensus of the board at 10:15 AM.

Respectfully recorded,

Mark Kaucher