Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on April 20 2018 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

EDGE Staff Present: SJ Dimeo, S. Papale, M. Carney, A. Gerardo, M. Kaucher, J. Waters, F. Arcuri, T. Fitzgerald
Others Present: Laura Ruberto, Bond, Schoeneck & King; Rome Mayor Jackie Izzo; Mark Levitt, Levitt & Gordon; Bill Maxon and Jim Mason, NE Regional Council of Carpenters.

Chairman D. Grow called the meeting to order at 8:10 AM and it was Board consensus that an Executive Session would be necessary, but it will be held at the end of the agenda.

The Agency reviewed the March 23, 2018 Meeting Minutes. M. Fitzgerald noted that “2016” should be “2017 in the second paragraph on page 1, and “out” should be “our” in the second paragraph on page 2. Motion to approve the March 23, 2018 minutes with noted corrections was made by M. Fitzgerald, seconded by E. Quadraro and passed unanimously, 5-0.

Agency Financials were reviewed by M. Carney. She made note that the two administered PILOTs were up to date and paid to the municipalities. McDonough Hardwoods was brought up to date on annual rent payments. The Agency received the financials as presented.

Chairman Grow introduced a request by Griffiss Local Development Corporation (GLDC) for consent to sublease a portion of 775 Daedalian Drive (Building 778) to ALION Science & Technology, and authorize the execution of related documents, subject to approval by Agency counsel review of the final documents. Staff noted the space used to be occupied by Excelis, which vacated to consolidate operations into another site it occupies in Griffiss Park, and the expectation is that this will result in a net increase of jobs at Griffiss Park. A motion to consent to GLDC’s sublease agreements with ALION Science and Technology, subject to approval by Agency counsel of the final documents, was made by M. Fitzgerald, seconded by E. Quadraro, and unanimously passed, 5-0.

Chairman Grow introduced a resolution authorizing the amendment of the Agency’s Uniform Tax Exemption Policy-2018 Housing Policy. Ms. Papale noted that there were no comments received from the Agency’s standard public notification process. Discussion ensued as to how LEED certification was verified. The process could take a year after project completion. M. Fitzgerald suggested changing the “green project” criteria by adding language that indicates points would be awarded to a project whose plans qualify for LEED certification “and receives certification before the first anniversary of the completion of the Project.” Board members inquired whether this change would require circulating the policy to all taxing jurisdictions again; L. Ruberto indicated Bond would research and advise. A motion to authorize the amendment of the Agency’s Uniform Tax Exemption Policy-2018 Housing Policy, was made by F. Betrus, seconded by M. Fitzgerald, and unanimously approved, 5-0.

Chairman Grow introduced a resolution authorizing the amendment of the Agency’s Uniform Tax Exemption Policy-Mohawk Valley Health Systems (MVHS) Business Relocation Policy. Ms. Papale noted that there were two written comments received from the Agency’s standard public notification process. Board directed staff to attach both letters to the minutes. A motion to authorize the amendment of the Agency’s Uniform Tax Exemption Policy-MVHS Business Relocation Policy, was made by F. Betrus, seconded by M. Fitzgerald, and unanimously approved, 5-0.
Chairman Grow introduced a resolution relating to the McDonough Hardwood Ltd. Facility, consenting to the sale of the facility and assignment of the existing lease-leaseback transaction to Gutchess Vernon, Inc. and authorizing the execution of related documents, subject to review by counsel. This is in response to a request from McDonough, which will allow the proposed transaction to proceed without delay or obstruction. The question was asked how many jobs were at McDonough Hardwoods currently; staff indicated they are at 22 FTEs, which is below its employment obligation. A motion to authorize resolution relating to the McDonough Hardwood Ltd. Facility, consenting to the sale of the facility and assignment of the existing lease-leaseback transaction to Gutchess Vernon, Inc, and authorizing the execution of related documents, subject to review by counsel, was made by M. F. Messenger, seconded by E. Quadraro, and passed 5-0, with M. Fitzgerald abstaining.

Chairman Grow introduced a request from Gutchess Vernon, Inc. (a wholly-owned subsidiary of Gutchess Lumber, Inc.) for consideration of an inducement resolution providing preliminary approval for financial assistance and authorizing the Agency to conduct a public hearing. F. Betrus asked if we could be provided information as to whom the members of the Gutchess Family Trust (part-owners of the ESOP) are. Board asked whether existing jobs at other Gutchess facilities in NYS would be affected by this facility, and would like clarification that it would not result in any reduction at other NYS facilities. A motion to adopt an inducement resolution providing preliminary financial assistance to Gutchess Vernon, LLC in the form of sales tax exemption, mortgage recording tax exemption and real property tax abatement, consistent with the Agency’s Policy, and authorizing a public hearing, subject to clarification on any NYS job movement and receipt of information relating to Trust members, was made by E. Quadraro, seconded by F. Betrus, and unanimously approved, 5-0.

At 9:45 AM a motion to enter Executive Session to discuss potential contracts was made by M. Fitzgerald, seconded by M. F. Messenger and passed unanimously 5-0.

At 10:45 AM a motion to exit Executive Session was made by M. Fitzgerald, seconded by E. Quadraro, and passed unanimously 5-0.

At 10:45 a motion to adjourn the OCIDA Meeting was made by D. Grow, seconded by M. Fitzgerald, and passed unanimously 5-0.

Respectfully recorded,
Mark Kaucher
April 17, 2018

Shawna Papale, Executive Director
Oneida County Industrial Development Agency
584 Phoenix Drive
Rome, NY 13441

Dear Ms. Papale,

We have a few questions before we can provide any input on Uniform Tax Exempt Policy.

I have reached out to Brian McCuskey at the City Tax Department, trying to find out which properties are involved but he did not have that information for me.

- Do you know the eligible businesses’ parcel and map numbers, and their assessed values?
- Do you have a schedule of implementation, and when it will take effect?
- What is the total assessed value that would be eliminated? The district will probably levy the same amount, which means that the taxpayers will have to absorb this cost.
- Do you know what the loss of tax revenue would be for the Utica City School District?

Thank you,

Michele Albanese
School Business Official

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April 12 2018

Shawna Papale, Executive Director
Oneida County Industrial Development Agency
584 Phoenix Drive
Rome, New York 13441

Dear Ms. Papale:

I wanted to thank you for sharing the Pilot program changes with the Town of New Hartford. With that being said we welcome any displaced business from the new hospital location to the Town of New Hartford. We can offer some possible incentives for them to move into our community.

If you need anything else please feel free to contact me.

Sincerely,

[Signature]
Paul Miscione
Supervisor Town of New Hartford