Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on October 19, 2018 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

Members Present: Ferris Betrus, Michael Fitzgerald, David Grow, Mary Faith Messenger, Eugene Quadraro, Steve Zogby
EDGE Staff Present: S. Papale, M. Carney, G. Zyskowski, J. Waters, M. Kaucher,
Others Present: Laura Ruberto, Bond, Schoeneck & King; Rome Mayor Jackie Izzo; Mark Levitt and Jenna Peppenelli, Levitt & Gordon; Robert Wilmott and Tom Iorizzo, NE Regional Council of Carpenters, Dave Hill, Rome Sentinel;
Chairman D. Grow called the meeting to order at 8:04 AM.

Chairman Grow stated that there is a request for Executive Session to discuss potential contracts and an internal administrative matter. At 8:04 AM, a motion to enter Executive Session to discuss potential contracts and internal administrative affairs was moved by F. Betrus, seconded by M. F. Messenger, and carried 6-0.

At 9:00 AM, the Agency exited Executive Session.

Minutes
The Agency reviewed the corrected September 21, 2018 Meeting Minutes. Two corrections were noted: (1) Delete “Revised after meeting” in last paragraph on page 1; and (2) Insert “Briggs & Stratton” at the end of the first sentence in the second paragraph on page 2. A motion to approve the September 21, 2018 minutes, as corrected, was made by M. Fitzgerald, seconded by F. Betrus, and carried, 6-0.

Chairman Grow invited Mark and Luke Lewis, to discuss the request from Lewiston at Clinton Street, L.L.C. (Phase V) Facility for an increase in the value of the mortgage recording tax exemption (MRTE). L. and M. Lewis described how they started this project back on 2006 and were now finally coming to the end of the full build out. They referenced materials they have submitted to respond to some of the board’s questions regarding total project costs and what they pertained to, specifically the infrastructure costs. D. Grow explained that the IDA did not approve a mortgage recording tax exemption on the first application. L. Lewis explained that they had initially requested the full amount of the mortgage recording tax exemption in their initial Agency application but that they pulled it out, not fully understanding the Agency policy, and that they were told to bring back the project in phases. M. Lewis said that right now, they are merely asking for MRTE on phase 4 & 5. D. Grow said this was the Agency’s first involvement with a rental residential housing project. D. Grow asked for a motion to approve an amendment to the prior inducement resolution to include the dollar figure of new money the applicant is requesting and schedule a public hearing.

D. Grow asked for a motion for the inducement resolution and public hearing, on a MRTE on a (not-to-exceed) $15M mortgage amount. S. Zogby moved D. Grow’s suggested motion. E. Quadraro seconded the motion. M. Fitzgerald asked for clarification. D. Grow stated that the proposal was to approve a supplemental inducement resolution for an additional, potentially, $15M of additional MRTE in addition to what’s already been approved. S. Zogby stated that there is some discrepancy in what was originally proposed for a motion, and what was first stated. D. Grow stated that he said the amount of the MRTE was not to exceed $15M worth of mortgage. D. Grow called for a vote on the motion, originally made by S. Zogby, and seconded by E. Quadraro, which was “to amend the prior inducement resolution for Lewiston at Clinton Street, L.L.C. (Phase V) Facility increasing the value of the mortgage recording tax exemption for the transaction to include the dollar figure of new money that the applicant is requesting, and calling for second public hearing.

The motion passed, 4-1, with M. Fitzgerald voting NO, and F. Betrus abstaining. Chair Grow advised the Lewis’ to submit a revised supplemental application and that there will be a new public hearing and ultimately a vote on whether to provide final authorization for the request. The Lewis Brothers exited the meeting, as did Agency Board Member E. Quadraro.
Financials
Agency financial reports as 9/31/2018 of were reviewed by M. Carney.
*The Agency received the financial report as presented.*

Due to the lack of a sufficient number of Agency directors present to vote (F. Betrus stated that he would be abstaining), a request from *Lewiston at Clinton Street, L.L.C.* to extend the sales tax exemption for the Phase V facility was tabled until the next meeting,

Chairman Grow introduced a request from *Cardinal Griffiss Realty, LLC* for the Agency to consent to the sale of the facility to Griffiss Local Development Corporation and assignment to GLDC of all Agency transaction documents, and authorizing the form and execution of related documents in the Agency’s customary form with changes approved by counsel. F. Betrus moved the request for discussion, and M.F. Messenger seconded the motion. S. Papale explained that it is being proposed by GLDC that CGR be dissolved as an entity now that the tax credits it accessed for the initial project financing have expired. CGR owns 153 Brooks Road, where Assured Information Security (AIS) is the sole tenant. M. Fitzgerald and M. Levitt both questioned why there isn’t an interest in keeping the entity intact to own the building as a legal shield in the event there is a problem with the building. *F. Betrus withdrew the motion on the floor and the request was tabled until the next meeting.* S. Papale will invite Ms. Kahler to attend the next meeting to answer the Agency’s questions about the planned action.

Old Business
M. Fitzgerald asked if we have received any information from *Special Metals Corporation* regarding the Agency’s request for updated information on the planned furnace project. S. Papale said she would prefer to address that in Executive Session. F. Betrus asked if there was any update on Varflex. Staff is working with the company.

At 10:14 AM, a motion to temporarily adjourn the October 19, 2018 Agency meeting was made by S. Zogby, seconded by F. Betrus, and carried 5-0.

At 10:31 AM, the October 19, 2018 meeting Agency meeting reconvened. *At 10:31 AM, a motion to enter Executive Session to consider potential contracts was made by M.F. Messenger, seconded by S. Zogby, and carried 5-0.*

At 10:50 AM, the Agency exited Executive Session and adjourned the October 19, 2018 meeting by unanimous consent.

Respectively Recorded,

Mark Kaucher