To: Oneida County Industrial Development Agency Board of Directors
From: Shawna M. Papale
Date: March 22, 2019
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – 8:00 AM **Friday, March 29, 2019**
at the offices of Mohawk Valley EDGE, 584 Phoenix Drive, Rome, New York.

1. Executive Session (if necessary)
2. Approve minutes – February 13, 2019
3. Financial Review
   a) Interim Financials
   b) 2018 OCIDA Audit
   c) Consider a resolution amending the amount of Agency purchases to be capitalized from $1,000 to $5,000.
4. Ratify and Confirm PAAA Submissions
5. OCIDA Mission Statement Ratification & Approval of Performance Measurements for 2019
6. OCIDA Confidential Board Performance (this will be handed out at the meeting)
7. Consider the following resolutions relating to the **Baggs Square Partners, LLC** facility:
   a) Amended inducement resolution, increasing the value of mortgage recording tax requested from $26,428.00 to $44,812.50. The applicant submitted an amendment to its application, to add and include a second mortgage in the amount of $2,440,000.00.
   b) SEQR resolution
c) Final authorizing resolution, authorizing financial assistance in the form of exemptions from sales tax (not to exceed $294,250), exemptions from mortgage recording tax (not to exceed $49,293.75) and abatement of real property tax for a period of ten years (valued at approximately $1,252,347.00), consistent with the Agency’s Uniform Tax Exemption Policy (Housing Policy) and approving the form and execution of related documents, all subject to review by counsel. The IDA conducted a public hearing on March 21, 2019.

8. Consider the following resolutions relating to **Oneida County Rural Telephone Company (Northland Communications):**

   a) Confirm SEQR findings for Supplemental Project. The Company submitted a Short Form EAF for the supplemental project, with the representation that the Village of Holland Patent Planning Board determined, with guidance from the Town Zoning Officer, that it does not need to move forward with a new SEQR process for this supplemental project. The Agency determines that the SEQR resolution adopted for the original project sufficiently addresses the supplemental project.

   b) Consider a final authorizing resolution approving financial assistance in the form of sales tax exemptions (estimated at $57,946 but not to exceed $63,740) and real property tax exemptions (estimated at $25,765) consistent with the Agency’s Uniform Tax Exemption Policy (5-year incremental PILOT) and authorizing the form and execution of related documents.

9. Consider a request from **H.J. Brandeles Corp.** for the Agency to extend a partial sales tax exemption prior to closing, in an amount not to exceed $31,155. The Agency authorized sales tax exemptions not to exceed $62,310.

10. Consider an inducement resolution relating to the **Cardinal Griffiss Realty, LLC/AIS facility**, granting preliminary approval for financial assistance in the form of exemptions from sales tax estimated at $43,800 but not to exceed $48,180.

   a) Consider a SEQR resolution relating to the **Cardinal Griffiss Realty, LLC/AIS facility**.

11. Consider an inducement resolution relating to the **126 Business Park Partners/Adjusters International facility**, granting preliminary approval for financial assistance in the form of exemptions from sales tax valued at $152,250 (not to exceed $167,475), exemptions from mortgage recording tax valued at $22,500 (not to exceed $24,750) and abatement of real property taxes estimated at $210,000 (standard 10-year incremental PILOT) and authorizing the Agency to conduct a public hearing.
12. Consider the following resolutions relating to the **Hale’s Bus Garage, LLC facility**:

a) Amended inducement resolution increasing the value of mortgage recording tax requested from $13,906.27 to $17,819.92 and increasing project costs. The Supplemental Application dated January 16, 2019 incorrectly listed the amount of the mortgage.

b) Final authorizing resolution, authorizing financial assistance in the form of exemptions from sales tax (estimated at $113,750 but not to exceed $125,125), exemptions from mortgage recording tax (not to exceed $17,819.92) and abatement of real property tax on the incremental assessment resulting from the Project (valued at approximately $26,250) and approving the form and execution of related documents.

13. Consider the following resolutions relating to the **Rome Community Brownfield Restoration Corporation (Rome Cable Complex 3/Cold Point) facility**:

a) Consent to the further subdivision of the Complex 3 Parcel into three parcels, and authorize the form and execution of related documents. RCBRC proposes to subdivide the parcel into (i) Owl Wire parcel, Cold Point parcel and the “Tower Parcel.”

b) Request the Agency execute the “Change of Use” notification to the NYS DEC. Such notice is required to proceed with the Cold Point project in compliance with the ERP/NYWORKS II Agreement.

14. Consider the following resolutions relating to the **Rome Community Brownfield Restoration Corporation (Rome Cable Complex 4) facility**:

a) Authorize the final payment of $14,000 to the NYSDEC, pursuant to the 2015 NYWORKS II contract. The IDA is obligated to make payments under the contract, subject to the condition that it receives immediate reimbursement from RCBRC.

b) Consent to the termination of the 2015 NYWORKS II program under the NYS Environmental Remediation Program, and authorize the referral of the property to the New York State Superfund program.

c) Grant site control to NYSDEC for the duration of the project.

15. Old Business

a) Review of jobs report – delinquent companies

b) Deployed Resources update on project
Proposed next meeting date – **THURSDAY, April 25, 2018** at 8 AM at 584 Phoenix Drive, Rome, NY