Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on April 15, 2011 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

Members Present: E. Quadraro, D. Grow, M. Fitzgerald, F. Betrus
Absent: N. Brown, M. Valentine, S. Zogby
EDGE Staff Present: S. DiMeo, S. Papale, J. Cardone, J. Waters, P. Zawko
Press: none

Mr. Grow called the meeting to order at 8:05 AM.

A motion to enter Executive Session for the purpose of discussing potential contracts was made by Mr. Fitzgerald seconded by Mr. Betrus. Consensus to exit was achieved at 8:53 AM.

March 18, 2011 minutes were approved with changes on a motion made by F. Betrus seconded by M. Fitzgerald.

In other Agency business:

- Representative N. Matt met with the agency to discuss a request by Matt Brewing Company to grant additional financial assistance in connection with a new project. Matt Brewery Co. will be constructing/installing an anaerobic digester which will treat their waste water (making it easier for the sewer system to handle) and generate methane gas which they will use to generate 30-40 percent of their electrical requirements. A motion to approve initial authorizing resolution to amend the existing PILOT (taxes to stay at amount prior to fire and equipment will be 100% exempt), sales and mortgage tax exemptions for the construction/installation of an anaerobic digester as a pollution control and power generation project by Matt Brewery Co all subject to the completion of a SEQR review was made by F. Betrus, seconded by E. Quadraro. F. Betrus disclosed that his brother owns RL Stone who does business with Matt Brewing Co.; F. Betrus states that he has no stake in the company or financial gain.

- Representative L. Adler met with the agency to discuss a request for an initial authorizing resolution for a 100% PILOT for New Hartford Office Group, LLC.. A motion to approve an initial authorizing resolution subject to (a) a PILOT allocation agreement agreeable to all parties and (b) receipt by the Agency of an updated application for a PILOT, mortgage and potential sales tax exemptions was made by E. Quadraro, seconded by M. Fitzgerald.

Members accepted the financials as presented

In other Agency business:

- A request to consider an initial authorizing resolution granting financial assistance in connection with the Bonide Products, Inc facility for a 50,000 SF building addition project. Bonide will be constructing a warehouse and installing racking and adding forklifts. They have run out of space to store their various finished goods. A motion to approve the initial authorizing resolution granting a 10 year industrial PILOT for real property tax abatement, mortgage recording tax exemption and sales tax exemption was made by F. Betrus, seconded by D. Grow with M. Fitzgerald abstaining. The agency discussed the updated agency fee structure and how it may compare to other counties. The agency stressed the importance of making the fee structure known to every company who applies for benefits.
- A request to consider an initial authorizing resolution to grant financial assistance relating to the HP Hood LLC project for a 23,000 SF building addition and cooler installation. This project will include the construction of a new refrigerated warehouse for the final cooling, storage and distribution of packaged dairy goods. A motion to approve the initial authorizing resolution granting a 10 year Industrial PILOT for real property tax abatement, mortgage recording tax exemption and sales tax exemption was made by F. Betrus, seconded by E. Quadraro.

- A request to consider a final authorizing resolution approving benefits and the form and execution of related documents for Fish Creek Cabin Resort, LLC and the execution of related documents. A motion to approve the final authorizing resolution approving benefits was made by D. Grow and seconded by E. Quadraro.

- A request to consider a final authorizing resolution approving the benefits and the form and execution of related documents for Griffiss Local Development Corporation for building 770/774 at 428 Phoenix Drive, Griffiss Business and Technology Park, Rome, NY, which benefits are a deviation from the Agency’s Uniform Tax Exemption Policy. A motion to approve the final authorizing resolution for GLDC was made by F. Betrus, seconded by E. Quadraro.

- A request by Canal Village, LLC to finance the facility with New York State Housing Development Fund Corporation and authorize the execution of related documents. This is their final financing piece and was contemplated under the original agreement with OCIDA.

- A request to consider granting an easement to Time Warner Cable as it relates to the Cardinal Griffiss Project on Brooks Road, Rome, NY. Time Warner needs the ability to strong fiber optic cable lines from a conduit into the newly constructed building. A motion to approve the easement was made by M. Fitzgerald, seconded by D. Grow.

Old Business:

- Burrstone Energy is working through their tax issue and keeping the OCIDA staff updated on their progress.

New Businesses

- Rome Community Brownfield Restoration Corporation was a loan with OCIDA and has no repayment method. Staff is working to restructure the Owl Wire lease to cover remaining debt.

There being no further business, the meeting was adjourned at 10:20 AM upon a motion made by F. Betrus, seconded by D. Grow.

Respectfully submitted,

Jennifer Waters