Minutes of the Meeting of the  
Oneida County Industrial Development Agency  
Held on May 20, 2011 at Mohawk Valley EDGE  
584 Phoenix Drive, Rome NY

Members Present: M. Fitzgerald, D. Grow, F. Betrus, S. Zogby, E. Quadraro (By phone)
Absent: N. Brown, M. Valentine,
EDGE Staff Present: S. DiMeo, S. Papale, J. Cardone, J. Waters, P. Zawko, M. Bonney, M. Kaucher
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. Grow seconded by Mr. Zogby. Consensus to exit was achieved at 8:56 AM.

In other Agency business:

- Representative D. Waterbury met with the agency to discuss a request by Ontario Realty Inc./Sylvan Beach to consider a final authorizing resolution approving benefits. Mr. Waterbury clarified his financial position of the proposed project and his willingness to complete said project. Mr. Waterbury also answered questions from the Agency relating to his finances and back taxes due on the property. Additionally, the Agency reviewed the Environmental Assessment Form submitted by the Company whereby the Village of Sylvan Beach determined on March 24, 2011 that the Facility is a Type II action, and determined to adopt a negative declaration for purposes of SEQR. A motion to adopt a negative declaration for purposes of SEQR and to approve a final authorizing resolution and the form and execution of related documents approving a full commercial PILOT for real property tax abatement, mortgage recording tax exemption and sales tax exemption contingent on a minimum investment for $300,000 in new equipment and real property over three years, maintenance of employment levels as stated in the application, and repayment of all owed back taxes to the taxing jurisdictions was made by M. Fitzgerald and seconded by S. Zogby. The motion was carried.

- April 15, 2011 minutes were approved with changes on a motion made by M. Fitzgerald seconded by F. Betrus.

In other Agency business:

- A request to consider a resolution adopting the Agency’s Determination and Findings (Exhibit A) pursuant to the Eminent Domain Procedure Law authorizing the acquisition of property necessary for the relating to the EDGE/Marcy Nanocenter at SUNYIT Project. L. Romano read the resolution.
adopting the Agency’s Determination and Findings aloud. A motion to adopt the resolution of the Determination and Findings as the Agency’s Determination and Findings pursuant to Article Two of the Eminent Domain Law was made by F. Betrus and seconded by S. Zogby. The motion was carried.

- The Agency received a copy of the Determination and Findings prior to the meeting and reviewed the summary. Bond, Schoeneck & King prepared the Determination and Findings after attending two public hearings that were held. Four people spoke against the project, two in favor of the project. The Agency reviewed who spoke at the hearings and reviewed their statements. The Minutes from the two public hearings and the transcripts are attached as Exhibit B & C.

- A request to consider an inducement resolution relating to the Griffiss Utility Services Corporation facility at Griffiss Business and Technology Park. GUSC is requesting a lease-lease back PILOT agreement which includes mortgage tax abatement for their Co-generation project. They will be investing an additional $3 million of improvements into their system. The design of the project has been modified since the original inducement and now includes the addition of natural gas as a heating option. The goal is to keep utilities low at the Park, while also increasing the number of fuel options available and more predictable pricing. An independent study has been completed to gauge the efficiency of the project. GUSC will also be utilizing $2 million on NYSEMDA grants and Federal tax credits to complete the project. A new application and cost/benefit has been submitted to the Agency for review. GUSC was created to assist GLDC in its economic development efforts at Griffiss Business and Technology Park. GUSC has some long-term contracts with existing tenants, National Grid will provide power to those tenants that do not want to receive power from GUSC. GUSC needs to re-confirm that their SEQR is still valid, provide the Agency with their utility rate effectiveness and a list of tenants that use GUSC with their contract terms. A motion to approve the inducement resolution for a deviated PILOT was made by F. Betrus and seconded by S. Zogby. The motion was carried.

- A request to consider a resolution authorizing the release of a portion of the Sherrill Manufacturing, Inc. Facility and the execution of related documents. Sherrill Manufacturing would like to sell a portion of their facility to pay their back–owed taxes. This transaction has been approved by the bankruptcy court. A motion to approve the release of a portion of the Sherrill Manufacturing Inc. Facility and the execution of related documents was made by S. Zogby and seconded by F. Betrus. The motion was carried.

New Business:

- A request by Adjusters International to enter into a new mortgage agreement not to exceed the original mortgage amount with NBT Bank, subject to legal review. A motion to approve Adjusters Internationals new mortgage with NBT Bank was made by S. Zogby and seconded by D. Grow. The motion was carried with M. Fitzgerald abstaining.

There being no further business, the meeting was adjourned at 9:54 AM upon a motion made by F. Betrus, seconded by S. Zogby.

Respectfully submitted,

Jennifer Waters