Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on October 19, 2012 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

EDGE Staff Present: S. Papale, M. Bonney, J. Waters, S. DiMeo
Others Present: M Levitt, L. Romano, J. Saunders

D. Grow called the meeting to order at 8:04 AM.

The Agency received the September 27, 2012 Meeting Minutes. A motion to approve the September 27, 2012 Meeting Minutes with minor corrections was made by N. Brown and seconded by F. Betrus. Motion passed unanimously 5-0.

The Agency would like to recognize and acknowledge Julianne Cardone for her service to the OCIDA.

The Agency received the October financials.

A request to consider a final authorizing resolution relating to the amendment of the SR Sloan Facility, approving modification of the current PILOT which financial assistance is a deviation from the Agency’s Uniform Tax Exemption Policy, and authorizing the form and execution of related documents. SR Sloan would like to continue to stay in the 33% portion of their PILOT. The school district has already billed them for 66%. The Agency discussed gradually increasing the PILOT ie. One additional year at 33%, year 2- 44%, year 3- 55% and year 4- 66%. A motion to approve a final authorizing resolution relating to the amendment of the SR Sloan Facility, approving modification of the current PILOT which financial assistance is a deviation from the Agency’s Uniform Tax Exemption Policy, and authorizing the form and execution of related documents was made by E. Quadraro and seconded by M. Fitzgerald. Motion passed unanimously 5-0.

New Business
- Steve DiMeo presented to the Agency the proposed Master PILOT and PILOT Increment Financing Proposal for Marcy Nanocenter at SUNYIT. The proposal has already been presented to the Oneida County Board of Legislators, NYS Governor Andrew Cuomo’s office, the Whitesboro School District and the Town of Marcy Superintendent. The monies allocated from the PILOT would be used for public purposes.

Upgrades made on the site to-date include water and sewer extensions and creation of the Marcy SUNYIT Parkway. S. DiMeo stated that the more infrastructure and site developments that are in place, the better the chances of landing an end user. He also stated that they had a site visit yesterday. E. Quadraro questioned whether the wetland permit issue would halt further development. S.DiMeo responded that they are still
working on the issue, but once it is resolved they can do both the mitigation and creation simultaneously. He also stated that there would be several traunches of pay back including monies to the State if they front some of the initial investment dollars. The other monies would go towards a region wide job training program and increase in STEM education as well as helping to fix several problems in the County sewer system. This proposal is based on the Global Foundries PILOT, so that all taxing jurisdictions and the potential company know exactly what type of tax incentives and tax revenue they would be getting for the next 49 years.

E. Quadraroo asked if the supply chains that tend to sprout up by the fabs would also ask for PILOTS and how the Agency should address those when they come in. The Agency discussed what type of social services the end user and supply chain would need and how those needs would be addressed including; education, housing, daycare, aftercare, YMCA and YWCA and how to develop those services to match the future need. S. DiMeo stated that there needs to be focused catalytic development that includes the adaptive reuse of some of vacant or underutilized properties. F. Betrus asked if the supply chain usually is clustered together or scattered around the region. S. DiMeo stated that more materials for the end user are housed close by or as close as economically feasible. E. Quadraroo discussed the need to fill the currently vacant business parks before we create more. S. DiMeo stated that this community was developed for a much larger population and business cluster than is currently here, thus leaving a lot of opportunities that exist for smaller supply chain businesses. This industry looks for sites that can accommodate larger scale development opportunities and in that respect we fit perfectly. He also stated that this type of industry employs a global workforce.

M. Fitzgerald questioned whether the Agency is locking itself into, and what if the use of the lands change. S. DiMeo stated that any changes would have to come back to the Agency, much like Griffiss. This proposal takes into account zoning and planned development. S. DiMeo stated that this proposal is the start to building a community that can support this type of large scale investment in both infrastructure and support services. He also stated that he hopes to get this proposal done by the end of the year.

The Agency has a line item in their budget for “Special Economic Development Projects,” EDGE is requested the use of these funds for the zoning changes and traffic studies that have to be done for the Marcy Nanocenter at SUNYIT site. A motion to approve the $25,000 line item for “Special Economic Development Projects” to Mohawk Valley EDGE for use in further the site development at Marcy Nanocenter at SUNYIT was made by M. Fitzgerald and seconded by N. Brown. Motion passed unanimously 5-0.

There being no further business, the meeting was adjourned at 9:55 AM upon a motion by F. Betrus and seconded by E. Quadraroo. Motion passed unanimously 5-0.

Respectfully recorded,
Jennifer Waters
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