Minutes of the Meeting of the  
Oneida County Industrial Development Agency  
Held on November 16, 2012 at Mohawk Valley EDGE  
584 Phoenix Drive, Rome NY

**Members Present:** N. Brown, E. Quadraro, D. Grow, M. Fitzgerald, F. Betrus, S. Zogby  
**EDGE Staff Present:** S. Papale, M. Bonney, J. Waters, S. DiMeo, M. Kaucher  
**Others Present:** M. Levitt, C. Levitt, L. Ruberto, J. Saunders

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

A request to ratify the release of 86 Genesee Street, New Hartford from the St. Elizabeth Medical Center facility, and the execution of related documents - The hospital is selling 86 Genesee Street, New Hartford and has requested the release of the property from the bonds. This is already contemplated by the bond documents so no official action is required, but it should be noted for the record and for the board’s information. **A motion to approve the release of 86 Genesee Street, New Hartford from the St. Elizabeth Medical Facility was made by S. Zogby and seconded by M. Fitzgerald. Motion passed unanimously 6-0.**

A request to consider a final authorizing resolution relating to the MSP LLC Facility, approving benefits consistent with the IDA’s Uniform Tax Exemption Policy, and approving the form and execution of related documents. A public hearing was held on November 9, 2012. The school district was in favor of the project and the City of Rome questioned whether the OCIDA has done its due diligence in advancing this project specifically relating to the 485 (b) program that the City of Rome offers. After thoughtful review and consideration of this project the Agency believes that they provided sufficient support to advance the project. This project will help not only MSP LLC, but will help an affiliated Oneida County company Rofin. **A motion to approve a final authorizing resolution relating to the MSP LLC Facility, in which they will retain 5 jobs at the MSP project and 5 jobs at Rofin and approving benefits consistent with the IDA’s Uniform Tax Exemption Policy, and approving the form and execution of related documents was made by E. Quadraro and seconded by M. Fitzgerald. Motion passed unanimously 6-0.**

A request to consider a final authorizing resolution relating to the Phase II PILOT and Phase III PILOT (Mid-State Development Corporation/Vernon Downs Facility), approving benefits consistent with the Uniform Tax Exemption Policy, and approving the form and execution of related documents. This entire project was approved with three PILOT phases. Mid-State has truncated Phase II partly into Phase I and Phase III. **The Agency tables this action until more information is available.**

A motion to consider a supplemental authorizing resolution relating to The Sloan Family Trust/SR Sloan, Inc. Facility, approving and clarifying PILOT benefits that represent a deviation from the IDA’s Uniform Tax Exemption Policy, approving a one-year extension of the lease term, and approving the form and execution of related documents. The Whitesboro School District has billed Sloan at 66% for the current year and they have paid it. The Agency will put the 33% tacked on to the end of the PILOT. The Agency will re-notice the taxing jurisdictions of OCIDA 11/16/2012.
the change. The Agency states that the only way to correctly grant SR Sloan the benefits that they were granted was to deviate from the standard policy. A motion to approve a supplemental authorizing resolution relating to The Sloan Family Trust/SR Sloan, Inc. Facility, resetting their job numbers to 55 and approving and clarifying PILOT benefits that represent a deviation from the IDA’s Uniform Tax Exemption Policy, approving a one-year extension of the lease term, and approving the form and execution of related document was made by M. Fitzgerald and seconded by E. Quadraro. Motion passed unanimously 6-0.

M. Fitzgerald left to attend another meeting.

A request to consider an inducement resolution for a standard industrial PILOT (request for sales tax exemption, mortgage tax exemption and standard industrial PILOT) and adopting a negative declaration for the purposes of SEQR relating to the Delta Hardwood Flooring, Inc. facility. Delta is currently in 5780 Success Drive and is in the process of moving their operation to the Ethan Allen building in Boonville. They will create 15 jobs and retain 20. There was previous discussion of donating the Ethan Allen building to the town to potentially demo the building. But Delta is a good building fit because of the surrounding wood industry. Delta has recent contracts with Shaw Flooring and Lumber Liquidators. A motion to approve an inducement resolution for a standard industrial PILOT (request for sales tax exemption, mortgage tax exemption and standard industrial PILOT) and adopting a negative declaration for the purposes of SEQR relating to the Delta Hardwood Flooring, Inc. was made by F. Betrus and seconded by S. Zogby. Motion passed unanimously 5-0.

A request to ratify the execution of a Mortgage Modification Agreement and Assignment of Leases and Rents relating to the Sovena USA, Inc. Facility 2012, Sovena will be refinancing with M&T Bank. There is no new money or new benefits related to this action. A motion to ratify the execution of a Mortgage Modification Agreement and Assignment of Leases and Rents relating to the Sovena USA, Inc. Facility 2012 was made by F. Betrus and seconded by S. Zogby. Motion passed unanimously 5-0.

The Agency received the October 19, 2012 Meeting Minutes. A motion to approve the October 19, 2012 Meeting Minutes with minor corrections was made by N. Brown and seconded by F. Betrus. Motion passed unanimously 5-0.

The Agency received the most recent financial statements. They will be closing on several projects before the year end.

Old Business

- There are a few outstanding issues with the Hartford PILOT. The Town of New Hartford has failed to pay the 2009 PILOT payment. The bill they sent does not match the available funds. S. Papale has requested clarification from the Town and is working to resolve the issue.
- The Town of New Hartford needs to provide a schedule of PILOT payments for the Hampton Inn PILOT. M. Levitt stated that we have a valid PILOT but the taxing
jurisdictions need an allocation agreement to distribute the funds. M. Levitt stated that the Agency should extend the timeframe in which the Hampton Inn project gets its taxing jurisdictions allocation agreement signed to April 1. A motion to extend the timeframe in which the Hampton Inn project gets its taxing jurisdictions allocation agreement signed to April 1 was made by N. Brown and seconded by E. Quadraro. Motion passed unanimously 5-0.

There being no further business, the meeting was adjourned at 9:13 AM upon a motion by F. Betrus and seconded by N. Brown. Motion passed unanimously 5-0.

Respectfully recorded,

Jennifer Waters