Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on April 19, 2013 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

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

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

A request by Lewiston at Clinton Street, LLC to adopt an inducement resolution relating to the Pheasant Run- Phase III Facility. S. Papale stated that this project was originally induced in 2007. But because of the economic downtown it was never started. Because it was so long between the inducement and start of the project, staff advised the Lewis Brothers to come back for an additional inducement and to update the Agency on the status of the project.

L. Lewis stated that they are requesting sales tax exemption for their Phase III project. Already completed prior to Phase III was 3,000 ft. of walking trail along the complex because of Army Core of Engineers Wetland issues. This project will create 36 high end apartment units. Utilities are already installed up to the start of Phase III. Lewis Brothers are completing this project now because of the lack of high end units in this market that are suited for the higher paid employees that are trending toward these units. This project will benefit Clinton School District and Town of Kirkland. This project will support the region’s need for this type of housing and support future growth. The Lewis Brothers have also completed the construction of a $300,000 sewer district that will benefit others along the line. They have also spent $500,000 in wetland mitigation.

M. Levitt stated that many companies will not build here because of the hurdles put in place by the Army Corp. of Engineers and others. F. Betrus stated that the Lewis Brothers are active members of the Clinton Chamber of Commerce.

D. Grow stated that when this was initially brought up in 2007 it was a sensitive issue because the Agency does not usually grant benefits to housing, because it creates an uncompetitive advantage. L. Lewis stated that they are only requesting sales tax exemption and mortgage tax exemption and fully intend to pay real property taxes. S. DiMeo stated that from a supply point, the Lewis Brothers have what this region needs.

M. Fitzgerald stated that he disagrees that the project should be granted benefits. He agrees that the Lewis Brothers are an asset to this community, but the Agency should not be in the housing market and that is does create a competitive disadvantage. He stated that the market should drive the project and the Agency should not be involved.
E. Quadraro stated that if people live outside Oneida County, they spend money outside Oneida County. If people live here, they will spend their money here. By having this type of housing it drives a sales tax increase.

D. Grow stated that this project will establish a high end rental stream for future growth and create a critical mass. He stated that this project will encourage the market to move along and once the market is established, the Agency will get out.

L. Lewis stated that other developers will not create this type of housing here. But their project has already invested here. He also stated that it takes time and effort to get this type of housing in place for future growth.

A motion to approve an initial authorizing resolution by Lewiston at Clinton Street, LLC for mortgage recording tax exemption and sales tax exemption was made by E. Quadraro, seconded by F. Betrus. Motion passed 5-1.

The Agency received the March 15, 2013 Meeting Minutes. A motion to approve the March 15, 2013 Meeting Minutes was made by F. Betrus and seconded by M. Fitzgerald. Motion passed unanimously 6-0.

The Agency received the most recent financial statements. The budget is on track and many projects are on track to close. Many projects are also coming out of the IDA’s name, so the lease payments will be lower. The Agency received the financials as presented.

A request to consider a resolution approving the form and ratifying the execution of an Easement Agreement granted by the Agency and GLDC for the benefit of Verizon (428 Phoenix Drive for occupancy by Tektronix). This is for a phone line easement for Tektronix- a testing calibration company at Griffiss. They recently moved on 428 Phoenix Drive from elsewhere in the Park and are currently the oldest tenant in the Park. A motion to approve a resolution approving the form and ratifying the execution of an Easement Agreement granted by the Agency and GLDC for the benefit of Verizon (428 Phoenix Drive for occupancy by Tektronix) was made by M. Fitzgerald, seconded by F. Betrus. Motion passed unanimously 6-0.

The Agency received a non-compliant jobs report from Staff. This report showed the various companies who have not met their job numbers. Letters will be sent to those found not in compliance.

**Old Business**

The Agency received a memo outlining changes made to IDA’s because of the 2013 NYS Budget. There are several new reporting requirements and recapture. Staff will incorporate changes going forward.
S. DiMeeo stated that EDGE continues to work on the Marcy Nanocenter Master PILOT for further discussion. The draft will be sent to the taxing jurisdictions for comment in the coming days. EDGE is also working to secure easements for the discontinued section of Edic Road and the County Interceptor project.

There being no further business, the meeting was adjourned at 9:06 AM upon a motion by F. Betrus and seconded by N. Brown. Motion passed unanimously 6-0.

Respectfully recorded,

Jennifer Waters