Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on May 17, 2013 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

EDGE Staff Present: M. Bonney, J. Waters, S. DiMeo, S. Papale, M. Carney
Others Present: M. Levitt, L. Ruberto, C. Levitt

D. Grow called the meeting to order at 8:07 AM.

The Agency received the April 19, 2013 Meeting Minutes. A motion to approve the April 19, 2013 Meeting Minutes was made by F. Betrus and seconded by N. Brown. Motion passed unanimously 5-0.

The Agency received the most recent financial statements. The Agency is owed $83,000 from NYSDEC in regards to the Rome Cable project. The Agency paid Shumaker and is awaiting reimbursement. The Agency received the financials as presented.

A request by Lewiston at Clinton Street, LLC to adopt a final resolution relating to the Pheasant Run- Phase III Facility. A public hearing was held and no negative comments were presented. D. Grow stated that this project will accommodate a future need for upscale housing units. He also stated that the lack of this type of housing impedes economic development, because we do not have this housing currently available. S. Zogby stated that in his opinion the Agency should not be involved in this type of project. S. DiMeo stated that Dr. Belk the former Director of the AFRL stated that this type of housing was the #1 issue for recruiting employees. M. Fitzgerald stated that the market will drive this type of project and the Agency shouldn’t be involved. He also stated that when their current buildings are full they will build more, with or without benefits. He agreed that Lewiston is an asset to the community but believes that they will build without the Agency involvement. He also stated that the Agency should focus on making sure that sites are pre-zoned for this type of housing, so that when the demand happens we have sites ready to-go. S. DiMeo stated that when he is recruiting companies the employees embrace different types of housing, including townhouses, condos etc. F. Betrus stated that Lewiston is an active member of the Clinton Chamber of Commerce.

A motion to approve a final resolution for mortgage and sales tax exemption for the Lewiston at Clinton Street, LLC- Pheasant Run- Phase III Facility was made by N. Brown and seconded by M.F. Messenger. Motion passed 4-1.

A request by United Technologies- Goodrich Corporation to adopt an inducement resolution for real property tax abatement and sales tax abatement. The company is requesting to pay 2/3 of taxes for 10-years. They are currently paying 100% of taxes. Goodrich Corporation was recently acquired by United Technologies and United Technologies is going through their options for
relocating business to lower cost settings. Goodrich Corporation recently put in new equipment and did some interior modifications to the Rome facility. The facilities current assessment is $5.7M. D. Grow asked whether the Agency should base the PILOT on the current assessment so that there is no risk in any assessment changes. M. Fitzgerald suggested that the Agency do an incremental PILOT so that the company is gradually paying an increase of taxes. M.F. Messenger stated that the company may not be looking for what works best in the long-run. They are looking to make the best decision on what is going to help them in the next 2-3 years. S. DiMeo stated that their current lease goes until 2017, but that United Technologies is known for breaking leases and uprooting companies to lower cost centers. M.F. Messenger stated that that the Agency should do a 5 year PILOT at 1/3 at then ramp up to 100% after that.

D. Grow stated that the Agency should base the PILOT on the current assessment for 10 years have 1/3 abatement for 5 years then ramp up for the remaining 5 years up to 100%. The structure that the Agency is recommending is a deviation from its standard policies. The Agency deviated from its standard policies because of the nature of the proposed project (existing manufacturing facility with 235 employees, that was recently acquired by an outside company), the extent to which the project will create and retain jobs (United Technologies could move this operation anywhere around the globe), the estimated value of tax exemptions to be provided (the company is currently paying 100% of taxes, but requests an increase in order to keep their pricing competitive and keep the location at Griffiss) and the amount of private sector investment generated or likely to be generated by the project (United Technologies plans to invest $9,429,000 into renovations at the facility).

A motion to approve an initial authorizing resolution for real estate tax abatement and sales tax abatement for United Technologies- Goodrich Corporation was made by S. Zogby and seconded by M.F. Messenger. Motion passed unanimously 5-0.

A request to approve a resolution relating to the financing of the Griffiss Local Development Corporation (Building 770/774) Facility. GLDC has been renovating building 770/774 for a new tenant Tektronix. Tektronix is the oldest tenant at Griffiss Business and Technology Park and has changed buildings. A motion to approve a resolution and mortgage tax exemption for GLDC building 770/774 was made by F. Betrus and seconded by N. Brown. Motion passed unanimously 5-0.

A request to approve a resolution relating to the financing of the Griffiss Local Development Corporation (Building 482- Mohawk Valley Community Action Head Start/Daycare Griffiss and it is seen as an important asset to the business park. F. Betrus stated that his wife works for a different section of Mohawk Valley Community Action. A motion to approve a resolution for the GLDC Daycare Center was made by D. Grow and seconded by N. Brown. Motion passed unanimously 5-0.

Old Business
At the direction of St. Elizabeth Medical Center, the IDA is redeeming $3,370,000 in principal amount of its outstanding $15,000,000 Civic Facility Revenue Bonds.

A motion to enter Executive Session at 8:56 AM to discuss potential projects and contracts was made by S. Zogby and seconded by N. Brown. Motion passed unanimously 5-0.

A motion to exit Executive Session at 9:14 AM was made by S. Zogby and seconded by N. Brown. Motion passed unanimously 5-0.

S. DiMeo stated that the Agency should recognize the hard work done by County Executive Anothiny Picente on his work to get the agreement between NYS, Oneida County, Madison County and the Oneida Indian Nation complete and approved.

S. DiMeo stated that EDGE continues to work on the Marcy Nanocenter Master PILOT for further discussion. The draft has been sent to the taxing jurisdictions for comment and meetings have been held to discuss any issues.

There being no further business, the meeting was adjourned at 9:17 AM upon a motion by F. Betrus and seconded by N. Brown. Motion passed unanimously 6-0.

Respectfully recorded,

Jennifer Waters