To: Oneida County Industrial Development Agency Board of Directors  
From: Shawna M. Papale  
Date: September 13, 2013  
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – 8:00 AM, Friday, September 20, 2013 at the offices of Mohawk Valley EDGE, 584 Phoenix Drive, Rome, New York.

1. Executive Session (if necessary)
2. Approve minutes – August 16, 2013 meeting
3. Financial Review
   a) Interim Financials
   b) 2014 Budget
4. **Consider a final authorizing resolution relating to the Varflex Corporation facility, approving financial assistance and approving the form and execution of related documents.** The Agency conducted a public hearing on September 11, 2013; the school district was in attendance and indicated it fully supports the project and financial assistance. Financial assistance being approved consists of sales tax exemptions and real property tax abatements, consistent with the Agency’s Uniform Tax Exemption Policy.

5. **Consider an amended final authorizing resolution relating to the Facilities Realty Management Vernon, LLC (Universal Photonics, Inc.) facility, and approving the form and execution of related documents.** The parties will amend the PILOT to clarify that all PILOT Payments will be based upon the current assessment of the Facility, which change will be effective the next taxable status date of 3/1/14. This change will not have a financial impact because project renovations were just completed on 9/4/13 and the assessor’s office has not yet reassessed the facility.

6. **Consider a SEQR resolution relating to the EDGE/North Utica Sewer Interceptor project, adopting a determination and making certain findings.** The Agency has conducted an independent SEQR review in compliance with Article 2 of the New York State Eminent Domain Procedure Law. As part of its review it has considered (a) a Statement of Findings adopted by the County of Oneida on November 12, 2012; (b) an EAF submitted by EDGE relating to the project; and (c) comments received at a public hearing conducted by the Agency on September 12, 2013.
The results of that review are contained in a Statement of Determination and Findings, which will be circulated to the board prior to the meeting.

7. **Consider a final authorizing resolution relating to the EDGE/North Utica Sewer Interceptor project, issuing a determination and finding to approve the acquisition of permanent and temporary easements and approving the form and execution of any and all related documents to effectuate the acquisition of the necessary property rights.** EDGE has attempted to negotiate with several land owners to acquire temporary and permanent easements to complete the North Utica Sewer Interceptor project. It reached agreements with some owners but has been unsuccessful in reaching agreements with others, and has requested the Agency exercise its power of eminent domain to complete these acquisitions. The Agency conducted a public hearing on September 12, 2013; a transcript of that hearing will be circulated to the board prior to the meeting.

8. **Consider a resolution consenting to a License Agreement granted by GLDC to the County of Oneida, approving the form and execution of related documents.** GLDC will give the County permission to enter upon Parcel F10-C to use the Small Arms Range. Because the Agency owns fee title to the Land, it must consent to the grant of license. This is a standard transaction under the Memorandum of Understanding.

9. **Consider a resolution consenting to a lease extension relating to a cell phone tower at Griffiss Business and Technology Park, approving the form and execution of related documents.** GLDC and American Tower Asset Sub, LLC are parties to a lease agreement under which GLDC leases a cell phone tower located at Griffiss Park; the parties wish to extend the term of the lease for an additional 20 years. Because the Agency owns fee title to the land, it must consent to the lease extension. This is a standard transaction under the Memorandum of Understanding.

10. **Old Business**

   a) Hampton Inn PILOT Allocation Agreement Update

11. **New Business**

12. **Proposed next meeting date – Friday, October 18, 2013 at 8 AM at 584 Phoenix Drive, Rome, NY**