Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on July 26, 2013 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

Members Present: N. Brown, S. Zogby, M.F. Messenger, M. Fitzgerald, F. Betrus
EDGE Staff Present: J. Waters, S. Papale, S. DiMeo
Others Present: L. Ruberto, C. Levitt, C. Kahler

N. Brown called the meeting to order at 8:06 AM.

The Agency received the June 28, 2013 Meeting Minutes. A motion to approve the amended June 28, 2013 Meeting Minutes was made by M.F. Messenger and seconded by S. Zogby. Motion passed unanimously 4-0.

The Agency received the most recent financial statements. The Agency has closed with MSP and Goodrich Corporation, the budget is currently on track. The Agency received the financials as presented.

A request to amend the May 17, 2013 resolution relating to the financing of the Griffiss Local Development Corporation (Building 770/774) Facility, and authorize the form and execution of related documents, subject to approval by counsel. There is a change in the mortgage of Building 770, in which Tektronix occupies and the daycare building. The mortgage will be put on Building 790. A motion to approve the amendment of the May 17, 2013 resolution relating to the financing of the Griffiss Local Development Corporation (Building 770/774) Facility, and authorize the form and execution of related documents, subject to approval by counsel was made by F. Betrus and seconded by S. Zogby. Motion passed unanimously 5-0.

A request to consider a resolution relating to a request by GLDC for the IDA to deliver a deed to itself for the purpose of subdividing the Daycare Center Property from Parcel F9A, and authorizing the form and execution of related documents. This action will create a formal subdivision of the daycare property. A motion to approve a resolution relating to a request by GLDC for the IDA to deliver a deed to itself for the purpose of subdividing the Daycare Center Property from Parcel F9A, and authorizing the form and execution of related documents was made by F. Betrus and seconded by M.F. Messenger. F. Betrus stated that his wife works for the Mohawk Valley Community Action Agency. Motion passed unanimously 5-0.

A request to consider a request by Griffiss Local Development Corporation to release the Rome Hospitality Group parcel from the Lease Agreement with the Agency (Parcel F6A) for the purpose of conveying the fee title to GLDC, and authorizing the form and execution of related documents. This action will release the land that was purchased by Rome Hospitality Group. The hotel is closing on the property in the coming days. The Agency is being asked to release the land from the Master Lease. The land will go to GLDC, and GLDC will sell to Rome Hospitality Group. A motion to approve consider a request by Griffiss Local Development Corporation to release the Rome Hospitality Group parcel from the Lease Agreement with the Agency was made by F. Betrus and seconded by M.F. Messenger. Motion passed unanimously 5-0.
Agency (Parcel F6A) for the purpose of conveying the fee title to GLDC, and authorizing the form and execution of related documents was made by M.F. Messenger and seconded by F. Betrus. Motion passed unanimously 5-0.

New Business

The Agency has sent a memo to Ontario Realty Corporation regarding the status of tax and PILOT payments. Ontario Realty was supposed to pay all back taxes on the Sylvan Beach Amusement Park property. The taxes were current at the time of closing, but have since gone delinquent. Back taxes include 2011/2012 School taxes and 2012 Town and County taxes. Ontario Realty is current on its PILOT payments but owe about $80,000 in back school, town and county taxes. The Agency received correspondence from the school district that the taxes were unpaid. The IDA has the right to call default under the PILOT agreement if the back taxes are not paid. Per the PILOT agreement, Ontario Realty has 30 days to cure the situation- if not cured the PILOT will go to 100%. The Agency advised council to send a letter to Ontario Realty and start the clock on the 30 days to cure.

S. Papale stated that there are several new projects being developed and will be brought to the Agency in the coming months.

S. Papale stated that the condemnation for the Oneida County Sewer Interceptor is going forward. The public hearing is being scheduled and EDGE is doing its due diligence to make sure all parties are correct.

S. Zogby questioned whether the new Start Up NY initiative by Governor Cuomo would do anything to the proposed Marcy Nanocenter at SUNYIT Master PILOT agreement? S. DiMeo stated that it would not. He also stated that the QUAD C is under construction and Dr. Robert Gere has been named interim president at SUNYIT.

S. Papale stated that the Agency is still waiting for the Woodhaven project to come back to the board with a formal market study.

There being no further business, the meeting was adjourned at 8:26 AM upon a motion by M. Fitzgerald and seconded by S. Zogby. Motion passed unanimously 5-0.

Respectfully recorded,

Jennifer Waters