Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on December 12, 2013 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

EDGE Staff Present: S. Papale, J. Waters, S. DiMeo, M. Kaucher

D. Grow called the meeting to order at 8:21 AM.

A motion to enter into Executive Session to discuss pending projects was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 6-0.

A motion to exit Executive Session was made by F. Betrus and seconded by S. Zogby. Motion passed unanimously 6-0.

The Agency received the November 4, 2013 Meeting Minutes. A motion to approve the November 4, 2013 Meeting Minutes with edits was made by M.F. Messenger and seconded by S. Zogby. Motion passed unanimously 6-0.

A request to ratify action taken by the Agency in connection with granting a Declaration of Covenants and Restrictions for the Rome Industrial Development Corporation (UPS – Cold Point) Facility and authorizing the form and execution of related documents. A motion to ratify action taken by the Agency in connection with granting a Declaration of Covenants and Restrictions for the Rome Industrial Development Corporation (UPS – Cold Point) Facility and authorizing the form and execution of related documents was made by F. Betrus and seconded by M.F. Messenger. Motion passed 5-0-1 with D. Grow abstaining.

M. Fitzgerald left the meeting.

A request by Rome Hospitality Group Request to reconsider financial assistance. Rome Hospitality Group sent a letter to the Agency in which the Board Members received. Andy Patel stated that he has been developing hotels in Oneida County for 10 years. He has developed the Hampton Inn in Utica and the Holiday Inn Express also in Utica- both which received Utica IDA benefits. He also stated that he has developed 20 hotels in New York and all except one received 20 IDA benefits. He said overall they have been very happy in Oneida County and Rome has presently been a challenge. He stated that it was difficult to convince his investors to locate a hotel in Rome. Based on his past IDA projects he did not anticipate any resistance. In his experience building another hotel in close proximity to another would not deplete revenue from another hotel. For example he built the Hampton Inn and Holiday Inn Express in Utica- close to each other and there was no effect. He also stated that in the construction of this hotel he would use local banks, local labor and local trades. He also stated that without benefits his
investors might back out of the land sale. *D. Grow requested that Patel send the market study that he completed to the OCIDA for their review. A motion for a supplemental inducement resolution including sales tax exemption contingent of receipt of an acceptable market study was made by E. Quadraro and seconded by F. Betrus. Motion passed unanimously 5-0.*

A request to consider a sales tax exemption for 394 Hangar Road for major interior improvements to the hangar building. Request is associated with extensive improvements to the boiler system in one bay to accommodate a business expansion on the part of Premier. The installation of the dedicate boilers allows for Premier to offer customers an enhanced service of painting year round; allowing for Premier not to paint in Bay 6 only when it is warm. The possible benefits are $40,000 which requires no public hearing. *A motion to approve a sales tax exemption for 394 Hangar Road for major interior improvements to the hangar building was made by F. Betrus and seconded by S. Zogby. Motion passed unanimously 5-0.*

A request by Mohawk Valley EDGE for use of the Special Economic Development Fund. The 2013 budget designated monies to be set aside for special economic development purposes. Mohawk Valley EDGE is requesting $25,000 to be used for support of the filing of required application for federal and local permitting for the Marcy Nanocenter at SUNYIT project. This would include the new Section 404 Permit Application to the Buffalo District Office of the Army Corps. Of Engineers, the Amended Preliminary Development Plan application to the Town of Mary and the Final Development Plan review with the Town of Marcy. Funds will be used to offset EDGE costs for engineering, legal and testing services on various options required for site cut/fill options for the project site. *A motion to approve $25,000 to Mohawk Valley EDGE from the Special Economic Development Fund was made by S. Zogby and seconded by E. Quadraro. Motion passed unanimously 5-0.*

The Agency received the most recent financial statements. M. Carney reported that the financial statements had no significant changes. Agency received the financials as presented.

**Old Business**

S. Papale stated that Daimler (Orion Bus) has not met the conditions of their PILOT Agreement and will be put on notice.

S. Papale stated that RIDC may come back and ask for the termination of 5880 Success Drive.

S. Papale stated that the Agency has received the market study and letter from Asterhill Community Planning & Development Services in regards to the Park Drive Estates project and distributed it to the Agency. The letter requested a three-year total tax abatement with year 4 and 5 going to $80k per year as well as a sales tax exemption. The Agency has not called for a public hearing yet. Legal Counsel has reviewed the materials and deemed that the project is eligible for benefits. *A motion to drop the market study contingency on the inducement resolution and include sales tax exemption was made by S. Zogby and seconded by E. Quadraro. Motion passed unanimously 4-0-1 with D. Grow abstaining.*
There being no further business, the meeting was adjourned at 10:27 AM upon a motion by S. Zogby and seconded by D. Grow. Motion passed unanimously 5-0.

Respectfully recorded,

Jennifer Waters