Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on April 11, 2014 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

**Members Present:** E. Quadraro, D. Grow, M. Fitzgerald (by telephone), F. Betrus, N. Brown, S. Zogby, M. Messenger  
**EDGE Staff Present:** S. Papale, M. Carney  
**Others Present:** C. Levitt, L. Ruberto, Joseph Fusco

D. Grow called the meeting to order at 8:04 AM.

The Agency deferred receiving the minutes of March 21, 2014 meeting until next month.

The Agency discussed the Woodhaven Park Development, LLC Project. Natalie Brown stated and the members present acknowledged that the OCIDA has given considerable review and discussion of the Woodhaven Park Development, LLC project. Steve Zogby pointed out that the developer has provided the information requested by the OCIDA to assist the IDA in determining the ability and scope of the project as the Agency considered the project, including a well detailed market study, resumes and past experience. Bond Counsel noted that there is not a need for an additional public hearing; the benefits being offered are less than were originally offered. Also noted was that deviation notices went out to all of the taxing jurisdictions. In attendance was Mayor Fusco who shared that the project was needed and he wanted to see something happen with the development. He wanted to be sure they were genuine and capable. It was noted that a letter was included in the process noting the City’s support of the IDA actions. Chairman Grow noted that housing is normally not considered as a typically support project of the IDA. He noted that the circumstances surrounding Woodhaven Park Development LLC is tied to the so noted deviation notice that included the excessive deterioration, part of the former US military facility, the redevelopment is quite substantial, a distressed area. Mr. Grow so noted his need to abstain. Ferris Betrus clarified that the Sales Tax Benefit was limited to three (3) years and the Mayor agreed that that was good that the developer said he could do the work in three (3) years. The Mayor stated that the City is taking on upgrades to the infrastructure in the Woodhaven site. Gene Quadraro said doing housing projects are important due to the fact you want to give people options so they live in the area versus driving many miles to live.

*The Final Authorizing Resolution was moved by Natalie Brown, seconded by Gene Quadraro.*  
*The following PILOT was approved:*
In summary, the City’s proposal is as follows:

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<th>Year</th>
<th>Description</th>
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| Year 1 (2013-2014): | Land Assessment $660,000  
Building Assessment $798,000  
Total Assessment $1,458,000 |             |
| Year 2 (2014-2015): | $1,458,000 + (# of units with C of O prior to July 2014 x $19,000.00) |             |
| Year 3 (2015-2016): | $1,458,000 + (# of units with C of O x $19,000.00) |             |
| Year 4 (2016-2017): | $1,458,000 + (# of units with C of O x $19,000.00) |             |
| Year 5 (2017+): | *C of O issued on 228 units  
Land Assessment $660,000  
Building Assessment $5,130,000 *  
Total Assessment $5,790,000 |             |

Noting that all back taxes would be paid to the City and the City would have to make the School District whole. With the sales tax abatement being limited to 3-years. FAR motion passed 6-0-1 with D. Grow abstaining.

Brought before the OCIDA was an application by the GLDC requesting a 100% exemption from real property taxes, sales tax exemption and exemption from Mortgage Recording Tax for building 240 at the Griffiss Business and Technology Park. B240 was retained by the United States Air Force, and is not, nor has it ever been, part of the economic development or BRACC 1993/1995 described above. Therefore, the subject property was publicly auctioned by the General Services Administration (GSA) as surplus federal property. As a result of that auction, the GLDC was the winning bidder in the amount of $520,000. The building has severe deterioration with the heating being shut off, roof leaking and fire damage. There is a mold, lead paint and asbestos remediation project prior to any use or demolition. Future development would be consistent with the overall Master Plan development for Griffiss Business & Technology Park. Building 240 is located on Hill Road near the intersection with Brooks Road. The property consists of 7.897 acres of land improved with the main building known as Building 240 (117,323 sq ft) along with two support buildings known as Building 247 (13,199 sq ft) and Building 248 (4,000 sq ft). GLDC is requesting 100% exemption from real property tax for 10 years, exemption of mortgage recording, and exemption from sales tax. On a motion by Ferris Betrus, seconded by Mary Faith Messenger, the project was induced for 100% exemption from real property tax, exemption of mortgage recording, and exemption from sales tax. All members were in favor.
The members present considered a request from Oneida County for an easement for National Grid. The easement will allow for the installation of a natural gas main from the intersection of Otis Street and Hangar Rd then continues west along Hangar Rd to Langley Rd. The new main will provide natural gas to building 220 and 221. It will also allow for future expansion and development. The Executive Director did inquire with the County who confirmed it was in the terms of a lease that the County had to install a natural gas fired boiler per a specific lease arrangement. Ferris Betrus made the motion, seconded by Gene Quadraro and approved by all members present.

Old Business
- D. Grow asked what the status of the condemnation is for the discontinuance of Edic Road. It was reported that the public hearing date is set for April 29th.
- A public hearing is set for April 29th on Westmoreland Ambulatory Surgery at the County Office Building. Steve Zogby inquired if we received any comments to date from the local hospitals? Shawna Papale reported that a letter was received from Rome Memorial Hospital opposing and she received verbal confirmation that Faxton-St. Luke’s was opposed.
- It was reported that the IDA was noticed on April 10th that Ontario Reality and Oneida City School District can to a payment agreement on the outstanding PILOT payments owed.

There being no further business, the meeting was adjourned at 8:45 AM upon a motion by F. Betrus and seconded by E. Quadraro.

Respectfully recorded,

Jennifer Waters