Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on July 18, 2014 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

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

N. Brown called the meeting to order at 8:05 AM.

The Agency received the June 20, 2014 Meeting Minutes. A motion to approve the June 20, 2014 minutes with edits, was made by M. Fitzgerald and seconded by S. Zogby. Motion passed unanimously 6-0.

M. Carney presented the most recent financial statements; she stated that all annual rents have been paid to date and several projects have closed recently. The Agency received the financials as presented. M. Carney left the meeting.

A request to consider a SEQR resolution relating to the Westmoreland ASC Facility. The Town of Westmoreland Planning Board serves as lead agency for the environmental review, and adopted a negative declaration on March 3, 2014. The County Executive confirmed the findings made by the Agency. A motion to approve a SEQR resolution relating to the Westmoreland ASC Facility was made by S. Zogby and seconded by M.F. Messenger. Motion passed 5-0 with M. Fitzgerald abstaining.

A request to consider a final authorizing resolution relating to the Westmoreland ASC Facility, approving financial assistance which is consistent with the Agency’s Uniform Tax Exemption Policy and authorizing the form and execution of related documents. A motion to approve a final authorizing resolution relating to the Westmoreland ASC Facility, approving financial assistance which is consistent with the Agency’s Uniform Tax Exemption Policy and authorizing the form and execution of related documents was made by S. Zogby and seconded by M.F. Messenger. Motion passed 5-0 with M. Fitzgerald abstaining.

A request to consider a resolution consenting to the sale of the FedEx Ground Marcy Facility (Max and Stephen Blechman) to American Realty Capital Properties, Inc., consenting to the assignment of Agency Documents, and authorizing the form and execution of related documents. Due to changes in the IDA law- going forward all sales of property will require a full OCIDA application be filled out. The FedEx facility is being sold and the PILOT is requested to be reassigned to the new owner. The assessment will not change based on the sale. FedEx currently employs 37 people with 54 additional contractors- their original job projections were 18 people. M. Fitzgerald questioned whether the Agency can change the job requirement. Laura Ruberto stated that with sale and reassignments the terms of the agreement usually do not change. A motion to approve a resolution consenting to the sale of the FedEx Ground Marcy Facility
Facility (Max and Stephen Blechman) to American Realty Capital Properties, Inc., consenting to the assignment of Agency Documents, and authorizing the form and execution of related documents was made by M. Fitzgerald and seconded by F. Betrus. Motion passed unanimously 6-0.

NEW BUSINESS
- S. Papale stated that many new housing projects are starting to be contemplated and the Agency may see an increase in applications. The Agency discussed housing needs in the community including downtowns.
- S. Papale discussed the status of several projects including Woodhaven housing and Sylvan Beach amusement park.
- S. Papale discussed there may be several new solar projects that may be requesting assistance. F. Betrus asked how the Agency handles solar projects because they have no policy on those types of projects. He asked staff to look into how other IDA’s have handled solar installation projects.

A motion to enter Executive Session at 8:50 AM to discuss pending contracts was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 6-0.

A motion to exit Executive Session at 9:00 AM was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 6-0.

There being no further business, the meeting was adjourned at 9:01 AM upon a motion by M. Fitzgerald and seconded by F. Betrus

Respectfully recorded,

Jennifer Waters