Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on August 15, 2014 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

EDGE Staff Present: S. Papale, M. Carney, J. Waters, S. DiMeo, F. Arcuri
Others Present: C. Levitt, M. Levitt, F. Swayze Jr., D. Guzewich

D. Grow called the meeting to order at 8:07 AM.

The Agency received the July 18, 2014 Meeting Minutes. A motion to approve the July 18, 2014 minutes 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 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 2014 Facility Expansion (American Alloy Steel, Inc. Facility). The City of Rome Planning Board serves as lead agency for the environmental review. It determined this is an Unlisted Action and adopted a negative declaration on July 7, 2014. The IDA will rely on this determination in making its determination. A motion to approve a SEQR resolution relating to the 2014 Facility Expansion (American Alloy Steel, Inc. Facility) was made by N. Brown and seconded by F. Betrus. Motion passed unanimously 6-0.

A request to consider a final authorizing resolution relating to the 2014 Facility Expansion (American Alloy Steel, Inc. Facility). The IDA conducted a public hearing on August 12, 2014 and the Agency received the public hearing minutes prior to the meeting. A motion to approve Consider a final authorizing resolution relating to the 2014 Facility Expansion (American Alloy Steel, Inc. Facility) was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 6-0.

A request to consider a resolution consenting to the modification to the Sublease Agreement between GLDC and Exelis Inc (formerly ITT Industries-AES division). The parties wish extend the term of the sublease on building 776 (474 Phoenix Drive) for a term of three (3) years, with an option to extend the term for two (2) consecutive three (3) year terms, and authorizing the form and execution of related documents. A motion to approve a resolution consenting to the modification to the Sublease Agreement between GLDC and Exelis Inc (formerly ITT Industries-AES division) was made by F. Betrus and seconded by S. Zogby. Motion passed unanimously 6-0.

A request to consider a resolution consenting to a new Sublease Agreement between GLDC and Quanterion Solutions, Inc. The parties wish to enter into a new agreement for the term of six (6) months for Room 210 of the Griffiss Institute, and authorizing the form and execution of
related documents. This space will be temporary while Quanterion looks for long-term space and will be rented at market rate. A motion to approve a resolution consenting to a new Sublease Agreement between GLDC and Quanterion Solutions, Inc. was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 6-0.

OLD BUSINESS

- E. Quadraro questioned whether Mohawk Valley Network made any comments on the record for the OCIDA in regards to the Westmoreland Ambulatory project, because they made comments in the Observer Dispatch. S. Papale stated that they did not.
- F. Arcuri presented to the Agency that New York State has put money into the Brownfields program. He has requested that Rome Cable submit an application (with the OCIDA as the NYS applicant). F. Arcuri spoke to Shumaker Engineering and they requested that Rome Cable reapply to the program. A motion to give F. Arcuri authority to apply to the New York State Brownfields Program on behalf of Rome Cable (with OCIDA as the applicant), but if an award is received to come back to the Agency with terms and conditions was made by F. Betrus and seconded by N. Brown. Motion passed 5-0 with D. Grow abstaining.
- OCIDA Housing Policy: S. Papale stated that legal Counsel has looked at other cities and counties and their IDA housing policies. D. Grow stated that in Linda Romano’s opinion the Vision 2020 Report could be used as a market study. S. Papale asked F. Betrus if there is more information not contained in the report that could be useful in terms of housing. F. Betrus stated that yes, more information is available, it just wasn’t included in the report. S. Papale stated that our County has a need for high end apartments because of the new economic development investments. Staff presented the Agency with a draft housing policy. M. Fitzgerald asked F. Betrus what the Vision 2020 housing workgroup was looking to accomplish. F. Betrus stated that the committee felt the expectations of future employers would need high end housing and assistance would be needed for projects to accomplish this, due to the high amount of investment needed. D. Grow stated that the young employment population are not interested in old houses and renovations and Oneida County’s housing stock is very old and in need of repairs, this type of population want a stable cost of housing with no surprises. S. Papale stated that many times employers will look at the housing situation before they even relocate here. S. DiMeo stated that for example the old HSBC Building in Utica received a PILOT from the City of Utica (Years 1-4: 100% exemption, Years 5-7: 75% exemption, Years 8-10: 50% exemption). This building is a multi-million dollar rehab and would not be feasible without financial help. S. DiMeo stated that some municipalities have enacted the 485A program that exempts properties on a 12-year PILOT. M. Fitzgerald stated that he doesn’t see the need to go out 10-12 years on a PILOT because they should be rented and making money by then. S. DiMeo stated that many times these types of projects require a huge environmental remediation cost that may need to be spread out over many years. D. Grow stated that the OCIDA has to be careful how this type of policy happens, the OCIDA can be a driver of it or can be picking up the pieces. He also questioned if there is another way to benefit the companies like fixing assessments. S. DiMeo stated that the region has a chance to repurpose urban development. M. Levitt
stated that the Agency should also make sure they are addressing middle-intermediate housing and the working class. M. Fitzgerald stated that the OCIDA is an industrial development agency and housing should be driven by the market. D. Grow stated that the OCIDA has to address this somehow and requested that Agency members send comments to staff and staff will compile and give examples how a policy would work.

*There being no further business, the meeting was adjourned at 9:26 AM upon a motion by F. Betrus and seconded by N. Brown.*

Respectfully recorded,

Jennifer Waters