Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on September 19, 2014 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

EDGE Staff Present: S. Papale, M. Carney, J. Waters, S. DiMeo, F. Arcuri

D. Grow called the meeting to order at 8:05 AM.

A motion to enter into executive session at 8:05 AM to discuss pending litigation was made by S. Zogby and seconded by F. Betrus. Motion passed unanimously.

A motion to exit executive session at 8:36 AM was made by S. Zogby and seconded by F. Betrus. Motion passed unanimously.

The Agency received the August 15, 2014 Meeting Minutes. A motion to approve the August 15, 2014 minutes with edits was made by M. Fitzgerald and seconded by F. Betrus. 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 presented the proposed 2015 OCIDA Budget. The proposed budget is similar to 2014’s and staff expects projects to be in line with 21014 as well. The finance committee recommends approval of the proposed 2015 OCIDA Budget. A motion to approve the 2015 OCIDA Budget was made by S. Zogby and seconded by E. Quadraro. Motion passed unanimously 6-0. M. Carney left the meeting.

A request to consider a SEQR resolution relating to The Buck Group, LLC (Delta Apartments – Phase I) Facility. The City of Rome Planning Board is serving as lead agency in connection with the environmental review, and on August 20, 2014 determined that the project is an “Unlisted Action.” The IDA will rely upon the determination made by the lead agency. Staff spent time with The Buck Group to rescope their project into phases. Project cost is reduced from $23 million to $14.5 million. The first phase will include 64 units. A motion to approve a SEQR resolution relating to The Buck Group, LLC (Delta Apartments – Phase I) Facility was made by F. Betrus and seconded by N. Brown. Motion passed unanimously 6-0.

A request to consider a final authorizing resolution relating to The Buck Group, LLC (Delta Apartments – Phase I) Facility, authorizing financial assistance that is a deviation from the Agency’s Uniform Tax Exemption Policy, approving the revised cost-benefit analysis relating to the project and authorizing the form and execution or related documents, subject to review by Agency counsel. The Agency conducted a public hearing for the project on August 28, 2014. A
motion for approval of mortgage and sales tax exemption was made by F. Betrus and seconded by E. Quadraro. Motion passed unanimously 6-0.

A request to consider an inducement resolution relating to the 394 Hangar Road Corporation (HRC) Facility and authorize a public hearing. The company is requesting a PILOT modification and lease extension, which financial assistance is a deviation from the Agency’s Uniform Tax Exemption Policy. 394 HRC currently is in a 15-year 100% payment PILOT on a $12.9 million building assessment. 396 HRC is requesting to fix the remaining PILOT payments on a fair market value with equalization for the remaining 4-years at $7.9 million. At the end of the remaining 4-years it is the expectation of 394 HRC that the facility will be transferred to Oneida County. The FAA expects all property located at an airport to be owned by the county. The current cash flow of 394 HRC does not support having the property being over assessed. There has been an increase in facility maintenance costs to support the building tenant (Premier Aviation). 394 HRC currently gets QEZE benefits- but those benefits to not come back dollar for dollar, while building expenses are increasing. The Premier Aviation lease goes until 2053. 694 HRC is requesting a zero PILOT starting in 2018 and lasting until 2053 when the Premier Aviation lease expires, although it is the expectation that Oneida County will take over the facility in 2018 and the facility would become tax exempt anyway. N. Brown questioned why the zero PILOT has to extend so long. S. DiMeo stated that 394 HRC has requested that length in case Oneida County does not take the property right away and they want to make it clear that in 2018 no matter who owns the building that it is non-taxable. M. Fitzgerald questioned whether 394 HRC has done anything to grieve its taxes. S. DiMeo stated that they have not done anything formally. J. Saunders stated that by extending the zero PILOT for such a length it would protect the facility is case there are changes in the IDA Law. N. Brown questioned why the Agency cannot look at this again in 2017 for the 2018 tax rolls. A motion to approve an inducement resolution relating to the 394 Hangar Road Corporation (HRC) Facility to modify its current PILOT agreement and grant a lease extension and authorize a public hearing was made by F. Betrus and seconded by D. Grow. Motion passed 4-1-1 with M. Fitzgerald abstaining.

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