Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on October 17, 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 8:15 AM.

A motion to enter into executive session at 8:15 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 8:49 AM was made by S. Zogby and seconded by F. Betrus. Motion passed unanimously.

The Agency received the September 19, 2014 Meeting Minutes. A motion to approve the September 19, 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.

A request to consider a final authorizing resolution relating to the 2014 PILOT Modification (394 Hangar Road Corporation Facility), approving financial assistance that is a deviation from the Agency’s Uniform Tax Exemption Policy and authorizing the form and execution of related documents, subject to approval by counsel. The Agency held a public hearing on this project immediately before the meeting. N. Brown questioned the length of the PILOT. S. DiMeo stated that you never know what the State Legislators are going to change. M. Fitzgerald stated that there was previous discussion of ending the PILOT in 2020. D. Grow stated that he is concerned with the state of IDA’s and potential changes to regulations. J. Saunders suggested that if the Agency is not comfortable with going out until 2053 that they look at the PILOT every five years starting after 2020 and have the ability to terminate or modify based on the current situation. D. Grow stated that the Agency has taken Rome City School District’s comments into consideration per the public hearing. A motion to approve a final authorizing resolution relating to the 2014 PILOT Modification (394 Hangar Road Corporation Facility), approving financial assistance including fixing PILOT payments at $462,000 until 2017 and a $0 payment starting in 2018 and ending in 2053, with Agency approval starting on October 1, 2020 and occurring every five years on October 1st through 2053, Agency must take any action to terminate or modify the PILOT by December 31st of the same year which is a deviation from the Agency’s Uniform Tax Exemption Policy and authorizing the form and execution of related documents, subject to approval by counsel was made by F. Betrus and seconded by S. Zogby. Motion passed 4-0-1 with M. Fitzgerald abstaining.
A request to consider an initial authorizing resolution relating to New Hartford Lodging Group LLC. The Applicant is requesting financial assistance in the form of mortgage tax exemptions and sales tax exemptions for a four-story, 98-room Townplace Suites Marriott Hotel on Middle Settlement Road in New Hartford. Townplace Suites would be an extended stay facility on Middle Settlement Road in front of the New Hartford Senior Housing Project. S. Papale stated that currently hotels have many guests who are staying long-term. She also stated that adding the Marriott Hotel name would be great for the community. S. Zogby stated that per the STAR Report given that currently hotels are at a 78% occupancy for the past three months. N. Brown stated that there seems to be a need for transitional housing in the community. D. Grow stated that he spoke to Linda Romano and she stated that the project is eligible per the Uniform Tax Exemption Policy. M. Fitzgerald stated that this project would fit into the retail section of the UTEP and the Agency has taken the past practice of only approving sales and mortgage tax abatement to hotels in business parks. This project would be a deviation from that past practice and not fair to the competition. F. Betrus stated that the other hotels in Utica built by the same developer did receive sales and mortgage tax abatement, although they were done through the Utica IDA. M. Fitzgerald stated that the market will drive the developer to build, and it is not the Agency’s job to give away potential sales tax, he also stated that they are coming here for a reason and just give them mortgage tax abatement because they are not located in a business park. M. Levitt stated that you could also look at the project from the perspective of the future nano industry, because many people will come here to build the project, but only stay for a short period of time or move on to long term housing. D. Grow stated that this request is different than what the Agency has done in the past, and suggested inducing the initial resolution and hold a public hearing to see what the competition has to say. D. Grow also stated that in the past the Agency has requested a market study from the application. F. Betrus stated that it is important for the stage that our region is in that the IDA put out a welcome mat for new development. M. Fitzgerald stated then the Agency must be consistent in what benefits it gives out. S. Papale stated that any application still must meet the UTEP which includes a market study, she also stated she would reach out to the applicant and see if they have one already completed either for the Marriott brand or the bank. M. Levitt said the Agency can also take note of the common knowledge, for example that there is no other long term stay hotels except at Griffiss. A motion to table the initial authorizing resolution relating to New Hartford Lodging Group LLC and request a market study was made by S. Zogby and seconded by F. Betrus. Motion passed unanimously 6-0.

Old Business

S. Papale stated that she has put Ontario Realty on notice to pay their taxes or potentially have their PILOT terminated.

The Agency discussed the draft version of an IDA housing policy that was emailed out and commented on by several board members and staff. Comments including making sure the policy would drive urban revitalization but to also make sure that smaller towns and villages could accomplish projects. Also that all residential units have to meet code and obtain a
Certificate of Occupancy to receive benefits as well as making sure a minimum investment is made into the property and a minimum number of units. M. Fitzgerald asked staff to clarify the definition of urban. F. Betrus questioned whether the market need can be met by just urban options, he also stated that when Vision 2020 looked at housing they questioned whether there was enough urban development potential to fill the need. S. Papale stated that you need to be careful about rewarding sprawl. M. Fitzgerald stated that zero-lot line larger development projects may still receive benefits, just not as much or as long as urban projects. The Agency concluded to have a separate meeting to discuss the housing policy.

*There being no further business, the meeting was adjourned at 10:17 AM upon a motion by F. Betrus and seconded by N. Brown.*

Respectfully recorded,

Jennifer Waters