Minutes of the Meeting of the
Oneida County Industrial Development Agency
Held on November 5, 2014 at Mohawk Valley EDGE
584 Phoenix Drive, Rome NY

EDGE Staff Present: S. Papale, J. Waters, S. DiMeo, F. Arcuri, N. Bruno
Others Present: M. Levitt, A. Picente, R. VanWagoner, L. Romano, L. Ruberto

D. Grow called the meeting to order at 9:02 AM.

The Agency received the October 17, 2014 Meeting Minutes. A motion to approve the October 17, 2014 minutes with edits was made by M. Fitzgerald and seconded by F. Betrus. Motion passed unanimously 7-0.

The Agency was distributed a draft housing policy for discussion. Staff also created draft maps to attach to the policy. D. Grow questioned the target area issue for example the City of Rome is very large and has farmland located within the city, if the policy just said the City of Rome it would include lands not intended for benefits. He also questioned whether you could do residential development on brownfield sites. S. DiMeo responded that yes you can do 2nd floor and above residential on brownfields sites. D. Grow questioned whether the agency should incentivize brownfield development. S. DiMeo responded that in our cities- many brownfield sites exist and you are putting the cities at a disadvantage because brownfields have a higher cost to redevelop and would cause rents to be unmarketable. S. DiMeo also brought up the lack of consistency with local permitting and how different municipalities approach residential development. D. Grow questioned whether the Agency should only incentivize those communities who adopted best practices or consistent development practices. M. Fitzgerald suggested that the introductory wording to the policy be amended so that the policy is simple and easy to understand with no unneeded history or verbiage. D. Grow asked L. Romano if the history for creating the policy needed to be included in the policy itself. She responded that no as long as it was in the minutes it would be fine. M. Fitzgerald stated that the scoring system should be altered to take out mixed income units, LEED certification, NYSERDA, Historic, Brownfields and job benefits as scoring criteria so that the total scoring system adds up to 80 pts instead of 100. S. Zogby suggested only having one tier of PILOT benefits. S. DiMeo stated that this policy is more about more than residential units, it is about urban redevelopment. Dr. Randy VanWagoner- co-chair of the Vision 2020 committee addressed the Agency. He stated that the housing committee of Vision 2020 was very interested in the OCIDA housing policy and would like to be involved in its creation- not just giving comments after the fact. They would like to give feedback and insights on the potential policy before the Agency adopts its final product. L. Romano stated that the policy should incorporate promoting employment opportunities into the community impact scoring section. F. Betrus asked where the banking community fits in. S. DiMeo stated that the local banking community has been very interested in the potential policy and it would help guide their decision making as well. D. Grow
questioned whether the Agency should add additional tiers of benefits for sales and mortgage tax abatement and just mortgage tax abatement. E. Quadraro asked what the Utica IDA was doing and stated that he doesn’t want to the two IDA’s to compete. S. DiMeo stated that when he speaks to developers they want consistency with benefits. He also stated that when it comes to target areas the policy should include the three cities and historic villages. F. Arcuri stated that the counties historic villages have the same problems as the cities. D. Grow stated that towns and villages should be included especially those who have access to infrastructure or excess infrastructure capacity. F. Betrus stated that the Agency should want recommendations from those people who have skin in the game. M. Fitzgerald stated that staff should adjust the scoring then give to the committee for input. He also questioned whether there should be an additional policy for zero-lot line projects. F. Betrus responded that he agreed that urban centers will not provide enough availability to meet the need, but the market will drive those types of projects. M. Fitzgerald stated that people living in zero-lot line projects will probably have kids- those kids will go to school and the adding taxes to the school district would be beneficial. A motion to revise the OCIDA housing policy scoring and to include the three cities and historic towns and villages with populations over 500 and have a new draft for the November 14th OCIDA meeting was made by M. Fitzgerald and seconded by F. Betrus. Motion passed unanimously 6-0 (N. Brown left the meeting during discussion).

There being no further business, the meeting was adjourned at 10:24 AM upon a motion by F. Betrus and seconded by M. Fitzgerald.

Respectfully recorded,

Jennifer Waters