

**Minutes of the Meeting of the  
Oneida County Industrial Development Agency  
Held on April 30, 2009 at the EDGE offices  
Rome, NY 13441**

**Members Present:** F. Betrus, N. Brown, M. Fitzgerald, D. Grow, M. Valentine, S. Zogby

**Absent:** None

**EDGE Staff Present:** J. Castilla, S. DiMeo, S. Papale, M. Rizzo

**Others Present:** M. Mojave, M. Murphy, A. Picente, L. Romano, L. Ruberto

Mr. Grow called the meeting to order at 8:15 AM.

The minutes of the March 20, 2009 Agency meeting were unanimously approved upon a motion made by Mr. Betrus, seconded by Mr. Valentine.

In other Agency business:

- *A motion to approve a final authorizing resolution relating to the Broad Street Warehouse, LLC/Oriskany Manufacturing, Inc. Facility; approving the deviation from the IDA's Uniform Tax Exemption Policy, and approving the form and execution of related documents made by Mr. Betrus, seconded by Mr. Valentine. Ms. Ruberto explained that the reason for the deviation was due to the Agency approving a reverse PILOT in which the company will continue to pay 100% of taxes until the termination of NYS Empire Zone benefits, then proceed with the standard industrial PILOT benefits. Mr. Fitzgerald clarified that the Agency benefits will only apply to the incremental increase in the assessed value of the property. Mr. Mojave thanked the Agency on behalf of the owner of the property for the Agency's assistance in the business's expansion and stated that construction has begun and the company is hiring. Members expressed their gratitude for the company undertaking such an expansion project in these economic times. Upon Mr. Grow calling for a vote, the motion was unanimously passed.*
- *A motion to approve a final authorizing resolution relating to the Bonide Products, Inc. five-year PILOT extension at the current exemption rate of 33 and 1/3%; approving the deviation from the IDA's Uniform Tax Exemption Policy, and approving the form and execution of related documents was made by Mr. Zogby, seconded by Mr. Valentine. Ms. Papale explained the improvements associated with the project. Upon Mr. Grow calling for a vote, the motion was passed with Mr. Fitzgerald abstaining.*
- *A motion to approve a revised negative declaration relating to the ECR Properties, LLC/ECR International, Inc. Facility; and consider a final authorizing resolution approving the deviation from the IDA's Uniform Tax Exemption Policy, and approving the form and execution of related documents was made by Mr. Fitzgerald, seconded by Mr. Betrus. Ms. Ruberto explained the reason for the deviation in that the PILOT will apply to the entire facility rather than the incremental increase in the assessed value of the property. In addition, the project called for a 6,000 square foot addition to the building located at 2201 Dwyer Avenue, Utica, NY; upon further consideration the project is now allowing for an expansion of the Dwyer Avenue facility up to 30,000 square feet and will therefore require a revised SEQR. Upon Mr. Grow calling for a vote, the motion was unanimously approved.*

- *A motion to approve a request from Charles T. Sitrin Health Care Center, Inc. to release a portion of the Land from the Facility, and approving the form and execution of related documents was made by Mr. Betrus, seconded by Mr. Fitzgerald. Ms. Ruberto explained that Sitrin had dedicated a portion of a road on its property to the Town of New Hartford and the Agency need to release that portion of roadway from its deed and return it to Sitrin so that the transaction can be completed. Upon Mr. Grow calling for a vote, the request was unanimously granted.*
- *A motion to approve a request by 5900 Success Drive Realty, LLC for a mortgage modification to EDGE note was made by Mr. Betrus, seconded by Mr. Zogby. Ms. Papale explained that since the Agency hold title to the property, it is being requested to approve and sign an extension of the mortgage granted by EDGE to 5900 Success Drive Realty, LLC. Discussion ensued. Upon Mr. Grow calling for a vote, the request was granted with Mr. Fitzgerald abstaining.*
- *A motion to approve the revised Uniform Tax Exemption Policy was made by Mr. Betrus, seconded by Mr. Fitzgerald. Mr. Grow reviewed the comments received from the Public Hearing and written comments submitted by Mr. Comis, City Manager, City of Sherrill. Discussion ensued. As a result of the comments in the Public Hearing, the Agency will make it a practice to send notices of public hearings to Business Managers in the school districts affected by Agency action and to the entire Oneida County Board of Legislators. Upon Mr. Grow calling for a vote, the Policy was unanimously approved. Mr. Grow thanked Ms. Romano, Ms. Ruberto and the staff of Bond, Schoeneck & King for their efforts and assistance in drafting the revised Policy.*
- *A motion to enter Executive Session was made by Mr. Betrus, seconded by Mr. Valentine at 8:55 AM. Consensus to exit Executive Session was achieved at 9:45 AM upon a motion made by Mr. Betrus, seconded by Ms. Brown.*

Old Business:

- *Mr. Fitzgerald reported the outcome of the Audit Committee meeting held earlier in the month. The Committee has recommended acceptance of the Audit with recommended changes in place. A motion to accept the Audit as recommended by the Audit Committee and the accompanying Management Letter was made by Mr. Fitzgerald, seconded by Mr. Zogby. The motion was unanimously approved.*
- *In accordance with the MOU between the Agency and GLDC, a motion to allow GLDC to enter into a four-month lease with CUBRIC Companies located in Building 780, Griffiss Business & Technology Park, was made by Mr. Betrus seconded by Mr. Zogby. The motion was unanimously approved.*

It was agreed that the next meeting of the Agency will be held on Friday, May 22<sup>nd</sup>, 2009 rather than the scheduled date of May 15, 2009.

There being no further business, the meeting was adjourned at 9:55 AM upon a motion made by Mr. Zogby, seconded by Ms. Brown.

Respectfully submitted,

Shawna M. Papale  
Executive Director