

Approved 10-21-2022

**Minutes of the Meeting of the  
Oneida County Industrial Development Agency  
September 16, 2022  
584 Phoenix Drive, Rome, NY/Webex Video/Teleconference**

**Members Present:** David Grow, Michael Fitzgerald; Ferris Betrus; Kirk Hinman; Mary Faith Messenger; Gene Quadraro.

**Members Present Virtually:** Steve Zogby

**EDGE Staff Present:** Steven DiMeo; Shawna Papale, Maureen Carney; Bill Van Shufflin; Tim Fitzgerald; Laura Cohen; Mark Kaucher; and Hannah Phillips.

**Other Attendees:** Rome Mayor Jackie Izzo; Paul Goldman, Esq., Goldman Attorneys, PLLC (WebEx); Laura Ruberto, Bond, Schoeneck & King (WebEx); Mark Levitt and Jenna Peppenelli, Levitt & Gordon (WebEx).

Chair Grow called the meeting to order at 8:03 AM.

**Executive Session**

At 8:06 AM a motion to enter executive session to evaluate potential contracts and existing litigation involving the Agency was made by M.F. Messenger, seconded by K. Hinman, and carried 7-0.

At 8:22 AM a motion to exit executive session and return to the open meeting was moved by D. Grow, seconded by K. Hinman, and carried 7-0. No action was taken during the executive session.

At 8:24 AM a motion to enter executive session to evaluate potential contracts and existing litigation involving the Agency was made by F. Betrus, seconded by E. Quadraro, and carried 7-0.

At 9:28 AM a motion to exit executive session and return to the open meeting was moved by F. Betrus, seconded by E. Quadraro, and carried 7-0. No action was taken during the executive session.

H. Phillips entered the meeting at 9:28 AM.

**Minutes**

The August 18, 2022 meeting minutes were reviewed. **A motion to approve the August 18<sup>th</sup> minutes as presented was moved by M. Fitzgerald and seconded by F. Betrus. The motion carried 7-0.**

**Griffiss Utility Service Corporation**

Chair Grow revisited the conversation from the August 18<sup>th</sup>, 2022 meeting concerning the expected transition away from steam heating for Griffiss Utility Service Corporation customers, and the role the Agency should have in assisting Griffiss park tenants with that transition. M. Fitzgerald stated that the Agency has requested Griffiss Local Development Corporation send a letter to Griffiss park making them aware of the upcoming gas conversion project. Chair Grow stated that if GLDC does not send a letter, then S. Papale has been directed to send a letter from the Agency.

**Interim Financials**

M. Carney reviewed the August 31<sup>st</sup> interim financial report. She noted that the Agency is up about \$362,000 in cash over the past 12 months, and that the Agency's fund balance is up 56%. The balance in restricted cash is made up of PILOT holdings. The Agency closed on the Delta Luxury Townhomes LLC facility in August. She also stated that she would provide an updated annual rent payment summary. **The Agency received and accepted the interim financials, subject to audit.**

**2023 Budget**

M.F. Messenger presented to the members the proposed 2023 Agency budget. She stated that it proposes a larger amount of revenue from application fees, which is based on the level of activity the Agency has seen over the past several years. She also stated that the EDGE Contractual Service fee is increasing 5% from the current year, and the Special Economic Development Projects Contingency is increasing by \$25,000. With no questions or comments, **A**

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***motion to approve the proposed OCIDA 2023 Budget as presented was moved by M. Fitzgerald and seconded by M.F. Messenger. The motion carried 7-0.***

**NYSEDCIDA Academy – November 10, 2022**

S. Papale informed the members that the NYS Economic Development Council is hosting its Fall 2022 IDA Academy in Utica, at the Delta Hotel on November 10<sup>th</sup>. She invited members to attend if available. Chair Grow stated that the Agency has been asked to sponsor the event. He suggested that the Agency partner with the Oneida County Local Development Corporation in sponsoring the event at \$2,500 apiece, for a total \$5,000 sponsorship. F. Betrus asked if the Agency had any representation on the NYSEDC board after the departure of Jennifer Waters. S. Papale stated that currently it does not, but that it is being discussed. ***A motion to approve sponsoring the NYSEDC IDA Academy at an amount of \$2,500, with OCLDC sponsoring at an identical amount was moved by D. Grow and seconded by M. Fitzgerald. The motion carried 7-0.***

S. Zogby left the meeting at 9:46 AM.

**BOCES Carpentry Program Support**

S. Papale shared that she had been approached by Oneida-Herkimer-Madison BOCES to consider supporting its carpentry trade program. She shared that there is considerable interest in the program from potential trainees, but that there is a financial barrier to enrolling, due to the cost of tuition and tools. ***M. Fitzgerald made a motion to approve sponsoring the BOCES carpentry trade program at an amount of \$7,500, with OCLDC sponsoring at an identical amount. M.F. Messenger seconded the motion, which passed 6-0.***

**Rome Cable Back Taxes**

S. Papale shared that staff has been working with the City of Rome and the County of Oneida to settle the issue of delinquent taxes for the Rome Cable site. Mayor Izzo explained that the City needs a release from the NYS Department of Environmental Conservation, and that once that is received, the City will take title of the property for the remainder of the RESTORE NY project. The City will then invoke an inter-municipal agreement on the back taxes. Under this agreement, the County will wipe out the back taxes that it is owed, and in exchange has agreed to receive one-third of the sales proceeds of the Rome Cable site. Rome Industrial Development Corporation will facilitate the property sale, similar to the role it played on the Woodhaven development project.

**Summary Sheet**

M. Fitzgerald inquired about the status of the template project summary sheet, which is to be attached to each application for financial assistance that comes before the Agency. S. Papale said that input from Agency members is being incorporated, and a final draft will be sent to members soon.

***There being no further business, at 9:58 AM Chair Grow asked for a motion to adjourn the meeting: F. Betrus moved, and M. Fitzgerald seconded the motion to adjourn. Motion carried 6-0.***

Respectfully Submitted,

Tim Fitzgerald