

**Minutes of the Meeting of the
Oneida County Industrial Development Agency
February 10, 2022
584 Phoenix Drive, Rome, NY/Webex Video/Teleconference**

Members Present: David Grow, Mary Faith Messenger, Steve Zogby, Kirk Hinman.

Members Present: WebEx: Ferris Betrus, Mike Fitzgerald, Gene Quadraro.

EDGE Staff Present: Tim Fitzgerald, Laura Cohen, Bill Van Shufflin.

EDGE Staff Present: WebEx: Shawna Papale, M. Carney, Mark Kaucher

Other Attendees: Jenna Peppinelli, Levitt & Gordon; Rome Mayor Jackie Izzo.

Other Attendees: WebEx: Mark Levitt, Levitt & Gordon Paul Goldman, Goldman Attorneys PLLC; Linda Romano & Laura Ruberto, Bond, Schoeneck & King

Chair Grow called the meeting to order at 8:00 AM.

At 8:01 AM a motion to enter executive session in order to discuss litigation was made by S. Zogby, seconded by M.F. Messenger, and carried 7-0.

At 8:55 AM a motion to exit executive session and return to the open meeting was moved by S. Zogby, seconded by K. Hinman, and carried 7-0.

Minutes

The members reviewed meeting minutes from the Agency meetings from December 8, 2022, January 3, 2023, and January 9, 2023. M. Fitzgerald pointed out the need to revise the third and fourth motions made during the December 8, 2022 meeting. Staff stated they would review notes and recording and revise minutes to more accurately capture the motions made. These minutes will be reviewed again at the March 2023 meeting. M. Fitzgerald also pointed out that the meeting minutes from January 9, 2023 list an incorrect date at the top, and that the motion to authorize special counsel was made by D. Grow (not F. Betrus). **A motion to approve the January 3, 2023 minutes, as presented, and the January 9, 2023 minutes, as corrected, was moved by M. Fitzgerald and seconded by F. Betrus. The motion carried 7-0.**

Interim Financials

M. Carney presented the 12/31/2022 interim financial statement. Cash is up around \$98,000 over the past twelve months, and the fund balance is up 22% over that same period. During the 2022 year, the Agency received a total of \$338,786 in application and admin fees PILOT holdings have been disbursed to the appropriate taxing jurisdictions for the Wolfsped, Sovena, and Hartford projects. All 2022 rents were received. The Agency has received five \$1,000 commitment fees for projects that have not yet closed. She also shared that the Agency received a bill in the amount of \$3,500 from the Madison-Oneida BOCES for the tuition agreement to support its carpentry trade program; this agreement was voted for in September 2022; the total amount of support from the IDA for the program is \$7,500. Staff has decided to open two certificates of deposit – one with Berkshire Bank, the other with Adirondack Bank. A third CD, with KeyBank is also being considered. Finally, M. Carney stated that staff from Bonadio will be participating in an entrance conference following this meeting, after which the Agency's audit can proceed. There being no questions or comments, the **Agency received and accepted the interim financials presented, subject to audit.**

Alder Creek Beverages, LLC

Chair Grow introduced a resolution relating to the Alder Creek Beverages, LLC Facility, consenting to a change of control of the Company and authorizing the form and execution of related documents, subject to counsel review. Chair Grow clarified that the change in control has formally taken place, but Agency consent is still needed. After reviewing the materials submitted by the Company, M. Fitzgerald suggested that consent be granted, conditioned upon the Company creating an additional 20 FTEs by the end of 2024. **M. Fitzgerald motioned, and S. Zogby seconded, to consent to a change of control of the Company conditioned upon the Company creating an additional**

20 FTEs by the end of 2024 and authorizing the form and execution of related documents, subject to counsel review. The motion carried 7-0.

Kris-Tech Wire Co., Inc.

Chair Grow introduced an inducement resolution relating to the Kris-Tech Wire Co., Inc. Facility (2023 Expansion Project), granting preliminary approval for financial assistance (consistent with the Agency's Uniform Tax Exemption Policy) in the form of exemptions from sales tax (not to exceed \$420,000), exemptions from mortgage recording tax (not to exceed \$63,750) and reduction of real property tax on the increased assessment resulting from the Project for a period of 10 years (estimated at \$1,437,672), subject to completion of a SEQR review, and authorizing the Agency to conduct a public hearing. Mr. Bob Pagano, representing Kris-Tech, introduced himself and the project, stating that this investment will double the size of the facility and consolidate operations. Mayor Izzo expressed her support for the project, and appreciated the company's investment in Rome. K. Hinman asked about the implications on the company's California warehouse. Mr. Pagano said the company will consider whether that facility would be necessary once this expansion is operational. **F. Betrus motioned, and K. Hinman seconded, to approve the inducement resolution relating to the Kris-Tech Wire Co., Inc. Facility (2023 Expansion Project), granting preliminary approval for financial assistance (consistent with the Agency's Uniform Tax Exemption Policy) in the form of exemptions from sales tax (not to exceed \$420,000), exemptions from mortgage recording tax (not to exceed \$63,750) and reduction of real property tax on the increased assessment resulting from the Project for a period of 10 years (estimated at \$1,437,672), subject to completion of a SEQR review, and authorizing the Agency to conduct a public hearing. The motion carried 6-0, with M. Fitzgerald abstaining.**

M. Fitzgerald complimented the board summary for the Kris-Tech project, which was included in the meeting materials; Chari Grow concurred. The intent is to continue to use this summary for future projects.

OCIDA Website Discussion

Regarding the new Agency website, S. Papale stated that staff has selected the option from Quadsimia that gives the Agency the most functionality and best addresses the new requirements implemented the State's Authorities Budget Office. The website will start to resemble a file storage system; it will require many documents to be scanned into the system, and it will also change how members receive meeting materials. She stated that the proposed cost of \$8,000 was not included in the Agency's 2023 budget. She asked the members for consent to proceed with this expenditure, which will be a new budget expense. **F. Betrus motioned, and M.F. Messenger seconded, to consent to proceed with ordering the buildout of the OCIDA's new website. The motion carried 7-0.**

New Reporting Requirements for IDAs

S. Papale reminded the members that the State legislature has passed new laws changing the requirements by which industrial development agencies must notify taxing jurisdictions of deviations from standard PILOTs, and notifying jurisdictions that PILOTs are expiring at least two years in advance. This will require additional attention and measures to ensure compliance, including requesting return-receipts on mailed notifications. Staff will work with counsel to identify the ways which will best ensure compliance.

There being no further business, at 9:38 AM Chair Grow asked for a motion to adjourn the meeting: M.F. Messenger moved, and E. Quadraro seconded the motion to adjourn. Motion carried 7-0.

Respectfully Submitted,

Tim Fitzgerald