

Minutes of the Meeting of the
Oneida County Industrial Development Agency

January 17, 2025

584 Phoenix Drive, Rome, NY /Webex Video/Teleconference

Members Present: Steve Zogby, David Grow, Kristen Martin, Tim Reed, and James Genovese.

Members Present Virtual: Franca Armstrong.

EDGE Staff Present: Shawna Papale, Tim Fitzgerald, CJ Hanrahan, Maureen Carney, Marc Barraco, Laura Cohen, and Mark Kaucher.

Others Present: Mark Levitt, Levitt & Gordon; Amanda Cortese, Andrew Dean, Shaun Kaleta, and County Executive Anthony Picente, Oneida County.

Others Present Virtual: Jenna Peppenelli, Levitt & Gordon; Laura Ruberto and Linda Romano, Bond, Schoeneck & King.

S. Zogby called the meeting to order at 8:07 AM.

Minutes – December 13, 2024

S. Zogby presented the draft December 13, 2024 meeting minutes for review. **J. Genovese moved to approve the December 13, 2024 meeting minutes as presented. K. Martin seconded the motion, which carried 6-0.**

Interim Financials

M. Carney presented the December 31, 2024 interim financial statement. She stated that the Agency ended the year with \$26K in interest income. Expenses came within 1% of the 2024 budgeted amount. The Agency's cash balance is essentially even year-over-year. She also updated the members on the FAST NY award that the Agency received for Marcy Nanocenter site development. She explained that funds are deposited into an imprest account to be spent once expenditures are approved by Empire State Development. Ms. Carney shared that the Audit Committee had met and had its entrance conference with the auditing firm Bonadio. They received a copy of the Agency's trial balance, and the Agency's 2024 books have been closed. Most requested audit materials have been sent to Bonadio already. There were no questions or comments. **The Agency received and accepted the interim financials as presented, subject to audit.**

Yoder Properties, Ltd (Stark Truss Company, Inc.) Facility – Final Authorizing Resolution

S. Zogby introduced a final authorizing resolution relating to the Yoder Properties, Ltd (Stark Truss Company, Inc.) facility, approving financial assistance in the form of exemptions from sales tax (valued at \$133,000), exemptions from mortgage recording tax (valued at \$18,876) and reduction in real property tax (valued at \$361,665), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy and authorizing the form and execution of related documents, in the Agency's customary form subject to counsel review. The Agency conducted a public hearing on January 7, 2025. Ms. Papale explained that the County currently owns the property on which this project will be located, and that the County is working on both a licensing agreement and a purchase-sale agreement to move this project forward. With no other questions or comments, **a motion to approve the Yoder Properties, Ltd (Stark Truss Company, Inc.) Final Authorizing Resolution was made by J. Genovese , seconded by K. Martin, and carried 6-0.**

Uniform Evaluation Criteria – Onsite Child Care

S. Zogby introduced a resolution amending the Agency's Uniform Evaluation Criteria to give specific consideration to projects that include onsite child care. S. Papale explained that this is a directive of New York State, and that IDAs ought to consider such projects positively, although there is no specific criteria upon which consideration shall be based. L. Romano further explained that this change to the Agency's evaluation criteria is the initial step, and the Agency will need to formally amend its Uniform Tax Exemption Policy which will require notification to the taxing jurisdictions. **K. Martin made a motion to approve the resolution amending the Agency's Uniform Evaluation Criteria to give specific consideration to projects that include onsite child care. D. Grow seconded the motion, which carried 6-0.**

Burrstone Energy Center, LLC – Early Termination

The owners of the facility reached out to request early termination of its leaseback agreement with the Agency. S. Papale explained that the identified facility was developed to meet the power needs of the former St. Luke's hospital campus, and later Utica University. Staff reached out to both Mohawk Valley Health System and Utica University to

make sure they had no need of or interest in the facility. Since there was no interest, the agreement will be terminated and the facility will be dismantled.

Old Business – NYSEDC Business Roundtable

S. Papale reminded the members that they voted to sponsor this event late last year. This event took place yesterday. There weren't any groundbreaking concerns that were brought up. However, this event was recognized as a good opportunity to share business feedback with New York State.

Executive Session

At 8:27 AM, S. Zogby requested a motion to enter Executive Session to discuss contracts and litigation. **T. Reed moved to enter Executive Session. The motion was seconded by K. Martin, and carried 6-0.**

At 9:17, **T. Reed moved to exit Executive Session. The motion was seconded by K. Martin, and carried 6-0.**

Adjournment

With no further business, S. Zogby asked for a motion to adjourn. **At 8:36 AM D. Grow moved, and K. Martin seconded a motion to adjourn. Motion carried, 6-0.**

Respectfully Submitted,
Tim Fitzgerald