

MINUTES
COUNTY OF OSWEGO INDUSTRIAL DEVELOPMENT AGENCY
March 27, 2025
44 West Bridge St.
Oswego, NY

PRESENT: Nick Canale, Patrick Carroll, Tricia Peter-Clark and Tim Stahl

Absent/Excused: Mary Ellen Chesbro, Marc Greco and Garry Stanard

Also Present: Austin Wheelock CEO, Kevin Caraccioli - IDA General counsel) and Nate Emmons
– Operation Oswego County

Chair Canale convened the County of Oswego Industrial Development Agency board meeting at 1:06 p.m. at the IDA office in Oswego, NY.

Chair Canale requested a roll call of the members by Mr. Stahl.

Chair Canale requested a roll call of OOC staff members and guests by Mr. Wheelock.

MINUTES

On a motion by Ms. Peter-Clark seconded by Mr. Stahl, the minutes of the February 27, 2025, meeting were approved.

GOVERNANCE COMMITTEE MINUTES

On a motion by Mr. Carroll, seconded by Ms. Peter-Clark, the minutes of the Governance Committee meeting were approved.

NOTICE OF MEETING

Meeting notices were posted at the Oswego County Legislative Office Building, the IDA Office Building and on the IDA website. A notice was published in The Palladium Times on March 13, 2025.

FINANCIAL REPORT

Mr. Wheelock gave a review of the Financial Statements from the beginning of the Fiscal Year through February 28, 2025. Following a discussion, on a motion by Ms. Peter-Clark, seconded by Mr. Carroll, the Financial Statements for the period ending February 28, 2025, were approved.

FAST NY GRANT APPLICATION – LMTICIP EXPANSION

Mr. Emmons reported that the FAST NY application has been submitted at the approved amount of \$7.2 million. The process will include a site visit as well as questions that will be answered by Mr. Wheelock. Mr. Wheelock also reported that we anticipate that it will be three to four months before a decision has been made at the State level.

COIDA BOARD MEMBER REAPPOINTMENT

Mr. Wheelock addressed the Board Member Reappointment required by the Oswego County Legislature. Board members were reappointed at the County Legislatures March 13, 2025 meeting. Board members will sign their appointment cards to be returned to the County Legislature.

CIVICSERVE CRM/PROJECT MANAGEMENT SOFTWARE

Mr. Wheelock discussed the CRM/project management software through CivicServe. Mr. Wheelock noted that the Operation Oswego County board had approved the purchase of the software at a previous meeting. The software will enable staff to become more efficient and improve communication concerning projects and stakeholders. Mr. Wheelock made a request for a cost share of \$5,000 from the IDA. Following a discussion, on a motion by Mr. Canale, seconded by Mr. Stahl, the \$5,000 cost share was approved.

2025 SITE SELECTOR'S GUILD

Mr. Wheelock attended the 2025 Site Selector's Guild and provided an overview of his time spent at the event.

HOUSING STUDY

Mr. Emmons provided an update of the study being done by MRB Group. The study is in the final phase of completion and is expected to be completed by end of April. There is still a marketing report that will be created by June. A presentation of the study will be made to the IDA at a future date and time.

2025 PILOT INVOICES

Mr. Wheelock reported that all PILOT Invoices were sent to PILOT projects by March 1st and are due by March 31st. Approximately 80% had been paid and received by the IDA prior to the meeting.

EXECUTIVE SESSION

On a motion by Ms. Peter-Clark, seconded by Mr. Carroll, it was approved to go into Executive Session to discuss the financial history of a particular corporation or individual, pending litigation and contractual matters at 1:33 p.m.

On a motion by Ms. Peter-Clark, seconded by Mr. Carroll, it was approved to exit the Executive Session at 2:29 p.m.

K&N's FOODS USA/607 PHILLIPS STREET ACQUISITION, LLC

Following a discussion in Executive Session, on a motion by Ms. Peter-Clark, seconded by Mr. Stahl, a plan to consolidate the financing between the IDA and OOC for K&N Foods USA was approved.

On motion by Mr. Stahl, seconded by Mr. Carroll, a proposal to secure the consolidated financing with a mortgage on the real estate was approved.

On a motion by Mr. Carroll, seconded by Ms. Peter-Clark, a deferment for the consolidated financing was approved until December 31, 2025.

HOUSING VISIONS CONSULTANTS, INC. (HARBORVIEW SQUARE)

The project was discussed in Executive Session. No action was taken.

PILOT EDF UPDATE

Mr. Wheelock provided an update on the PILOT Economic Development Fund (EDF) in Executive Session.

On a motion by Ms. Peter-Clark, seconded by Mr. Stahl, it was approved to allocate \$1.5 million to a Strategic Development fund and \$500,000 to the LMTOCIP expansion fund.

DELINQUENT LOANS UPDATE

This agenda item was tabled in Executive Session.

NESTLE SITE 3-ACRE PARCEL

Following a discussion in Executive Session, on a motion by Mr. Stahl, seconded by Mr. Carroll, it was approved to transfer the ownership of the Nestle Site 3-acre parcel back to the City of Fulton.

OTHER BUSINESS

None

NEXT MEETING

The next County of Oswego Industrial Development Agency board meetings are scheduled for: April 24, 2025 at 1:00 p.m., May 28, 2025 at 1:00 p.m. and June 25, 2025 at 1:00 p.m. A calendar invite for the June meeting will be sent.

ADJOURNMENT

On a motion by Ms. Peter-Clark, seconded by Mr. Carroll, the meeting was adjourned at 2:33 p.m.

Respectfully Submitted,

Tim Stahl, Secretary