

MINUTES
COUNTY OF OSWEGO INDUSTRIAL DEVELOPMENT AGENCY
September 17, 2015
IDA OFFICE BUILDING
44 W. BRIDGE ST.
OSWEGO, NEW YORK

PRESENT: Canale, Kunzwiler, Rush, Schick, Sorbello and Toth

Absent/Excused: None

Also Present: Ryan C. Brandt, Kevin C. Caraccioli, Diane Cooper-Currier, Carol Oster and L. Michael Treadwell

Chair Rush called the meeting to order at 9:30 a.m. at the offices of the County of Oswego IDA in Oswego, NY.

APPROVAL OF MINUTES

On a motion by Mr. Kunzwiler, seconded by Mr. Sorbello, the minutes of the August 27, 2015 meeting were approved.

TREASURER'S REPORT

No report.

NOTICE OF MEETING

Meeting notices were posted at the Oswego County Building, the IDA Office Building, and on the IDA website. A notice was published in The Palladium Times on September 3, 2015.

Delinquent Loan Report

Mr. Caraccioli reported that the MEP loan to Lenway/Fluttering Gardens has been paid.

Rochester's Cornerstone Group/Oswego County Opportunities

Mr. Brandt, Ms. Cooper-Currier and Ms. Oster provided an overview of the proposed Champlain Commons project being planned for the Town of Scriba.

Executive Session

Chair Rush and Mr. Caraccioli reported that due to matters involving the financial history of a business/organization and individuals and potential contractual matters, on a motion by Mr. Toth, seconded by Mr. Canale, it was approved to go into Executive Session at 10:51 a.m.

On a motion by Mr. Canale, seconded by Mr. Sorbello, the Executive Session ended at 11:48 a.m.

Champlain Commons Project

On a motion by Mr. Toth, seconded by Mr. Canale, the following proposed incentives were authorized to be used for the Deviation Notification and the required Public Hearing.

Basis of PILOT:	\$33,600 with 2% Annual Adjustments
Term of PILOT:	15 Years with Option to Negotiate to Continue Beyond 15 Years
Sales Tax Exemption:	Available
Mortgage Tax Exemption:	Available
HUD EDF Loan:	\$300,000 for 20 Years at 2%

New York State EDC

Review of potential legislation at State level that could impact IDAs.

Incubator/Price Chopper Project

Mr. Treadwell reported that the initial funding level at this time for the project via the CFA application would be \$1,000,000.

Altmar Genesee, LLC/Tailwater Lodge

Mr. Treadwell reported that the project was recognized by the Northeastern Economic Developers Association with the Project of the Year Award in a Small Community. Plans continue for the conference center expansion.

Laser Transit

Mr. Treadwell reported that at this time there is no required action required by the Agency.

Huhtamaki

Following a discussion, on a motion by Mr. Canale, seconded by Mr. Schick, approval of the Company's request to modify the LOC collateral for HUD EDF Loan Number 411 to \$62,590 was approved.

Sunoco, Inc.

Following a discussion, on a motion by Mr. Canale, seconded by Mr. Kunzwiler, a resolution was approved to authorize an extension to December 31, 2015, for the Temporary Sales Tax Appointment Agreement, the Temporary Sales Tax Appointment Letter and the ST-60. A copy of the Approving Resolution is attached and made an official part of the minutes.

Industrial Development Agency

Review of the status of IDAs in the area and in the State.

One Stop Center/Oswego County WDB

Following a discussion, on a motion by Mr. Toth, seconded by Mr. Canale, authorization was approved to provide \$2,500 from the Agency's General EDF to the Oswego County WDB to help support the One Stop Center activities due to a short fall in Federal funding.

Annual Administrative Reporting Fee

Mr. Treadwell reported that the billed amount for 2015 was \$21,500 and that \$20,000 has been paid to date.

V&D Properties, LLC

The request to subordinate to new refinancing with Community Bank has been withdrawn and the \$17,600 balance on the Agency's loan will be paid off.

Dollar General

Mr. Treadwell and Mr. Caraccioli reviewed the discovery of a pipe and underground tunnel under Route 48 during construction.

Next IDA Meeting

September 28, 2015 at 9:00 a.m. was scheduled.

ADJOURNMENT

On a motion by Mr. Schick, seconded by Mr. Toth, the meeting was adjourned at 12:05 p.m.

Respectfully Submitted,

H. Leonard Schick
Secretary

APPROVING RESOLUTION

A regular meeting of the County of Oswego Industrial Development Agency (the “*Agency*”) was convened in public session on September 17, 2015 at 9:30 a.m., at 44 West Bridge Street, Oswego, New York.

The meeting was called to order by the Chair and, upon the roll being duly called, the following members were:

Present: Nick Canale, Jr., Donald H. Kunzwiler, Carolyn A. Rush,
H. Leonard Schick, Morris Sorbello and Gary T. Toth

Absent: None

Also Present: Kevin C. Caraccioli and L. Michael Treadwell

The following resolution was duly offered and seconded:

RESOLUTION APPROVING AN EXTENSION OF THE COMPANY’S APPOINTMENT AS AGENT OF THE AGENCY UNTIL DECEMBER 31, 2015 AND THE EXECUTION AND DELIVERY OF CERTAIN DOCUMENTS IN CONNECTION THEREWITH

WHEREAS, the County of Oswego Industrial Development Agency (the “*Agency*”) is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York (the “*State*”), as amended, together with Chapter 234 of the Laws of 1973 of the State of New York, as amended from time to time (collectively, the “*Act*”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research and recreation facilities, including industrial pollution control facilities, railroad facilities and certain horse racing facilities, for the purpose of promoting, attracting, encouraging and developing recreation and economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State, to improve their recreation opportunities, prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, Sunoco, Inc., a Pennsylvania corporation (the “*Company*”), submitted an application to the Agency on or about June 1, 2015 (the “*Application*”), a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the “*Project*”) consisting of: (A) (i) the acquisition or continuation of a leasehold interest in approximately 91-119 acres of improved real property located at 376 Owen Road in the Town of

Volney, New York, Oswego County (the “**Land**”); (ii) construction and equipping of an approximate 1,260 square foot scale house for use in conjunction with the production of ethanol; the renovation, reconstruction, repair, equipping and improvements of approximately: (a) 10,500 square feet on the first floor and 24,000 square feet on the second floor of building 4 on the Land to be used in connection with the production of malt barley; (b) 49,000 square feet of building 5 on the Land to be used in connection with the production of malt barley and other uses; (c) 41,000 square feet in building 14 on the Land to be used for biorefining; (d) 33,500 square feet in building 25 on the Land for expansion of tank additions; and (e) 7,200 square feet in building 28 on the Land for future expansion (collectively the “**Facility**”), (B) the acquisition and installation of machinery and equipment located in the Facility to be used in the production of ethanol (collectively the “**Equipment**”) (the Land, Facility and Equipment are hereinafter collectively referred to as the “**Project Facility**”); (C) the granting of certain financial assistance in the form of exemption from sales and use taxation, mortgage recording tax, if any, and real property tax (collectively, the “**Financial Assistance**”); and (D) the lease of the Project Facility by the Agency pursuant to a lease agreement and the lease of the Project Facility back to the Company pursuant to a sublease agreement; and

WHEREAS, on June 22, 2015, the Agency adopted resolutions which, among other things, authorized the Agency to undertake the Project and appoint the Company as its agent for purposes of acquiring, constructing, reconstructing, renovating and equipping the Project Facility (collectively, the “**Approving Resolutions**”) subject to the terms thereof and the execution of an agency agreement in substantially the same form attached to the Approving Resolutions (the “**Agency Agreement**”); and

WHEREAS, the amount of State and local sales and use tax exemption benefits comprising the approved Financial Assistance shall not exceed **\$2,840,000**; and

WHEREAS, in accordance with the Approving Resolutions, but prior to the Company being able to close on the lease transaction with the Agency, the Agency temporarily appointed the Company as its agent for purposes of undertaking certain work with respect to the Project Facility (the “**Temporary Appointment**”);

WHEREAS, on June 22, 2015, the Agency and Company entered into a Temporary Sales Tax Appointment Agreement (the “**Temporary Agreement**”) and the Agency issued a Temporary Sales Tax Appointment Letter to the Company on June 22, 2015 (the “**Letter**”) and a Form ST-60 – IDA Appointment of Project Operator or Agency for Sales Tax Purposes was filed with the New York State Department of Taxation and Finance. The Temporary Appointment expires on September 30, 2015; and

WHEREAS, the Company has requested the Agency grant an extension of their Temporary Appointment from September 20, 2015 to December 31, 2015; and

WHEREAS, the Temporary Appointment is in furtherance of the Financial Assistance that was previously approved for the Project, which underwent an environmental review by the Agency pursuant to the State Environmental Quality Review Act (“**SEQRA**”), and the present

sales tax appointment extension request is insubstantial and does not require reconsideration or further review by the Agency under SEQRA.

NOW, THEREFORE, be it resolved by the members of the County of Oswego Industrial Development Agency, as follows:

(1) Based upon the representations made by the Company to the Agency, the Agency hereby makes the following findings and determinations:

(a) The Agency authorizes an extension of the Temporary Appointment of the Company through and including December 31, 2015. By operation of this Resolution, subject to the conditions set forth herein, the Temporary Agreement is extended through and including December 31, 2015 but all other terms and conditions of the Temporary Agreement remain unchanged and in full force and effect.

(2) The Agency is authorized to execute all documents necessary to effectuate the extension of the Agency Agreement and the sales tax appointment agent status of the Company and/or its Additional Agents (as that term is defined in the Agency's Appointment Resolution) (the "**Extension**") including but not limited to issuance of a new Sales Tax Appointment Extension Letter and an amendment or extension of the appropriate "IDA Appointment of Project Operator or Agent for Sales Tax Purposes" (Form ST-60) for each of the entities; and the Chief Executive Officer of the Agency is each hereby authorized, on behalf of the Agency, to execute and deliver the documents upon the advice of counsel to the Agency. The execution thereof by the Chief Executive Officer constitutes conclusive evidence of such approval.

(3) As a further condition of the Extension, the Company will confirm that the Environmental Compliance and Indemnification Agreement executed and delivered in conjunction with the Temporary Agreement remains in full force and effect and will continue to do so for so long as the Extension is in effect and in accordance with its terms; and submit to the Agency any applicable information, including but not limited to proof of insurance naming the Agency as an additional insured pursuant to the Agency's requirements, requested by the Agency with respect to the Extension; and shall further submit the appropriate applicable administrative, if any, and legal fees incurred by the Agency in exchange for the Agency's grant of the sales tax appointment extension.

(4) The Company shall execute and deliver any and all documents required by the Agency in connection with the Extension and to carry out the intent of this Resolution; and

(5) The Company shall provide or cause its Additional Agents, as defined in the Inducement Resolution, to provide, and the Agency shall maintain, records of the amount of State and local sales and use tax exemption benefits provided to the Project and the Company shall, and cause each Additional Agent, to make such records available to the Agency and the State Commissioner of Taxation and Finance (the "**Commissioner**") upon request. The Agency shall, within thirty (30) days of providing any State sales and use tax exemption benefits, report to the Commissioner the amount of such benefits for the Project, identifying the Project, along with any such other information and specificity as the Commissioner may prescribe. As a

condition precedent to the Company or Project's receipt of, or benefit from, any State or local sales and use tax exemptions, the Company must acknowledge and agree to make, or cause its Additional Agents to make, all records and information regarding State and local sales and use tax exemption benefits realized by the Project available to the Agency or its designee upon request.

(6) No covenant, stipulation, obligation or agreement contained in this resolution or any document referred to herein shall be deemed to be the covenant, stipulation, obligation or agreement of any member, officer, agent or employee of the Agency in his or her individual capacity. Neither the members nor officers of the Agency, nor any person executing any documents referred to above on behalf of the Agency, shall be liable thereon or be subject to any personal liability or accountability by reason of the execution or delivery thereof.

(7) A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.

(8) The Chief Executive Officer of the Agency is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

(9) This Resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	<u>Recuse</u>
Nick Canale, Jr.	X				
Donald H. Kunzwiler	X				
Carolyn A. Rush	X				
H. Leonard Schick	X				
Morris Sorbello	X				
Gary T. Toth	X				

The resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) ss.:
COUNTY OF OSWEGO)

I, the undersigned Chief Executive Officer of the County of Oswego Industrial Development Agency, Do Hereby Certify that (i) I have compared the annexed extract of the minutes of the meeting of the County of Oswego Industrial Development Agency (the “*Agency*”) held on September 17, 2015, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of the whole of such original insofar as the same relates to the subject matters referred to therein.

I Further Certify that (i) all members of the Agency had due notice of such meeting, (ii) pursuant to Section 104 of the Public Officers Law (Open Meetings Law), such meeting was open to the general public and public notice of the time and place of such meeting was duly given in accordance with such Section 104, (iii) the meeting was in all respects duly held, and (iv) there was a quorum present throughout.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Agency on September 17, 2015.

L. Michael Treadwell
Chief Executive Officer

(SEAL)