

MINUTES
COUNTY OF OSWEGO INDUSTRIAL DEVELOPMENT AGENCY
June 20, 2018
IDA OFFICE BUILDING
44 W. BRIDGE ST.
OSWEGO, NEW YORK

PRESENT: Kunzwiler, Schick, Sorbello, Toth and Trimble

Absent/Excused: Canale and Kells

Also Present: Kevin C. Caraccioli, David S. Dano, Kevin LaMontagne and L. Michael Treadwell

Chair Toth called the meeting to order at 9:00 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 May 21, 2018 meeting were approved.

TREASURER'S REPORT

On a motion by Mr. Schick, seconded by Mr. Trimble, the Financial Statements for the period ended March 31, 2018 were approved.

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 June 5, 2018.

Operation Oswego County, Inc.

Mr. Treadwell provided an overview of the 66th Annual Meeting held on June 15, 2018. The 2017 Annual Report for Operation Oswego County, Inc. was distributed.

Executive Session

Chair Toth and Mr. Caraccioli reported that due to matters involving the financial history of a business/organization and individuals and pending and current contractual matters, on a motion by Mr. Trimble, seconded by Mr. Sorbello, it was approved to go into Executive Session at 9:16 a.m.

On a motion by Mr. Kunzwiler, seconded by Mr. Trimble, the Executive Session ended at 10:41 a.m.

K&N's Foods

Following a discussion in Executive Session, on a motion by Mr. Kunzwiler, seconded by Mr. Schick, authorization was approved, subject to the sale of the refrigerated warehouse, to extend and modify the terms of the IDA PILOT EDF Lease No. 2780 to a 10 year term. On a motion by Mr. Trimble, seconded by Mr. Sorbello, authorization was approved, subject to the sale of the refrigerated warehouse, to extend, adjust and amend the PILOT Agreement with K&N's. Negotiations on the acquisition of the refrigerated warehouse are continuing.

Circle T Motorsports

Following a review of communications regarding a PILOT amendment, no further action is required.

Woody's on 37, LLC

Following a discussion and review of the financing application in Executive Session, on a motion by Mr. Schick, seconded by Mr. Trimble, it was approved to concur with the SEQRA determination made by the Town of Hastings that the project will not have a significant effect on the environment. A copy of the Town's Negative Declaration is on file at the Agency.

On a motion by Mr. Sorbello, seconded by Mr. Trimble, the financial assistance for start-up costs (\$25,000) was approved. A copy of the Financing Proposal Summary and Cost/Benefit Analysis is on file at the Agency.

MLK Enterprises – Cider Mill Project

Following a discussion and review of the financing application in Executive Session, on a motion by Mr. Sorbello, seconded by Mr. Schick, a resolution was adopted classifying the project as an unlisted action, declaring the County of Oswego IDA the Lead Agency for purposes of an uncoordinated review pursuant to the SEQRA and determining that the financial assistance for the MLK Enterprises – Cider Mill Project will not have a significant effect on the environment. A copy of the Negative Declaration is on file at the Agency.

On a motion by Mr. Schick, seconded by Mr. Trimble, the financial assistance for restoration (\$25,000) was approved. A copy of the Financing Proposal Summary and Cost/Benefit Analysis is on file at the Agency.

120 St. Paul St.

Following a discussion in Executive Session, on a motion by Mr. Schick, seconded by Mr. Sorbello, authorization was approved to continue negotiating with Northland Filter International and to work with other potential buyers.

Delinquent Loan Report

Mr. Dano reviewed the report for the period ended May 31, 2018 in Executive Session. On a motion by Mr. Trimble, seconded by Mr. Schick, authorization to accept collateral including real property as full satisfaction of debt associated with Eco Foam Insulators was approved. On a motion by Mr. Sorbello, seconded by Mr. Trimble, it was approved to cap the debt at the current amount due and accept monthly payments of \$300 associated with Zink Shirts.

Champlain Commons

Following a review of communications from Oswego County Opportunities that the project was recently funded by NYS HCR and there will not be a need for the \$300,000 HUD EDF Loan that was approved and for the S/L Transaction and PILOT Agreement that was approved. On a motion by Mr. Kunzwiler, seconded by Mr. Sorbello, acceptance of the cancelation was approved.

Northern Border Regional Commission

Mr. Treadwell reported that the application by the County/Town of Volney for funding for the sewer project for the Airport/Industrial Park had been submitted. Mr. Treadwell also reported that the Agency's application for renovations of the BEC incubator facility was canceled.

Price Chopper Building

Mr. Treadwell and Mr. Caraccioli reported that authorization for the City of Oswego to use the parking lot for Safety Day on June 9, 2018 was granted. A request was made by Harborfest and H. Lee White Maritime Museum to use the parking lot for Harborfest and would comply with the same format used last year.

USDA IRP Application

Mr. Treadwell stated after further discussions with USDA, it has been decided that the COIDA IRP Application for additional funding would be submitted in the next quarter of the Federal FY.

UEJ Coalition

Mr. Toth reported that there will be continued support by grassroots organizations for the nuclear industry and electrical transmission delivery system.

EJ USA, Inc.

Mr. Treadwell reported on the planned Groundbreaking Ceremony to be held on June 26, 2018.

Next Meeting

July 24, 2018 at 9:00 a.m. was scheduled.

Adjournment

On a motion by Mr. Kunzwiler, seconded by Mr. Sorbello, the meeting was adjourned at 11:27 a.m.

Respectfully Submitted,

H. Leonard Schick
Secretary