

**IDA Board Meeting Minutes  
November 16, 2023**

**Attendance:** Chairman Bargabos, Liz Moran, Steve Durfee, Steve Potter, Dr. Rogers, Kipp Hicks, Amanda Nicholas, Shannon Wagner, Chris Canada

**Absent:** Salka, Lura

**Call to order by Chairman Bargabos** at 3:05 pm

**Approval of Minutes**

IDA meeting minutes from September 21, 2023, (Hicks mentioned one small change from school to town, regarding payments not received from 120 Barlow St.) motion for approval by Durfee, seconded by Moran, approved by all present.

**Review of Financials**

Review of month end financials October 2023, the balance sheet, revenue appropriations analysis and excel spreadsheet were presented and reviewed by Hicks, motion to approve financial statements as presented by Durfee, seconded by Potter.

**Chairman’s Report**

**Executive Director’s Report**

Old Business: The Oneida, LLC

The Oneida LLC is requesting the full suite of IDA benefits including mortgage recording tax abatement, sales tax abatement, and the standard IDA PILOT agreement. The City of Oneida and community are all in full support of this project. Hicks presented a letter from the Mayor Helen Acker offering her full support. A Commercial Retail Findings resolution is included due to the retail and housing aspects of the project. The Oneida LLC, is the keystone project to a distressed area of Oneida that is in a census tract and will be receiving \$3.1 million of the \$10 million Downtown Revitalization Initiative (DRI) award. The developer is Ed Riley who had great success developing the Hotel Syracuse. Hicks mentioned plans for parking are continuing to be discussed. The public hearing for IDA benefits was held on October 17<sup>th</sup>, with members of the City present and all in full support. Bargabos clarified that a company is able to come back to the IDA and request an extension on sales tax abatement, and mentioned to Hicks to ensure the applicant is aware, before overspending/ potentially creating a claw back situation. The IDA Board is looking forward to a meeting at Shaughnessy’s pub when the Oneida is opened.

**Resolutions:**

Commercial Findings Resolution- The Oneida, motion to approve by Rogers, seconded by Moran, roll call,

Richard Bargabos	VOTING	Yes
David Rogers	VOTING	Yes
Elizabeth Moran	VOTING	Yes
Russ Lura	VOTING	Absent
Steven Potter	VOTING	Yes

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Steven Durfee		Yes
John Salka	VOTING	Absent

Approving Resolution- The Oneida, motion to approve by Rogers, seconded by Potter, roll call,

Richard Bargabos	VOTING	Yes
David Rogers	VOTING	Yes
Elizabeth Moran	VOTING	Yes
Russ Lura	VOTING	Absent
Steven Potter	VOTING	Yes
Steven Durfee		Yes
John Salka	VOTING	Absent

**Other Business**

Thorough discussion regarding the IDA’s standard UTEP (uniform tax exemption policy), including the deviation process by Chris Canada. The CRC project for Community Memorial Hospital has not determined the bond structure yet, and SEQR needs to be clarified, the CRC will be meeting in December.

Hicks has had some inquiries regarding projects in Hamilton, and 99 Albany Street, in Cazenovia.

**Other Activities:** No PILOT payment made to the school from 120 Barlow St., Hicks has contacted the developer, they stated the check is in the mail.

**Rogers’ Report**

SUNY Morrisville had the largest first year student enrollment and is now offering a master’s degree in food and agribusiness.

**Date of next meeting**

January 18, 2024

**Adjourn**

Motion to adjourn at 4:12 by Rogers, seconded by Liz, approved by all present.