

Anthony J. Picente Jr.  
County Executive

Shawna M. Papale  
Secretary/ Treasurer/  
Executive Director

Timothy Fitzgerald  
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

**OCIDA**



584 Phoenix Drive  
Rome, New York 13441-4105  
(315) 338-0393, fax (315) 338-5694

David C. Grow  
Chairman  
Michael Fitzgerald  
Vice Chairman

Ferris Betrus Jr.  
Kirk Hinman  
Mary Faith Messenger  
Eugene Quadraro  
Stephen Zogby

## UPDATED AGENDA

To: Oneida County Industrial Development Agency Board of Directors  
From: Shawna M. Papale  
Date: April 28, 2023  
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – **8:00 AM Friday, May 5, 2023.**

Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 2631 846 4468, or join via Webex at this link:

<https://mvedge.webex.com/mvedge/j.php?MTID=m18f6ea77fa223ab654f1b373d8e0d056>. Members of the public may also attend in person at MV EDGE offices at 584 Phoenix Drive, Rome, NY 13441. The Minutes of the Agency meeting will be transcribed and posted on the OCIDA website.

1. Executive Session
2. Open Meetings Policy
3. Minutes – 3/28/23
4. Financials
5. Consider an inducement resolution relating to the **Yoder Properties, Ltd. (Stark Truss) Facility**, granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$78,450.00), exemptions from mortgage recording tax (valued at \$14,350.00) and reduction of real property taxes for a period of 10 years (valued at \$568,959.00), which is consistent with the Agency's Uniform Tax Exemption Policy, making certain findings regarding the abandonment of an existing facility, and authorizing the Agency to conduct a public hearing.
6. Consider a resolution relating to the **GLDC/Griffiss Business and Technology Park Facility**, authorizing the partial release from the GLDC Master Lease of a 8.638± acre parcel of land located at 878 Ellsworth Road for sale to Yoder Properties, Ltd. and approving the form and execution of related documents, subject to counsel review.
7. Reaffirm an inducement resolution presented on March 28, 2023 relating to the **Mohawk Adirondack & Northern Railroad Inc./Genesee & Mohawk Valley Railroad, Inc. 2023 Lease and PILOT Extension**, granting preliminary approval for financial assistance (that is a deviation from the Agency's Uniform Tax Exemption Policy) in the form of extending the full exemption from real property taxes for a period of ten years (valued at approximately \$1,000,000.00) and authorizing the Agency to conduct a public hearing. The members voted unanimously in favor of the resolution on March 28, but the record shows the motion was not moved or seconded and the Agency wishes to correct this oversight.
8. Consider a final authorizing resolution relating to the **Mohawk Adirondack & Northern Railroad Inc./Genesee & Mohawk Valley Railroad, Inc. 2023 Lease and PILOT Extension**, authorizing financial

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assistance (that is a deviation from the Agency's Uniform Tax Exemption Policy) in the form of extending the full exemption from real property taxes for a period of ten years (valued at approximately \$1,000,000.00) and approving the form and execution of related documents, all in the Agency's standard form and subject to counsel review. The Agency conducted public hearings on April 18, 2023 and April 20, 2023 and mailed certified notices to the taxing jurisdictions with the inducement resolution, the notice of hearing and reasons for deviating.

9. Consider a final authorizing resolution relating to the **GLDC 2023 Master Lease and PILOT Extension**, authorizing financial assistance (that is a deviation from the Agency's Uniform Tax Exemption Policy) in the form of extending the full exemption from real property taxes for a period of ten years (valued at approximately \$6,781,298.00) and approving the form and execution of related documents, all in the Agency's standard form and subject to counsel review. The Agency conducted a public hearing on April 25, 2023 and mailed certified notices to the taxing jurisdictions with the inducement resolution, the notice of hearing and reasons for deviating.
10. Consider a final authorizing resolution relating to the **Collins Solar, LLC (Barneveld Community Solar) Facility**, authorizing financial assistance in the form of reduction of real property taxes (valued at approximately \$1,628,296) for a period of 25 years during which time the Company will pay PILOT Payments equal to \$10,000 per MW-AC, which is consistent with the Agency's Uniform Tax Exemption Policy and approving the form and execution of related documents, all in the Agency's standard form and subject to counsel review. The Agency conducted a public hearing on April 26, 2023 and mailed certified notices to the taxing jurisdictions with the inducement resolution and the notice of hearing.
11. Annual Job Review
12. Consider a resolution relating to the **B240, LLC (Air City Lofts Phase 1 and Phase 2 Facilities)**, consenting to the sublease of commercial space, subject to approval by counsel of the form of sublease agreement.
13. Consider a resolution relating to the **126 Business Park Drive, LLC/Rising Phoenix Holdings Corporation (Adjusters International) Facility**, authorizing the Agency to execute a Landlord's Waiver and approving the form and execution of documents, subject to counsel review.
14. New Business
15. Old Business
16. Current Projects

Next meeting date – **FRIDAY, June 16 at 8 AM at 584 Phoenix Drive, Rome, NY**