

Anthony J. Picente Jr.
County Executive

Shawna M. Papale
Secretary/ Treasurer/
Executive Director

Jennifer Waters
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

To: Oneida County Industrial Development Agency Board of Directors
From: Shawna M. Papale
Date: October 14, 2022
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – **8:00 AM Friday, October 21, 2022.**

Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 263 111 99082 or attend in person. The Minutes of the Agency meeting will transcribed and posted on the OCIDA website.

1. Executive Session at 8:00 AM if needed
2. Approve minutes – September 16, 2022
3. Financial Review
4. Consider a final authorizing resolution relating to The Indium Corporation of America (Woods Park Drive) Facility, authorizing financial assistance in the form of exemptions from sales tax (not to exceed \$148,750), exemptions from mortgage recording tax exemption (not to exceed \$82,200) and reduction of real property taxes (valued at approximately \$1,270,000) during which time the Company will enjoy fixed exemptions as follows: 2023: \$0; 2024: \$40,000; 2025: \$150,000; 2026: \$150,000; 2027: \$150,000; 2028: \$150,000; 2029: \$150,000; 2030: \$135,000; 2031: \$120,000; 2032: \$90,000; 2033: \$75,000; 2034: \$60,000; the Company will assume the existing PILOT from AX NY Office, L.P. and payments will continue to be made under the terms of the existing Allocation Agreement until the existing PILOT Payments are scheduled to terminate, which financial assistance is a deviation from 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 October 6 and mailed notices of the intent to deviate from Policy to the tax jurisdictions on October 12.
5. Consider a request from Facilities Realty Management Vernon, LLC (Universal Photonics) Facility for the Agency to mortgage its leasehold interest to the bank in connection with the refinancing of its facility, authorizing financial assistance in the form of exemptions from mortgage recording taxes (not to exceed \$18,000) and approving the form and execution of related documents, subject to counsel review.
6. Consider a request from **Delta Luxury Townhomes, LLC** relating to the release of 3.25 acres of roadways from the lease-leaseback transaction for conveyance to the City of Rome and ratifying the

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execution of a Partial Release of Lease Agreement by the Chairman. The Company submitted a request to urgently release the land to allow for the roads to be conveyed to the City so they could assume responsibility for the roads and begin necessary improvements, and the Chairman executed a Partial Release of Lease conditioned upon receipt from the City that it will assume responsibility for the roads.

7. Consider a resolution relating to the **Griffiss Local Development Corporation (Building 302) Facility**, authorizing a six-month extension to an existing license to Vincent Holdings to renovate the property, authorizing the form and execution of related documents, subject to counsel review and receipt of updated insurance certificates. The Agency authorized a license in March 2021 and GLDC is requesting the Agency authorize a six-month extension to allow Vincent Holdings to complete its due diligence and renovations, and to exercise its option to purchase.
8. Consider a request from **B240 LLC (Air City Lofts Phase 3 Facility)** to authorize an extension of its agency appointment for an additional year to September 30, 2023 and approve the form and execution of related documents subject to counsel review.

Next meeting date – **Friday, November 18, 2022 at 8 AM at 584 Phoenix Drive, Rome, NY**