

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: March 3, 2022
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – **8:00 AM Thursday, March 3, 2022.**

Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 2632 787 4153 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 – January 21, 2022
3. Financial Review
 - a) Interim Financials
4. Consider amendments to the **Agency's Uniform Tax Exemption Policy (Community Solar Policy)**. The Agency provided notice to all affected tax jurisdictions of the intent to revise its policy and conducted a public hearing on February 25, 2022.
5. Consider a final authorizing resolution relating to the **Central Utica Building, LLC** Facility, approving financial assistance in the form of exemptions from mortgage recording taxes (valued at \$128,138) and exemptions from sales tax (valued at \$1,820,000), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, subject to changes approved by counsel and conditioned upon (a) CUB acquiring an interest in the O'Brien Parcel, either through fee ownership or a land lease for a minimum term of twenty years; (b) CUB and CNYC executing a sublease for a minimum term of ten (10) years and minimum 20,000 square feet; and (c) CUB and MVASC executing a sublease for a minimum term of ten (10) years and minimum 18,000 square feet.
6. Consider a final authorizing resolution relating to the **SG Oneida PV, LLC** (Trenton Community Solar) Facility, approving financial assistance in the form of reduction of real property tax (valued at \$791,069), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy (Community Solar Policy) adopted April 30, 2021, and authorizing the form and execution

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of related documents, subject to changes approved by counsel. The Agency conducted a public hearing on January 27, 2022. The project inducement was conditioned upon receipt of adequate ownership documentation, which has been submitted.

7. Consider a request relating to the **SSC Kirkland, LLC (Kirkland Community Solar) Facility**, to reconsider the inducement resolution adopted on January 17, 2022. The Company requested PILOT benefits consistent with the April 30, 2021 Community Solar Policy but the project was induced as a deviation, to be consistent with the proposed March 3, 2022 Community Solar Policy.
8. Consider a request from **Alder Creek Beverages, LLC** to consent to the sublease of a 20 acre parcel of land to Burns & McDonnell Engineering Company, Inc., subject to receipt of insurance certificates.
9. Consider a request from **Griffiss Local Development Corporation** to consent to a license to New York State Vietnam Veterans Memorial Fund, Inc. to operate the Vietnam Veteran's Memorial at Griffiss Business and Technology Park, and authorizing execution of the same subject to review by counsel and receipt of insurance certificates.
10. Consider a request from **Griffiss Local Development Corporation** to consent to the assignment of a sublease by Peraton, Inc. to CTFV Acquisition Corp. for property located at 474 Phoenix Drive, subject to receipt of insurance certificates and subject to counsel review.
11. Ratify Agency consent to **Griffiss Local Development Corporation** for two month-to-month subleases at Building 770 (Tioga Construction Company, Inc. and Hanson Aggregates New York LLC). Forms of documents have been approved by legal counsel and evidence of insurance has been submitted by the subtenants.
12. Ratify the execution of termination documents relating to the **New Hartford Lodging Group, LLC** Facility. The lease term was scheduled to expire on February 28, 2022 and the Agency signed documents terminating the leases a week early to allow the Company to refinance the Facility without the Agency's involvement.
13. Old Business
 - GSPP Annsville project update
 - Update from Bond regarding title research project

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Next meeting date – **FRIDAY, March 25, 2022 at 8 AM at 584 Phoenix Drive, Rome, NY**