

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: November 15, 2021  
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – **8:00 AM Friday, November 19, 2021.**

Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 263 390 17399 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 – October 21, 2021
3. Financial Review
  - a) Interim Financials
4. EDGE 2022 Contract
5. EDGE 2022 Supplemental Contract
6. Consider an inducement resolution relating to the **Central Utica Building, LLC facility**, providing preliminary approval for financial assistance in the form of exemptions from sales tax (estimated at \$1,820,000 not to exceed \$2,002,000) and exemptions from mortgage recording tax (estimated at \$128,138 not to exceed \$140,951), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing. The project is considered a "retail facility" and the Agency will need to make findings at a future meeting to qualify financial assistance.
7. Consider an inducement resolution relating to the **Delta Luxury Townhomes LLC facility**, granting preliminary approval for financial assistance in the form of exemptions from sales tax (estimated at \$490,000 not to exceed \$539,000) and exemptions from mortgage recording tax (estimated at \$64,500 not to exceed \$70,950) which financial assistance is consistent with Tier 3

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benefits under the Agency's Uniform Tax Exemption Policy (Housing Policy) and authorizing the Agency to conduct a public hearing.

8. Consider a SEQR resolution relating to the **Delta Luxury Townhomes LLC facility**. The City of Rome Planning Board acted as lead agency for the SEQR review and determined on July 8, 2021 that the project is a Type 1 action.
9. Consider a final authorizing resolution relating to the **Parco Properties, Inc./The Fountainhead Group, Inc. facility**, approving financial assistance in the form of exemptions from sales tax (estimated at \$97,475 but not to exceed \$107,222) and reduction of real property tax for a period of ten years, during which time the Company will pay PILOT Payments equal to the current taxes (estimated at \$203,000), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the form and execution of related documents in the Agency's customary form and subject to counsel review. The Agency conducted a public hearing on August 26, 2021 and mailed deviation notices to the affected tax jurisdictions on November 10, 2021.
10. Consider a request from **Cold Point Corporation** to amend an existing sales tax exemption to (i) extend the time for an additional one year through May 18, 2022 and (ii) increase the value of the exemption from \$144,683 to \$188,870, a difference of \$44,187. A public hearing is not required as the value of the additional financial assistance does not exceed \$100,000.
11. Consider a request from **GSPP 7024 Fox Rd., LLC (Marcy Community Solar Project)** to consent to a change of control to (i) the transfer of 100% of the Company's equity voting interest from GSPP CM Panel, LLC to GSPP Holdco, LLC and (ii) the transfer of 100% of the equity voting interest from GSPP Holdco, LLC to GSPP CB 2021 Master Lessor, LLC, which is contemplated to occur upon mechanical completion of the Project, and authorize the form and execution of related documents subject to counsel review.
12. Consider a request from **GSPP Hillsboro & Dunbar, LLC (Camden Community Solar Project)** to amend previously authorized financial assistance in the form of reduction of real property taxes for a period of 25 years (value estimated at \$1,729,030), consistent with the Agency's Uniform Tax Exemption Policy (Community Solar Policy) and authorizing the Agency to conduct a public hearing. The Agency adopted a final authorizing resolution on October 23, 2020 approving financial assistance for the project consistent with the Community Solar Policy that was adopted in September 2020. The applicant is requesting the financial assistance be revised to be consistent with the amended Community Solar Policy that was adopted in April 2021. GIS Mapping confirms the land is classified as Farmland of Statewide Importance and the \$5,500 per MW rate applies. The applicant has submitted a decommission plan and decommissioning bond that has been approved by the Host Community.

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### 13. Old Business

Next meeting date – **Friday, December 17, 2021** at 8 AM at 584 Phoenix Drive, Rome, NY