

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: July 8, 2021
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – **8:00 AM FRIDAY, July 16, 2021.**

Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 132 849 7400 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 – June 18, 2021
3. Financial Review
 - a) Interim Financials
4. Consider an amended inducement resolution relating to the **Woodhaven Ventures, LLC facility**, providing preliminary approval for financial assistance in the form of exemptions from sales tax (value estimated at \$2,852,490 but not to exceed \$3,137,739), exemptions from mortgage recording tax (value estimated at \$39,700 but not to exceed \$43,670), reduction in real property tax (estimated at \$23,569,871) by providing a Master PILOT to the developer for an exemption period of 15 years and individual PILOTs to homeowners for a period of 18 years, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy (Housing Policy), and authorizing the Agency to conduct a public hearing. The Agency adopted an inducement resolution on May 21, 2021, and after further review of the project, the parties have agreed to amend the single-family housing PILOT to provide for homeowners to make fixed PILOT Payments for a period of 18 years.
5. Consider a SEQR resolution relating to the **Matt Brewing Co., Inc. facility**. Based on the EAF submitted by the Company, the Agency determines it is an Unlisted Action.

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6. Consider a final authorizing resolution relating to the **Matt Brewing Co., Inc.** facility, approving financial assistance in the form of exemptions from sales tax (value estimated at \$272,125 but not to exceed \$299,338), exemptions from mortgage recording tax (value estimated at \$22,500 but not to exceed \$25,200), reduction in real property tax (estimated at \$353,976) by extending the terms of the existing PILOT Agreement for three additional years, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, all in the Agency's standard form subject to counsel approval. The Agency conducted a public hearing on July 14, 2021 and provided notices to the tax jurisdictions of the intent to deviate from Policy on July 7, 2021. The Company submitted a Supplemental Application amending the original project to omit construction of the prospective building, which resulted in reduced values of financial assistance.
7. Consider a request from **Griffiss Local Development Corporation** to consent to the sublease of land to MA&N Railroad.
8. Consider a request from **GSPP 7024 Fox Rd, LLC (Marcy 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 \$1,106,924), consistent with the Agency's Uniform Tax Exemption Policy (Community Solar Policy) and authorizing the Agency to conduct a public hearing, if recommended by counsel. 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 prime soils land and the \$7,000 per MW rate applies. The applicant has submitted a decommissioning plan and cost of decommissioning that has been approved by the Town of Marcy Planning Board.
9. Old Business
 - a) Solar Decommissioning Plan Requirements and Checklist

Next meeting date – **Friday, August 20, 2021 at 8 AM at 584 Phoenix Drive, Rome, NY**