

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: May 14, 2021
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – **8:00 AM FRIDAY, May 21, 2021.**

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Oneida County Industrial Development Agency Meeting scheduled for May 21, 2021 will be held electronically via conference call instead of a public meeting open for the public to attend in person. Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 132 192 3546. 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 – April 30, 2021
3. Financial Review
 - a) Interim Financials
4. Consider an 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 \$23,362,906 by providing a Master PILOT to the developer for a period of 25 years and individual PILOTS to homeowners for a period of 10 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.
5. Consider an inducement resolution relating to the **Matt Brewing Co., Inc. facility**, providing preliminary approval for financial assistance in the form of exemptions from sales tax (value estimated at \$273,000 but not to exceed \$300,300), exemptions from mortgage recording tax (value estimated at \$37,500 but not to exceed \$41,250), reduction in real property tax (estimated at \$2,089,465) by extending the terms of the existing PILOT Agreement for three additional

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years, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing.

6. Consider a SEQR resolution relating to the **Quiet Meadows Solar Farm 1, LLC** (Verona) facility. The Town of Verona Planning Board acted as lead agency for the SEQR review and determined the project is a Type 1 action.
7. Consider a final authorizing resolution relating to the **Quiet Meadows Solar Farm 1, LLC** (Verona) facility, approving financial assistance consisting of real property tax reduction (estimated at \$232,607), which is consistent with the Agency's Uniform Tax Exemption Policy (Community Solar Policy), conditioned upon receipt by the Agency of a Host Community Agreement, a Decommissioning Plan and evidence that provisions have been made to reserve funds for decommissioning, and authorizing the form and execution of related documents, subject to counsel review. The Agency conducted a public hearing on May 18, 2021.
8. Consider a SEQR resolution relating to the **Quiet Meadows Solar Farm 2, LLC** (Vernon) facility. The Town of Vernon Planning Board acted as lead agency for the SEQR review and determined the project is a Type 1 action.
9. Consider a final authorizing resolution relating to the **Quiet Meadows Solar Farm 2, LLC** (Vernon) facility, approving financial assistance consisting of real property tax reduction (estimated at \$313,153), which is consistent with the Agency's Uniform Tax Exemption Policy (Community Solar Policy), conditioned upon receipt by the Agency of a Host Community Agreement, a Decommissioning Plan and evidence that provisions have been made to reserve funds for decommissioning, and authorizing the form and execution of related documents, subject to counsel review. The Agency conducted a public hearing on May 18, 2021.
10. Consider a resolution relating to the refinancing and consolidation of existing indebtedness of **Griffiss Local Development Corporation and Cardinal Griffiss Realty, LLC**, approving additional financial assistance in the form of mortgage recording tax exemptions (value estimated at \$35,176 but not to exceed \$38,693), and authorizing the form and execution of related documents, subject to counsel review.
11. Consider a resolution relating to the **Rome Industrial Development Corporation (Success Drive) Facility**, approving the extension of the Lease Agreement for an additional five years, and authorizing the form and execution of related documents, subject to counsel review. The extension is necessary to complete the voluntary clean-up at the property and also to maintain RIDC's leasehold interest in the property for the duration of the Agency's proposed lease with One-Pull Solutions Wire and Cable.
12. Old Business

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Next meeting date – **Friday, June 18, 2021 at 8 AM at 584 Phoenix Drive, Rome, NY**