

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Oneida County Industrial Development Agency (the "Agency") on the 25th day of April 2023 at 10:00 a.m., local time, at 584 Phoenix Drive, Rome, New York in connection with the following matters:

Griffiss Local Development Corporation, on behalf of itself and/or the principals of Griffiss Local Development Corporation, and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, "GLDC") previously requested the Agency assist in (i) the acquisition from the United States of America, acting by and through the Secretary of the Air Force (the "Air Force") of certain parcels of land measuring approximately 1,600 acres in the aggregate at the former Griffiss Air Force Base and the numerous buildings situated thereon; (ii) demolition of and renovations to the existing buildings and construction of certain additions thereto; (iii) construction of new buildings; and (iv) the acquisition and installation of equipment thereon, to be used for the coordination of redevelopment efforts for the realigned Griffiss Air Force Base (collectively, the "GLDC Facilities").

Over the years, the Air Force conveyed to the Agency the fee interest in the GLDC Facilities and the Agency leased each of the GLDC Facilities to GLDC under a number of sale-leaseback transactions. The Agency currently retains fee ownership in lands at Griffiss that can be divided into two broad categories: (A) 113 ± acres of vacant lands which are developable (collectively, the "Developable Properties") and (B) 927 ± acres of lands which are devoted primarily to common area or public uses or lands which have been set aside for other open space purposes including the Griffiss Sculpture Park, the Bomber disc golf course and the Griffiss trail system (collectively, the "Open Space Properties"). The Agency currently leases the Developable Properties and the Open Space Properties (collectively, the "GLDC Properties") to GLDC pursuant to: (1) a Lease Agreement dated as of July 1, 2012 (the "GLDC Master Lease"), (2) a Lease Agreement dated as of November 1, 2012 (the "GLDC Facility XVI Lease") and (3) a Lease Agreement dated as of August 1, 2013 (the "GLDC Facility XVII Lease" and together with the GLDC Master Lease and the GLDC Facility XVI Lease the "GLDC Leases"). The GLDC Properties are fully exempt from real property taxes pursuant to the terms of: (1) a PILOT Agreement dated as of July 1, 2012 (the "GLDC Master PILOT"); (2) a PILOT Agreement dated as of November 1, 2012 (the "GLDC Facility XVI PILOT"); and (3) a PILOT Agreement dated as of August 1, 2013 (the "GLDC Facility XVII PILOT" and together with the GLDC Master PILOT and the GLDC Facility XVI PILOT, the "GLDC Zero PILOT Agreements"). Under the GLDC Leases, GLDC is obligated to notify the Agency when it enters into a contract to sell or lease any portion of the GLDC Properties to a third party (an "End User") so GLDC and the Agency can release said property from the GLDC Leases and the GLDC Zero PILOT Agreements.

In order to position GLDC so that it can continue its development and/or redevelopment efforts at Griffiss Park, GLDC has applied to the Agency requesting the Agency assist with the following (collectively, the "GLDC 2023 Master Lease Extension

Project”): (a) to amend and restate the GLDC Master Lease so as to include the leased premises currently covered by each of the GLDC Facility XVI Lease and the GLDC Facility XVII Lease with the leased premises currently covered by the GLDC Master Lease; (b) to amend and restate the GLDC Master PILOT Agreement so that it covers all of the leased premises described in the GLDC Master Lease (as so amended and restated); and (c) to extend the term of the GLDC Master Lease (as so amended and restated) and the accompanying GLDC Master PILOT Agreement (as so amended and restated) as follows: (i) for an additional ten (10) exemption years as to the Developable Properties; and (ii) for an additional ten (10) exemption years as to the Open Space Properties. Upon notice that GLDC has entered into a contract to sell or lease any portion of the GLDC Properties to an End User, the Agency will convey that portion of the GLDC Properties to GLDC, at which time it will be released from the GLDC Master Lease and the GLDC Master PILOT Agreement. At the end of the lease term, the Agency will convey the remaining GLDC Properties to GLDC.

The Agency is contemplating providing the above described financial assistance in connection with the GLDC 2023 Master Lease Extension Project, which financial assistance is a deviation from the Agency’s Uniform Tax Exemption Policy. The Agency is considering deviating from Policy for the reasons described in the Inducement Resolution adopted by the Agency on March 28, 2023 and to be confirmed in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to GLDC or the location or nature of the GLDC 2023 Master Lease Extension Project. Comments may also be submitted to the Agency in writing or electronically. Minutes of the Public Hearing will be transcribed and posted on the Agency’s website with a video recording of the hearing. A copy of the Application for Financial Assistance filed by GLDC with the Agency, including an analysis of the costs and benefits of the proposed GLDC 2023 Master Lease Extension Project, is available for public inspection at the offices of the Agency, 584 Phoenix Drive, Rome, New York and on the Agency’s website.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: April 6, 2023

By: /s/ Shawna M. Papale, Executive Director