

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

**OCIDA**



**2024**

Updated  
March 2025

## *The Year in Review*

Board of Directors Annual Meeting

December 13, 2024

COPPER VILLAGE, ROME, NY



# Projects Closed - Page 1

- **Above Grid, LLC\* - 5 MW Community Solar – W. Rome**
  - **\$ 11,470,735**
    - PILOT - \$10,000 per MW
- **Collins Solar, LLC - 5 MW Community Solar - Barneveld**
  - **\$ 7,768,235**
    - PILOT - \$10,000 per MW
  - **Consented to mortgage and authorized exemption from recording tax**
- **Central Utica Building\*\* - 146.5 *to be retained* – 14 *to be created***
  - **\$ 31,399,240**
    - PILOT – MRTE
- **NY CDG 2 Oneida, LLC - 5 MW Community Solar – S. Rome**
  - **\$ 5,405,302**
    - PILOT – \$10,000 per MW

\* Previously reported as tentative closing in 2023

\*\* Previously reported as tentative closing in 2022

# Projects Closed - Page 2

- **EDGE-Flexspace\***
- **\$ 15,050,010 – Marcy**
  - **PILOT – MRTE**
  - **Approved EDGE Project Related Debt**

\* Tentative closing scheduled in 2024

\*\* Tentative closing in 2024

## Woodhaven

### Single Family PILOTS

- 911 Park Drive
  - 1,630 sf
- 917 Park Drive
  - 1,400 sf
- 923 Park Drive
  - 1,630 sf



# Projects Induced - Page 1

- **All Seasonings Ingredients, Inc.** – **115.5** *to be retained* – **15** *to be created*  
*City of Sherrill*
  - \$ 826,746
  - PILOT – STE
- **Copper Village** – **250** *Affordable Housing Units to be created*
  - \$ 125,960,333 - Rome
  - PILOT
- **Assured Information Security** – **100** *to be retained* – **5** *to be created*
  - \$ 7,318,830 – Griffiss Business & Technology Park, Rome
  - PILOT – STE – MRTE
- **Yoder Properties/Stark Truss\*** – **24** *to be retained* – **8** *to be created*
  - \$ 4,285,994 - Whitestown
  - PILOT – STE – MRTE

\*Pending 12/13

## Projects Induced - Page 2

- **West Dacks II LLC\*\* – Lodging Kit Co. – 26 to be retained – 8 to be created**  
*Village of Boonville*
  - **\$ 3,819,904**
    - **PILOT – STE**

# Final Authorizing Resolutions

- All Seasonings Ingredients, Inc. – City of Sherrill
- West Dacks II LLC- – Lodging Kit Co. – Village of Boonville
- Copper Village – City of Rome
- Assured Information Security\* – Griffiss Business & Technology Park, Rome
- \*Pending 12/13

# Actions Related to Existing Projects — Page 1

- **Chickadee Properties, LP/American Alloy Steel**
  - Assigned Agency lease documents to American Alloy Steel.
- **One-Pull Solutions Wire & Cable LLC/Kris-Tech Wire Co.**
  - Assigned Agency lease documents to Kris-Tech Wire Co.
- **Baggs Square Partners, LLC**
  - Extended mortgage. No additional financial incentive value.
- **B240 Phase 2 - Air City Lofts**
  - Authorized developer to finish off ground floor space as residential space and to extend remaining sales tax exemption allowance to the conversion costs.
- **Above Grid Rome Solar, LLC**
  - PILOT amendment due to construction delay.



# Actions Related to Existing Projects — Page 2

- **Central Utica Building/411 Columbia Street**
  - Acquisition of 601 Columbia St. & confirmed conditions to closing lease-leaseback.
  - Extended term and decreased sales tax exemption value.
- **Wolfspeed**
  - Extended sales tax exemption term.
- **SG Oneida PV, LLC**
  - Consented to mortgage and authorized exemption from recording tax.
- **Kris-Tech 2023**
  - Extended term and increased sales tax exemption value/lease extension.
- **Delta Luxury Townhomes, LLC**
  - Extended sales tax exemption term/lease extension.

# Actions Related to Existing Projects — Page 3

- **Griffiss Local Development Corporation**
  - Consented to GLDC entering into short-term leases/license agreements to companies seeking temporary space due to dislocation caused by the July 2024 tornado.
- **Woodhaven Ventures, LLC**
  - Consented to allow homes to be For-Rent.

# Other Actions

- **MV EDGE – Storm Relief Fund Contribution**
  - Authorized \$25,000 grant for establishment of a relief fund for businesses and nonprofits impacted by the July 16 severe weather event in Rome.
- **MV EDGE/FastNY**
  - Authorized establishment of a bank account to for processing grant funds related to continued development costs at MarcyNanocenter.
- **MV EDGE/Special Economic Development Contingency**
  - Authorized 2024 \$25,000 budgeted amount be contributed to EDGE for ATREG service agreement.
- **Annual Project Job Reviews**
  - Reduced PILOT benefits commensurate with job obligation shortfalls and re-aligned future job commitment goals for JGV LLC/Vicks Logistics Corp. and Facilities Realty Management Vernon, LLC/Universal Photonics.
- **Open Meeting Policy**
  - Maternity leave added as an extraordinary circumstance for virtual quorums.

# 2024 Jobs/Investment Summary

## Closed Projects

FTE Retained: **172.5**

FTE to be Created: **22**

**\$ 74,913,426**

## Induced Projects

FTE Retained: **239.5**

FTE to be Created: **28**

**\$ 138,931,903**

## Total Closed & Induced Projects

FTE Retained: **412**

FTE to be Created: **50**

**\$ 213,305,329**

# Summary

- OCIDA continues to assist in incentivizing investment resulting in new jobs and economic activity.
- Efforts of past years have established a solid foundation for continued job growth and economic gains for region.

# 2024

| Project Closed           | Project Cost         | FTE Retained | FTE Create | FTE Total    | Project Induced              | Project Cost          | FTE Retained | FTE Create | FTE Total    |
|--------------------------|----------------------|--------------|------------|--------------|------------------------------|-----------------------|--------------|------------|--------------|
| Above Grid PV            | \$ 11,470,735        |              |            |              | All Seasonings Ingredients   | \$ 826,746            | 115.5        | 15         | 130.5        |
| Collins PV               | \$ 7,768,235         |              |            |              | Copper Village               | \$ 125,960,333        |              |            |              |
| Central Utica Building   | \$ 31,399,240        | 146.5        | 14         | 160.5        | Assured Info Security        | \$ 7,318,830          | 100          | 5          | 105          |
| NY CDG Oineida 2 PV      | \$ 5,405,302         |              |            |              | Yoder Properties/Stark Truss | \$ 4,285,994          | 24           | 8          | 32           |
| EDGE Flexspace           | \$ 15,050,010        | 0            | 0          | 0            |                              |                       |              |            |              |
| West Dacks 2/Lodging Kit | \$ 3,819,904         | 26           | 8          | 34           |                              |                       |              |            |              |
| <b>Total</b>             | <b>\$ 74,913,426</b> | <b>172.5</b> | <b>22</b>  | <b>194.5</b> |                              |                       |              |            |              |
|                          |                      |              |            |              |                              | \$                    |              |            |              |
|                          |                      |              |            |              | Total                        | <b>138,391,903</b>    | <b>239.5</b> | <b>28</b>  | <b>267.5</b> |
|                          |                      |              |            |              | <b>Grand Total</b>           | <b>\$ 213,305,329</b> | <b>412</b>   | <b>50</b>  | <b>462</b>   |