

Anthony J. Picente Jr.
County Executive

Shawna M. Papale
Secretary/ Treasurer/
Executive Director

Timothy Fitzgerald
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



584 Phoenix Drive
Rome, New York 13441-4105
(315) 338-0393, fax (315) 338-5694

Stephen R. Zogby
Chairman

David C. Grow
Vice Chairman

Franca Armstrong
James J. Genovese, II

Aricca R. Lewis
Kristen H. Martin
Tim R. Reed

To: Oneida County Industrial Development Agency Board of Directors
From: Shawna M. Papale
Date: April 25, 2025
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet at **8:00 AM Friday, May 2, 2025.**

Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 2861 176 2795 or attend in person. The Minutes of the Agency meeting will be transcribed and posted on the OCIDA website.

1. Executive Session
2. Approve minutes – March 28, 2025
3. Financial Review
4. Consider a preliminary inducement resolution relating to the Chobani, LLC Facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$50,625,000) and reduction in real property tax (valued at \$385,747,722) that provides the Company will make PILOT Payments (a) during the construction period: in an amount equal to taxes calculated using the current assessed value of the Land; and (b) after the issuance of a Certificate of Occupancy: annual fixed payments of \$2,000,000 for forty (40) years, including scheduled incremental increases, with PILOT Payments to be allocated to the tax jurisdictions in accordance with an Agreement Allocating PILOT Payments, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing subject to a SEQR determination.
5. Consider a request from **126 Business Park LLC** for the Agency to consent to the sale of its Facility and assignment of existing lease-leaseback documents to 126 Business Park Holdings LLC.
6. Consider a SEQR resolution relating to the **126 Business Park Holdings LLC** facility. The Agency is serving as lead agency and has determined the Project to be an "Unlisted Action."
7. Consider an inducement resolution relating to the **126 Business Park Holdings LLC** facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$13,125), exemptions from mortgage recording tax (valued at \$34,125) and reduction in real property tax (valued at \$635,387) for a period of 10 years, which financial assistance is consistent with the

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Agency's Uniform Tax Exemption Policy; adopting a finding that the project is reasonably necessary to discourage project occupants from relocating outside of New York State and/or preserving the competitive position in their industry; and authorizing the Agency to conduct a public hearing.

8. Consider a request from **Griffiss Local Development Corporation (Building 796/798 Facility)** granting preliminary approval for financial assistance (valued at \$257,759) in the form of extending the existing PILOT Agreement for an additional ten years with PILOT Payments to continue at the current level (75% of taxes) relating to for-profit tenants and a full exemption to continue relating to not-for-profit tenants including GLDC, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy; and authorizing the Agency to conduct a public hearing.
9. Consider a request from **Griffiss Local Development Corporation (Building 240 Facility)** granting preliminary approval for financial assistance (valued at \$0) in the form of extending the existing PILOT Agreement for an additional ten years with PILOT Payments to continue at the current full exemption, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy; and authorizing the Agency to conduct a public hearing.
10. Consider a request from **Rome Community Brownfield Restoration Corporation (International Wire Facility)** granting preliminary approval for financial assistance in the form of extending the existing PILOT Agreement for an additional five years with PILOT Payments to (a) be converted to fixed payments equal to the current PILOT Payment plus an annual escalator if the Facility is occupied by a for-profit tenant (value estimated at \$20,201) and (b) to be fully exempt if the Facility is vacant and occupied by the Company (maximum value estimated at \$249,425), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy; and authorizing the Agency to conduct a public hearing.
11. Consider a request from **Rome Community Brownfield Restoration Corporation (Complex 4 Facility)** granting preliminary approval for financial assistance (valued at \$72,821) in the form of extending the existing PILOT Agreement for an additional five years during which time the property will remain fully exempt from taxes, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy; and authorizing the Agency to conduct a public hearing.
12. Consider a request from **B240 LLC** to convert commercial space to residential space (Building 2A); approve an amendment to the Recapture Agreement to eliminate the "Employment Obligation" and "mixed use" scoring requirement, to extend the previously authorized sales tax exemption to the conversion project through April 30, 2025, and authorize the form and execution of related documents, subject to counsel approval.

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13. Consider a request from **Hangar Road Rome LLC** to consent to the change of control of an existing tenant, consenting to the assignment of the existing sublease agreement and authorizing the form and execution of related documents, subject to counsel approval.

Old Business

Next meeting date: **Friday, June 20, 2025 at 8:00 AM at 584 Phoenix Drive, Rome, NY.**