

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: May 19, 2025
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet at **8:00 AM Friday, May 23, 2025.** Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 2632 324 4019 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 – May 2, 2025
3. Consider a SEQR resolution relating to the Chobani, LLC Facility.
4. Consider an inducement resolution relating to the Chobani, LLC Facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$51,625,000) and reduction in real property tax (valued at \$385,754,962) that provides the Company will make PILOT Payments (a) during the construction period: fixed annual payments of \$90,000.00; and (b) after the issuance of a Certificate of Occupancy: fixed annual payments of \$2,000,000 for forty (40) years, with an annual escalator of 1.5% added during years 11 – 40, 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.
5. Consider a resolution relating to the Griffiss Local Development Corporation Master Lease Facility, authorizing the Agency to enter into an Option Agreement with GLDC and Bonacio Constructions, Inc. relating to the Building 212 Property, authorizing the partial release from the Master Lease and conveyance if said option is exercised, and approving the form and execution of related documents, subject to counsel review.
6. 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 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

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and/or preserving the competitive position in their industry; and authorizing the Agency to conduct a public hearing.

Old Business

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