

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

**OCIDA**



**2022**

*The Year in Review*

Board of Directors Annual Meeting

December 8, 2022

*Wolfspeed*



# Projects Closed in 2022 - Page 1

- **The Indium Corporation of America – 301 Woods Park Drive**  
*733 FTE to be retained in Oneida County*
  - **\$13,759,250**                      STE – MRTE – PILOT
- **B240 Phase 3 - Air City Apartments – GBTP – 100 Apartments**
  - **\$ 22,770,330**                      PILOT
- **Delta Luxury Townhomes, LLC – Rome - 36 Luxury Townhomes**
  - **\$ 9,920,355**                      STE-MRTE
- **McCraith Beverages, Inc. (New York Mills)**
  - **\$ 3,762,636**                      *128 FTE to be retained 10 FTE to be created*  
STE – MRTE – PILOT
- **Horsht, LLC (Fiber Instrument Sales and The Light Connection)**
  - **\$ 4,292,013**                      *336 FTE to be retained – 15 FTE to be created in Oneida County*  
*394 FTE to be retained in NYS*  
STE-MRTE- PILOT

# Projects Closed in 2022 - Page 2

- **Central Utica Building, LLC** - – 146.5 retained – 14.4 to be created
  - \$ 42,359,401    December 2022 Closing Anticipated
    - STE-MRTE
- **Pivot Solar NY 4, LLC (Verona)** - 2.375 MW Community Solar
  - \$ 4,417,276
    - MRTE – PILOT - \$10,000 per MW
- **GSPP Hillsboro & Dunbar, LLC 3.13 MW Solar - Camden**
  - \$ 5,524,969
    - PILOT - \$5,500 per MW

# Projects Induced in 2022 – Page 1

- **SSC Kirkland LLC Community Solar – 4.2 MW – Closing Uncertain**
  - **\$ 3,737,685**
    - PILOT - \$7,000 per MW
- **SG Oneida, PV (Trenton) – 4.2 MW – Closing Uncertain**
  - **\$ 8,277,386**
    - PILOT - \$10,000 per MW

# Actions Related to Existing Projects — Page 1

- **B240, LLC (Air City Lofts Phase 3)**
  - Extended License Agreement through February 28, 2022
- **B240 LLC (Air City Lofts Phase 2 & 3)**
  - Extended Sales Tax Exemption Term
- **Woodhaven Ventures, LLC**
  - Extended Sales Tax Exemption term
- **Alder Creek Beverage**
  - Consented to sublease of a 20-acre parcel under lease/leaseback
- **Research Associates of Syracuse - 111 Dart Circle**
  - Granted deadline to end of December 2022 to secure a new tenant

# Actions Related to Existing Projects – Page 2

- **Rome Community Brownfields Restoration Corp. (RCBRC)**
  - Granted Environmental Easement to NYS DEC for continued remediation of the Parcel 4 site
  - Approved license to MV EDGE and its consultants to enter the Tower Parcel to perform environmental investigation and remedial planning
- **RCBRC (Cold Point Corp. Facility)**
  - Released certain roadways from the Lease Agreement and conveyed to the City of Rome. Authorized release from lease and conveyance to Cold Point of remediated Cold Point Parcel
  - Consent to Extension of Sales Tax Exemption term
- **Delta Luxury Townhomes**
  - Release of roadways and conveyance to City of Rome
- **Engler Electric, Inc.**
  - Consent to Extension of Sales Tax Exemption term

# Actions Related to Existing Projects — Page 3

- **JGV, LLC/Vicks Lithograph**
  - Waived any current recovery of benefits based upon job commitment shortfall due to industry and economic circumstances. To be reviewed in one year.
- **SQ1 Holding, LLC (Square One Coatings)**
  - Consent to Extension of Sales Tax Exemption term
- **Lithia Real Estate, Inc.- Carbone Auto Group**
  - Terminated PILOT benefits effective January 1 of 2022
- **ONX3 LLC**
  - Approved request for early termination of lease/leaseback
- **New Hartford Lodging Group, LLC**
  - Early termination of lease/leaseback

# Actions Related to Existing Projects — Page 4

- **JH Rhodes/Universal Photonics (Facilities Mgt. Vernon)**
  - Extended MRTE to portion of refinanced mortgage
- **Quiet Meadows Solar Farm 1 & 2, LLC**
  - Authorized the form and execution of a Leasehold Mortgage (Refi)
- **GSPP 4575 State Route 69, LLC (Solar)**
  - Approved mortgage the Agency's leasehold interest to Live Oak Banking Co.
- **New Hartford Lodging Group**
  - Ratification of early execution of lease termination documents as requested by lessor

# Actions Related to Existing Projects – Page 5

- **Griffiss Local Development Corporation**

- **NYS Vietnam Veterans Memorial Fund, Inc.** - Consent to operate the Vietnam Veteran's Memorial at GBTP
- **474 Phoenix Drive** – Consent to assignment of sublease from Peraton Inc. to CTFV Acquisition Corp.
- **Bldg. 770** – Consent for two, month-to-month leases to Tioga Construction Co. and Hanson Aggregates
- **GBTP Roadway and Utility property** - Consented to release of all roadway and utility property (incl. parcels F10A/F3B) from Master Lease for transfer to City of Rome
- **Natural Gas Conversion Project** - Authorized exemptions from mortgage recording tax related to gas conversion projects at Bldgs. 770 thru 780 and 796/798; and exemption from of sales tax relating to Building 301(Cardinal Griffiss Realty)
- **Kelberman** - Consent to short-term license followed by long-term sub-lease for a portion of Bldg. 796-798

# Actions Related to Developing Project — Page 1

- **Central Utica Building, LLC**
  - Amended original resolution to include contingencies that the Agency benefits be tied to: 1) lease with Mohawk Valley ASC which provides MVASC a minimum of 10 years' use of 6 ambulatory surgical rooms and a minimum of a total 35,000 sq. ft. of space; 2) a lease is entered into with CNY Cardiology for a minimum of 10 years with a minimum utilization of 20,000 sq. ft. and 3) that CUB establish site control, demonstrated through ownership, or a land lease, for a minimum of 20 years, to the parcel on Columbia Street described in the application.

# Actions Related to Developing Projects – Page 2

- Central Utica Building, LLC - Continued
  - Commenced condemnation proceedings pursuant to Article 2 of the Eminent Domain Procedure Law (“EDPL”) to obtain a parcel of land known as 411 Columbia Street in the City of Utica to support the Central Utica Building, LLC project and the MVHS Wynn Hospital Project.
  - Consent to Extension of Sales Tax Exemption Term
  - Authorized increase in mortgage recording tax exemption limit - **PENDING 12/8/2022 meeting**

# Other Actions

- **Solar UTEP**
  - Amended the Uniform Tax Exemption Policy for community solar projects to \$10,000 per MW
- **SUNY POLY**
  - Adopted a resolution affirming continued support for maintaining the two-campus SUNY Polytechnic Institute model and strongly opposing any changes that would separate the two campuses and reunite the former CNSE component with UAlbany
- **Advanced Engineering Institute at MVCC**
  - Granted sponsorship for the CNC Mastercam training course, at an amount of \$600 per trainee, for up to 12 total trainees
- **O-H-M BOCES Carpentry Program Support**
  - Approved \$7,500 sponsorship of carpentry trade program, with identical match from OCLDC, for tuition and tools
- **IDA ADMIN**
  - Appointed Laura Cohen as FOIL Officer and Timothy Fitzgerald as Assistant Secretary

# 2022 Jobs/Investment Summary

## Closed Projects\*

Retained: **1,343.5**

To Be Created: **37.4**

**\$ 111,806,230**

## Induced Projects

**\$ 12,033,071**

\*Includes tentative

## Total Closed & Induced Projects

Retained: **1,343.5**

To Be Created: **37.4**

**\$ 123,839,301**

# 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.

# 2022

OCIDA Closed in 2022	Cost	Retained	Created	Total FTE	Induced in '22	Cost
GSPP Hillsboro Dunbar Solar	\$ 5,524,969					
Indium Wood Pk Dr	\$ 13,759,250	733			SSC Kirkland	\$ 3,755,685
B240 P 3	\$ 27,770,330				SG Oneida	\$ 8,277,386
Delta Lux Townhomes	\$ 9,920,355				<b>Total</b>	<b>\$ 12,033,071</b>
Pivot Solar 6-22 SL	\$ 4,417,276					
McCraith - CL Planned	\$ 3,762,636	128	8			
Horsht-FIST TLC - CL Planned	\$ 4,292,013	336	15			
CUB 2022 - CL Anticipated	\$ 42,359,401	146.5	14.4			
<b>Totals</b>	<b>\$ 111,806,230</b>	<b>1343.5</b>	<b>37.4</b>	<b>1343.5</b>		
					<b>All Projects</b>	<b>\$ 123,839,301</b>