

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



2021

The Year in Review

Board of Directors Annual Meeting

December 17, 2021

Wolfspeed



Air City Lofts



Projects Closed in 2021 - Page 1

- **GSPP 4575 State Route 69, LLC 5 MW Solar - Annsville**
 - \$ 8,883,950
 - PILOT
- **63 Wurz Ave. Realty/Trucks 63, LLC** – 120 retained – 4 to be created
(Empire Recycling, ERL Intermodal, Trucks63)
 - \$ 1,351,725
 - STE – PILOT
- **122 Otis Street Realty (MGS Mfg.)** – 41 retained = 4 to be created
 - \$ 800,000 (additional amended from 2019 project)
 - STE – PILOT - MRTE
- **One-Pull Wire and Cable Company, LLC** – 22 to be created
 - \$ 357,500
 - STE – PILOT
 - Consent to 4-year IDA/RIDC lease and One-Pull sub-lease
 - Approved 5-year extension of IDA/RIDC lease for 5880 Success Drive facility

Projects Closed in 2021 - Page 2

- Quiet Meadows Solar Farm 1 - 5 MW - Verona
 - \$ 9,585,116
 - PILOT
 - Consent to ownership transfer to ASA Holding NY 1 LLC
- SQ1 Holdings, LLC /Square One Coatings - 17 retained
6 to be created
 - \$ 1,132,227
 - STE-MRTE - PILOT
- GSPP 7024 Fox Road, LLC 4 MW Solar – Marcy
 - \$ 8,790,000
 - PILOT
 - Granted Updated PILOT
- Quiet Meadows Solar Farm 2 - 5 MW - Vernon
 - \$ 7,593,267
 - PILOT
 - Consent to ownership transfer to ASA Holding NY 1 LLC

Projects Closed in 2021 — Page 3

- Golden Properties Realty, LLC/Engler Electric, Inc. - 35 retained
6 to be created
 - \$ 1,218,562
 - STE-MRTE
- Woodhaven Ventures, LLC
 - \$ 82,227,403
- STE- MRTE— PILOT - Closing likely by 12/31/21
- Matt Brewing Co., Inc.— 114 retained(2018 Project) , 20 to be created
 - \$ 8,145,525
 - STE— PILOT— MRTE - Closing likely by 12/31/21
- Camden Renewables, LLC 3.25 MW Solar - Camden
 - \$ 6,696,359
 - PILOT

Projects Closed in 2021 – Page 4

- GSPP Hillsboro & Dunbar, LLC 3.13 MW Solar - Camden
 - \$ 5,524,969
 - PILOT – Closing by 12/31/2021 now questionable
- Parco Properties, Inc./Fountainhead Group - 168 retained
17 to be created
 - \$ 8,294,265
 - STE – MRTE – PILOT - Closing likely by 12/31/21

Projects Induced in 2021 – Page 1

- **B240, LLC (Air City Lofts Phase 3) – Rome - 100 Apartments**
 - \$22,770,330
 - STE – MRTE - PILOT
- **Pivot Solar NY 2.375 MW Solar - Verona**
 - \$ 4,417,276
 - PILOT
- **Central Utica Building, LLC - – 146.5 retained – 14.4 to be created**
 - \$ 42,359,401
 - STE- MRTE
- **Delta Luxury Townhomes – Rome – 36 Units**
 - \$ 9,920,355
 - STE- MRTE

Actions Related to Existing Projects — Page 1

- **Genesee & Mohawk Valley Railroad Co.**
 - Authorized License of Agency fee title property to City of Rome for sewer project
 - Authorized release of Agency fee title property to Oneida County for sewer project
- **Cold Point Corporation**
 - Authorized a Mortgage Recording Tax Exemption for JDA Authority Mortgage
- **Booz Allen Hamilton**
 - Extension of Sales Tax Exemption status date
- **ONX3**
 - Ratification of Mortgage Execution due to leasehold interest
- **MSP**
 - Termination of Lease/PILOT and settlement of benefit claw-back action
- **Orgill, Inc.**
 - Consent to Sale/Assignment to **BUILT IN A DAY (NY) LLC**

Actions Related to Existing Projects – Page 2

- **GLDC**

- **7738 Bell Road** - Consent to release of parcel for sale
- **Vincent Holdings, LLC (Building 302)** – Consent to license for renovations and authorized release of the property should Vincent exercise purchase option
- **GLDC-Cardinal Griffiss, LLC** - Authorized extension of Mortgage Recording Tax Exemption to consolidation of existing indebtedness and Brooks Road lease amendment
- **Daedaelian Drive** – Lease amendment
- **Benn Realty** - Consent to sub-lease for Suites at 584 Phoenix Drive
- **MA&N Railroad** - Consent to sub-lease at GBTP
- **B240 LLC Air City Lofts Phase 3** - Consent to Site Early Access and to release of property for sale

- **B240 LLC (Air City Lofts Phase 2)**

- Extended Sales Tax Exemption Term

- **Renmatix, Inc.**

- Extended employment obligation of 8 FTE until June 30, 2022, and if there are not 13 FTE employed by then, the lease and PILOT will be terminated.

Actions Related to Existing Projects — Page 3

- **Mid-State Raceway, Inc. (Vernon Downs)**
 - Agreed to mortgage documents related to company's refinancing.
- **Rome Community Brownfields Corporation**
 - Extended lease for Complex 4 for five years (June 30, 2026) to allow continued environmental remediation and site marketing

Other Actions

- **Amendment of Uniform Tax Exemption Policy for Community Solar Projects)**
- **Modification of policy pertaining to administration of solar/renewable PILOT billing. Billing to be done by taxing jurisdictions**
- **Modification of Agency fee to one and one-half times the normal Agency fee for induced solar/renewable energy projects requesting increase in benefits before closing**

Other Matters In Process

- **Marcy Nanocenter Allocation Agreement MOU**

2020 Jobs/Investment Summary

Closed Projects*

Retained: **495**

To Be Created: **79**

\$ 150,600,368

Induced Projects

Retained: **146.5**

To Be Created: **14.4**

\$ 82,467,362

*Includes tentative

Total Closed & Induced Projects

Retained: **641**

To Be Created: **93.4**

\$ 233,067,730

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.

Closed Project	Cost	Jobs R	JTBC		Induced	Cost	Jobs R	JTBR
GSPP Annsville	\$ 8,883,950				Pivot	\$ 4,417,276		
63 Wurz Empire	\$ 1,351,725	120	4		CUB	\$ 45,359,401	146.5	14.4
122 Otis	\$ 800,000	41	4		B240 3	\$ 22,770,330		
One Pull	\$ 357,000		22		Delta TH	\$ 9,920,355		
QM1	\$ 9,585,116							
SQ1	\$ 1,132,227	17	6					
GSPP Marcy	\$ 8,790,000							
QM2	\$ 7,593,267							
Engler	\$ 1,218,562	35	6					
Woodhaven	\$ 82,227,403							
Matt	\$ 8,145,525	114	20					
Camden Renew	\$ 6,696,359							
GSPP Camden	\$ 5,524,969							
Parco Fountainhead	\$ 8,294,265	168	17					
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Totals	\$ 150,600,368	495	79			\$ 82,467,362	146.5	14.4
					Grand Tot	\$ 233,067,730	641.5	93.4