

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



2020

The Year in Review

Board of Directors Annual Meeting

December 18, 2020



Cree Fab Construction



Orgill Construction

Projects Closed in 2020 - Page 1

- Oneida County Rural Telephone – 75 retained - 2 to be created
 - \$ 4,652,897
 - STE -- PILOT
- The Indium Corporation of America – 636 retained
 - \$ 3,888,500
 - STE – PILOT
- RCBRC/Cold Point Corporation – 37 retained - 15 to be created
 - \$ 4,468,350
 - STE – MRTE - PILOT
 - Consent to license for early access
- Orgill, Inc. – *225 to be created*
 - \$ 71,000,000
 - STE – MRTE - PILOT
 - Consent to ROW easement, temp sub-lease of B774, and release of land to GLDC for sale to Orgill
 - Increase in MRTE and Pinnacle Bank Financing

Projects Closed in 2020 - Page 2

- **GLDC B778 (Alion Science and Tech.)** – 65 retained - 5 to be created
 - \$ 1,052,600
 - MRTE - PILOT
- **Booz Allen Hamilton** – 158 retained - 60 to be created
 - \$ 3,615,000
 - STE – PILOT
 - Consent to extension of STE term
- **Cree, Inc.** – 614 to be created
 - \$ 1,005,000,000.00
 - STE – MRTE - PILOT
 - Consent for \$300,000 of project fee to be earmarked for Town of Marcy Planning Board's infrastructure construction engineering firm at Marcy Nanocenter
- **Polce Management Group, Inc.** – 25.5 retained - 5 to be created
 - \$ 1,558,863
 - STE – MRTE - PILOT

Projects Closed in 2020 – Page 3

- **ECR International, Inc.** – 152 retained, 3 to be created
 - \$ 3,778,800
 - STE - PILOT
- **Varflex Corporation** – 23 retained, 5 to be created
 - \$ 1,733,625
 - STE - PILOT
- **Hangar Road Rome, LLC** – 90 retained. 22 to be retained
 - \$ 8,071,426
 - STE - MRTE - PILOT
 - Consent for early access and GLDC land transfer
- **GLDC XIII/USAF B302 Land Swap (Brooks Rd.)**
 - Derelict 22,00 sq. ft. building on 1.7 Acres

Projects Closed in 2020 — Page 4

- EDGE/Cree, Inc. Project-Related Debt Financing
 - \$ 9,450,000
 - MRTE
- Heartford Luxury Apartments
 - \$ 4,800,000 Financing Phase 3
 - STE - MRTE
- 126 Business Park, LLC (Adjusters Intl./Rising Phoenix —48 retained - 4 to be created
 - \$ 5,723,475
 - STE — MRTE — PILOT

Tentative Projects Closings in 2020 – Page 5

- **EDGE/Marcy Nanocenter Electric Substation & Duct Bank**
 - \$ 24,078,872 Tentative Closing
 - PILOT
- **B240, LLC/Air City Lofts Phase 2** –34.5 to be created
 - \$ 21,758,808 Tentative Closing
 - STE – MRTE – PILOT
 - License Agreement for pre-closing access

Projects Induced - Page 1

- **Engler Electric**– 35 retained 12 to be created
 - \$ 1,218,562
 - STE - MRTE
- **63 Wurz Ave. Realty/Trucks 63, LLC** – 120 retained – 4 to be created (Empire Recycling, ERL Intermodal, Trucks63)
 - \$ 1,351,725
 - STE – PILOT
- **SQ1 Holdings, LLC**– 23 retained - 6 to be created
 - \$ 755,000
 - STE-MRTE-PILOT
- **One-Pull Solutions Wire & Cable, LLC**.– WITHDRAWN
 - \$ 362,500
 - STE - PILOT

Solar Projects Induced - Page 1

- GSPP 4575 State Route 69, LLC-Annsville Solar
 - \$ 8,833,950
 - PILOT
- GSPP Hillsboro & Dunbar, LLC-Camden Solar
 - \$ 5,524,969
 - PILOT
- GSSP 7024 Fox Road LLC-Marcy Solar
 - \$ 8,833,950
 - PILOT
- Whaling Solar – STATUS UNCERTAIN
 - \$ 12,472,040
 - PILOT

Actions Related to Existing Projects — Page 1

- **B240, LLC (Air City Lofts Phase 1)**
 - Consent to sub-lease to commercial tenant
 - Consent to extend sales tax exemption term
 - Grant of Easement(w/ GLDC) to National Grid
- **Special Metals Corporation**
 - Consent to extension of sales tax exemption term
- **Rome Industrial Development Corp**
 - 5856 Success Drive(UPS-Cold Pt) NYSDEC Site Management Periodic Review Report signature
 - 5856 Success Drive/OCIDA lease term extension related to above to allow for eventual re-conveyance of property back to RIDC
- **Gutchess Vernon, Inc.**
 - Consent to release of excess property and closed on facility amendment
- **Crane-Ballou, LLC**
 - Consent to sublease-to MVCC Foundation

Actions Related to Existing Projects — Page 2

- GLDC Sublease to BAE (B774 & B298)
 - Extension of sublease
- 99 Otis Street, LLC
 - Increased mortgage recording tax exemption value
- AX NY Office LP (The Hartford) - *WITHDRAWN*
 - Approved sale and assignment of AX NY II to Mich New Hartford, LLC
- Matt Brewing Company – *STATUS UNCERTAIN*
 - Amended definition of “Project” and extension of sales tax exemption

Other Actions

- Adoption of Uniform Tax Exemption Policy
(Community Solar Projects)
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Other Matters In Process

- Marcy Nanocenter Allocation Agreement MOU
- OCIDA-Titled Property Search

2020 Jobs/Investment Summary

Closed Projects*

Retained: **1,534.5**

To Be Created: **769.5**

\$ 1,173,446,216

Induced Projects

Retained: **178**

To Be Created: **22**

\$ 39,352,696

*Includes tentative

Total Closed & Induced Projects

Retained: **1,712.5**

To Be Created: **791.5**

\$ 1,213,983,912

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.