

Minutes of the Meeting of the  
Oneida County Industrial Development Agency

May 2, 2025

584 Phoenix Drive, Rome, NY /Webex Video/Teleconference

**Members Present:** Steve Zogby, David Grow, Kristen Martin, Tim Reed, Aricca Lewis, and Franca Armstrong.

**EDGE Staff Present:** Shawna Papale, Tim Fitzgerald, CJ Hanrahan, Marc Barraco, Maureen Carney, and Mark Kaucher.

**Others Present:** Oneida County Executive Anthony Picente; Jenna Peppenelli and Mark Levitt, Levitt & Gordon; Kevin McAuliffe, Barclay Damon; Anthony Tubolino, IUOE 158; Donald Darcangelo, Plumbers & Pipefitters Local 112; Bill Maxim, North Atlantic States Regional Council of Carpenters; Robert Korrie, Mohawk Valley Builders Exchange

**Others Present Virtual:** Larry Novik, Bonacio Construction; Linda Romano, Bond, Schoeneck & King; Joseph Gehm and Steve Surace, 126 Business Park Holdings LLC.

S. Zogby called the meeting to order at 8:04 AM.

**Minutes – March 28, 2025**

S. Zogby presented the draft March 28, 2025 meeting minutes for review. **A. Lewis moved to approve the March 28, 2025 meeting minutes as presented. K. Martin seconded the motion, which carried 6-0.**

**Interim Financials**

M. Carney presented the March 31, 2025 interim financial statement. PAAA reports have been submitted on time. The Agency has closed on two projects so far this year – All Seasonings Ingredients and Lodging Kit Company – resulting in approximately \$24,000 in income. Without a significant need for cash, the Agency's CDs continue to automatically renew. There are several pending projects, for which the Agency has received application and commitment fees, which have not moved forward and ought to be addressed in the near future. The Agency's fund balance has decreased by 10% over the past 12 months. PILOT payments from Wolfsped have been received and disbursed. With no questions or comments, **the Agency received and accepted the interim financials as presented, subject to audit.**

**Chobani LLC – Preliminary Inducement Resolution**

S. Zogby introduced 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. K. McAuliffe pointed out that the resolution included an incorrect amount for requested sales tax exemption. The official request is \$51,625,000. S. Papale pointed out that the County is working aggressively to meet the project's infrastructure needs. By the time this project is completed, it is estimated that the County will spend about \$80-90M in site readiness. As such, a PILOT allocation agreement will be proposed to allow the County to recover some of the costs incurred for site prep. The County is currently working through SEQR and NEPA documentation, but some SEQR modifications need to be made to factor in accurate sewer discharge levels. S. Papale also clarified that the current assessment on the project property is about \$17,000 per acre, while L. Romano pointed out that the proposed PILOT payments ramp up after Year 10 of the PILOT schedule. The members spoke positively about this project's expected impact on the region, including for area dairy farmers and just the reputation that Chobani has in treating its employees well. **A. Lewis made a motion to approve the preliminary inducement resolution relating to the Chobani, LLC Facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (corrected at \$51,625,000) 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. F. Armstrong seconded the motion, which carried 6-0.**

K. McAuliffe then stated that he expects the company to open a construction office soon, which will interact with the local trades. The company will also start working with educational institutions and training providers to help meet their workforce needs.

#### **126 Business Park LLC – Consent of Sale**

S. Zogby introduced 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. With no questions or comments, **K. Martin moved to approve the 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. T. Reed seconded the motion, which carried 6-0.**

#### **126 Business Park Holdings LLC – SEQR Resolution**

S. Zogby introduced 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.” T. Fitzgerald explained that the Agency is serving as lead agency because the proposed renovations did not require an environmental review from the City of Utica. With no questions or comments, **F. Armstrong moved to approve the 126 Business Park Holdings LLC SEQR resolution. K. Martin seconded the motion, which carried 6-0.**

#### **126 Business Park Holdings LLC – Inducement Resolution**

S. Zogby introduced 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 and/or preserving the competitive position in their industry; and authorizing the Agency to conduct a public hearing. S. Zogby reminded the members that the proposed project would essentially cancel the already approved benefits for the property after this year, and restart a new 10-year PILOT. 2026 would be the first year of a new PILOT. The first year of assistance for this property was in 1994. D. Grow questioned why another five years of benefit is justified for this type and size of project. S. Papale stated that the benefits will retain good-paying jobs in Oneida County, and result in net new jobs in the community. J. Gehm expressed that the new ownership group does not have signed leases, and that the proposed benefits would be passed directly to the tenants, arguing that it is necessary to secure those leases. The proposed leases are for 10-year terms, which would coincide with the proposed PILOT term. D. Grow suggested that the Agency could consider extending the PILOT at the end of the existing term if one is deemed necessary to retain jobs. After some additional explanation from S. Surace regarding past investments in the property, and the alternative scenario available to Tidal Basin if a PILOT is not secured, S. Zogby requested additional information from the applicant which can justify the request for financial assistance. **Upon a motion by D. Grow, which was seconded by F. Armstrong, the Agency voted to table the 126 Business Park Holdings LLC inducement resolution, 6-0.**

#### **Griffiss Local Development Corporation (Building 796/798 Facility) – PILOT Extension**

S. Zogby introduced 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. T. Fitzgerald gave a brief explanation of how this agreement came into effect. S. Papale shared that AFRL contractors are consolidating their footprints across the Griffiss Park. GLDC is working on renewing existing contracts and finding new tenants for the Building 796/798 facility, and across the rest of the Park. This includes trying to get childcare providers onto Griffiss. L. Romano pointed out that Ms. Papale’s explanation is the basis for this project’s deviation from the uniform tax exemption policy. After a brief discussion about the Agency’s role in facilitating childcare at Griffiss and across Oneida County, **K. Martin made a motion to approve the request from GLDC, as presented. This motion was seconded by D. Grow, and was approved 6-0.**

### **Hangar Road Rome LLC – Change of Control of Existing Tenant**

S. Zogby introduced 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. **D. Grow made a motion to approve the request from Hangar Road Rome LLC, as presented. This motion was seconded by T. Reed, and was approved 6-0.** L. Novik from Bonacio thanked the members, and congratulated the community on the Chobani announcement. He said that the company has already been in touch with Bonacio concerning housing availability, and he looks forward to working with Chobani.

### **B240 LLC – Commercial Space Conversion**

S. Zogby introduced 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. S. Zogby made a corrected that the sales tax exemption would be extended through April 30, 2026. **K. Martin made a motion to approve the request from B240 LLC, as corrected by S. Zogby. This motion was seconded by F. Armstrong, and was approved 6-0.**

### **Griffiss Local Development Corporation (Building 240 Facility) – PILOT Extension**

S. Zogby introduced 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. S. Papale explained that this is currently a vacant parcel of land, and that it is envisioned that the developers of Air City Lofts will eventually purchase this parcel for additional housing development. **F. Armstrong made a motion to approve the request from GLDC, as presented. This motion was seconded by K. Martin, and was approved 6-0.**

### **Rome Community Brownfield Restoration Corporation (International Wire Facility) – PILOT Extension**

S. Zogby introduced 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. S. Papale provided the origin story of RCBRC, and explained the nature of the current lease with International Wire. It has been discovered that additional environmental remediation is needed at this site, so it is necessary for the current chain of title to remain in place until environmental remediation is complete and it becomes more feasible to sell the property to a private end-user. **T. Reed made a motion to approve the request from RCBRC, as presented. This motion was seconded by A. Lewis, and was approved 6-0.**

### **Rome Community Brownfield Restoration Corporation (Complex 4 Facility) – PILOT Extension**

S. Zogby introduced 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. S. Papale shared that this site has the same environmental concerns as the International Wire Facility, and that additional remediation is being undertaken. D. Grow gave some additional background information about the property, and its potential for redevelopment. **D. Grow made a motion to approve the request from RCBRC, as presented. This motion was seconded by K. Martin, and was approved 6-0.**

### **Adjournment**

With no further business, S. Zogby asked for a motion to adjourn. **At 9:19 AM T. Reed moved, and A. Lewis seconded a motion to adjourn. Motion carried, 6-0.**

Respectfully Submitted,  
Tim Fitzgerald