

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



2019

The Year in Review

Board of Directors Annual Meeting

December 20, 2019



Marcy Nanocenter Site Work

Projects Closed in 2019 - Page 1

- **Hale's Bus Garage LLC** – 29 retained - 13 to be created
 - \$ 2,364,169
 - STE-MRTE-PILOT
- **Kris-Tech Wire Co. Inc. (2018 Office)** – 58 retained - 10 to be created
 - \$ 991,000
 - STE-PILOT-MRTE (includes increase in MRT value on original 2015 project)
- **Baggs Square Partners** – 1 to be created
 - \$ 7,428,554
 - STE-MRTE-PILOT (Tier 1 Housing)
- **H.J. Brandeles Corp.** – 45 retained - 5 to be created
 - \$ 2,092,000
 - STE-MRTE-PILOT (MVHS)

Projects Closed in 2019 - Page 2

- **Park Outdoor Advertising of New York, Inc.** – 16 retained - 1 to be created
 - \$ 856,850
 - STE-MRTE
- **MGS Manufacturing, Inc. (122 Otis St.)** – 45 retained - 3 to be created
 - \$ 2,655,000
 - STE-MRTE-PILOT
- **B240 LLC (Air City Lofts)** – 47 to be created
 - \$ 19,801,161
 - STE-MRTE-PILOT
- **Special Metals Corporation (Brownfield)** – 323 retained - 2 to be created
 - \$ 6,303,961 (additional project cost)
 - STE-Lease PILOT Amendment

Projects Closed in 2019 – Page 3

- **Matt Brewing Company, Inc.** – 114 retained
 - \$ 8,445,282 (additional project cost)
 - STE increase and extension

Projects Induced/Amended - Page 1

- **Oneida County Rural Telephone (Amended)** – 75 retained - 2 to be created
 - \$ 4,652,897
 - STE-PILOT
- **126 Business Park Partners/Adjusters Intl.** - 48 retained - 2 to be created
 - \$ 5,723,475
 - STE-PILOT
- **Varflex Corporation-Success Dr.** – 23 retained - 5 to be created
 - \$ 1,733,625
 - STE-PILOT
- **Orgill Inc. Distribution Center** – 225 to be created
 - \$ 71,202,500
 - STE-MRTE-PILOT (PIF)

Projects Induced/Amended - Page 2

- **CREE Inc./MV EDGE** – 614 to be created
 - \$ 1,005,000,000
 - STE
MRTE (EDGE mortgage on PIF)
PILOT (PIF)
- **Indium Corporation of America**– 636 retained
 - \$ 3,907,000
 - STE- PILOT
- **Engler Electric**– 35 retained 12 to be created
 - \$ 1,218,562
 - STE- MRTE-PILOT

2019 Jobs/Investment Summary

Closed Projects*

Retained: **630**

To Be Created: **82**

\$ 50,950,977

Induced Projects†

Retained: **817**

To Be Created: **860**

\$ 1,093,438,059

Total Closed & Induced Projects

Retained: **1,447**

To Be Created: **942**

\$ 1,144,389,036

*Includes some projects induced and closed in 2019 and others induced earlier.

† Not closed in 2019

Actions Related to Existing Projects — Page 1

- **Bonide Products Inc./JMTG Realty, LLC**
 - Consent to sale of company stock and real estate transfer
- **BHB Properties, LLC**
 - Released 20± acres from the Accelerate Sports Complex facility to accomodate the H.J. Brandeles facility
- **Griffiss EC, LLC**
 - Consent to loan consolidation documents
- **Gutchess Vernon, Inc.**
 - One Year extension of STE

Actions Related to Existing Projects — Page 2

- **5900 Success Drive Realty, LLC**

- Consent to extend access agreement for environmental cleanup by Multi-State Trust

- **99 Otis Street LLC**

- Consent to sub-lease to Booz Allen Hamilton

- **GLDC**

- Consent to early termination of **394 Hangar Road Corp.** lease
- Consent to release property on Floyd Ave. for **BRV Properties** eye-care facility.
- Consent to release of B240 property for **B240 LLC/Air City Lofts** mixed use
- Consent to Avigation Agreement with **Oneida County Airport**

Actions Related to Existing Projects — Page 3

- **Rome Community Brownfields Restoration Corporation-OCIDA**
 - Complex 3 - Consent to the sub-division into three parcels (Cold Point)
 - Complex 3 - Change of Use Notification to NYS DEC (Cold Point)
 - Complex 4 - Final payment to NYS DEC to close out 2015 NYSWORKS II/Environmental Remediation Program and move to NYS Superfund Program
- **Clover Communities of New Hartford (Affordable Sr. Housing-New Hartford Sq.)**
 - Consent to restructuring and partial transfer of equity interest to Welltower, Inc.
- **Special Metals Corporation**
 - Lease/PILOT amended to add adjacent parcel to Facility
- **GVT/MAN Railroad**
 - Released property in Utica from lease

Actions Related to Existing Projects — Page 4

- **Cold Point Corp (RCBRC)**
 - Extended STE for one year (subject to final project closing with Agency)
- **Clover Communities of New Hartford (Affordable Sr. Housing-New Hartford Sq.)**
 - Consent to restructuring and partial transfer of equity interest to Welltower, Inc.
- **Delta Luxury Apartments**
 - Extended STE for final time to July 2020
 - Amended Job to be created to 1 FTE
- **Heartford Luxury Apartments LLC**
 - Extended STE for two years

Actions Related to Existing Projects – Page 5

- **JH Rhodes-Universal Photonics**
 - Waived exercise of current benefit claw-back option and extended job attainment goal for two-years.
- **Marcy Nanocenter Allocation Agreement** – *In process*
- **GLDC XIII-USAF Bldg 302 Land Swap**– *In process*
- **OCIDA Real Property Title Verification Study**– *In process*

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.