

Anthony J. Picente Jr.
County Executive

Shawna M. Papale
Secretary/ Treasurer/
Executive Director

Timothy Fitzgerald
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA

584 Phoenix Drive
Rome, New York 13441-4105
(315) 338-0393, fax (315) 338-5694



Stephen R. Zogby
Chairman

David C. Grow
Vice Chairman

Franca Armstrong
James J. Genovese, II

Aricca R. Lewis
Kristen H. Martin
Tim R. Reed

To: Oneida County Industrial Development Agency Board of Directors
From: Shawna M. Papale
Date: August 29, 2025
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet at **8:00 AM Friday, September 5, 2025.**

Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 2634 162 5375 or attend in person. The Minutes of the Agency meeting will be transcribed and posted on the OCIDA website.

1. Executive Session
2. Approve minutes – July 25, 2025
3. Financial Review
 - a) 2026 Budget Review
4. Consider a final authorizing resolution relating to the **NY Rome Old Oneida Solar, LLC Facility**, approving financial assistance in the form of exemptions from mortgage recording taxes (valued at \$42,945.50) and reduction of real property taxes for a period of 25 years during which time the Company will pay PILOT Payments equal to \$10,000 per MW-AC adding a 2% annual escalator (valued at approximately \$2,481,351.00), which is consistent with the Agency's Uniform Tax Exemption Policy (Community Solar Policy), consenting to a change of control upon completion of construction, and authorizing the form and execution of related documents, subject to counsel review. The Agency conducted a public hearing on August 20, 2025.
5. Consider a final authorizing resolution relating to the **Lewiston Clinton Townhomes LLC Facility**, granting preliminary approval for financial assistance in the form of exemptions from sales taxes (valued at \$337,750.00), exemptions from mortgage recording taxes (valued at \$50,062.50) and reduction of real property taxes for a period of 10 years (valued at approximately \$245,303.00), which is consistent with Tier 1 benefits contained in the Agency's Uniform Tax Exemption Policy (Housing Policy) and authorizing the form and execution of related documents, subject to counsel review. The Agency conducted a public hearing on August 19, 2025.
6. Consider a resolution relating to the **West Dacks II, LLC Facility**, authorizing an increase in sales tax exemption to an amount not to exceed \$133,520.00 (value of additional benefit \$31,066.00) and approving the form and execution of related documents.

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7. Consider a resolution relating to the **Rome Community Brownfield Restoration Corporation (Complex 4) Facility**, consenting to RCBRC granting a license to Worthington Steel Rome, LLC and approving the form and execution of related documents.
8. Consider a resolution relating to the **Universal Photonics, Inc. Facility**, authorizing financial assistance in the form of exemptions from mortgage recording taxes (valued at \$19,500) and approving the form and execution of related documents, subject to counsel review.
9. Expertise Project Sponsorship Request

Old Business

- Housing Policy Update

Next meeting date: **Friday, October 17, 2025 at 8:00 AM at 584 Phoenix Drive, Rome, NY.**

Minutes of the Meeting of the
Oneida County Industrial Development Agency

July 25, 2025

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

Members Present: Steve Zogby, Tim Reed, Aricca Lewis, James Genovese, and Franca Armstrong.

EDGE Staff Present: Shawna Papale, Tim Fitzgerald, Marc Barraco, Mark Kaucher, Jenna Decker, and Rachel Hadden.

Others Present: Mark Levitt, Levitt & Gordon; Laura Ruberto, Bond, Schoeneck & King.

Others Present Virtual: Linda Romano, Bond, Schoeneck & King.

S. Zogby called the meeting to order at 8:05 AM.

Minutes – June 20, 2025

S. Zogby presented the draft June 20, 2025 meeting minutes for review. **T. Reed moved to approve the June 20, 2025 meeting minutes as presented. F. Armstrong seconded the motion, which carried 5-0.**

Financial Review

R. Hadden presented the June interim financial statements. Cash has decreased over the last year since few projects have closed so far this year. The Agency is currently holding \$591 from the Wolfsped PILOT due to an error in the tax rate used. The credit has been applied to Wolfsped's Q3 invoice at which point the Agency will disburse the amounts owed and the deposit held will clear. The Agency's budget is in line with year-to-date expenditures. All PILOT payments have been received and disbursed. With no questions or comments, **the Agency received and accepted the interim financials as presented, subject to audit.**

NY Rome Old Oneida Solar, LLC Facility– SEQR Resolution

S. Zogby introduced a SEQR resolution relating to the NY Rome Old Oneida Solar, LLC Facility. The City of Rome Planning Board acted as lead agency for the environmental review and the Agency wishes to concur with the findings and determination of the lead agency. T. Fitzgerald briefly explained the project, and there were no questions or comments.

J. Genovese made a motion to approve the NY Rome Old Oneida Solar, LLC SEQR Resolution. A. Lewis seconded to approve the resolution, which carried 5-0.

NY Rome Old Oneida Solar, LLC Facility– Inducement Resolution

S. Zogby introduced an inducement resolution relating to the NY Rome Old Oneida Solar, LLC Facility, granting preliminary approval for financial assistance in the form of exemptions from mortgage recording taxes (valued at \$42,945.50) and reduction of real property taxes for a period of 25 years during which time the Company will pay PILOT Payments equal to \$10,000 per MW-AC adding a 2% annual escalator (valued at approximately \$2,481,351.00), which is consistent with the Agency's Uniform Tax Exemption Policy (Community Solar Policy) and authorizing the Agency to conduct a public hearing. T. Fitzgerald noted that the approval is also conditioned upon the execution of a Host Community Agreement with the City of Rome. **T. Reed motioned to approve the NY Rome Old Oneida Solar, LLC inducement resolution, as presented. A. Lewis seconded the motion, which carried 5-0.**

A. Lewis left the room for the Lewiston Clinton Townhomes project discussion and votes.

Lewiston Clinton Townhomes LLC Facility – SEQR Resolution

S. Zogby introduced a SEQR resolution relating to the Lewiston Clinton Townhomes LLC Facility. The Village of Clinton Planning Board acted as lead agency for the environmental review and the Agency wishes to concur with the findings and determination of the lead agency. T. Fitzgerald gave a brief description of the project. S. Papale added that the proposed project is a NYS DRI-supported project, and the sort of project the Agency envisioned assisting through its housing policy. With no questions or comments, **F. ArmstrongGrow made a motion to approve the Lewiston Clinton Townhomes LLC SEQR resolution, as presented, J. Genovese seconded the motion, which carried 4-0.**

Lewiston Clinton Townhomes LLC Facility – Inducement Resolution

S. Zogby introduced an inducement resolution relating to the Lewiston Clinton Townhomes LLC Facility, granting preliminary approval for financial assistance in the form of exemptions from sales taxes (valued at \$337,750.00), exemptions from mortgage recording taxes (valued at \$50,062.50) and reduction of real property taxes for a period of 10 years (valued at approximately \$248,722.00), which is consistent with Tier 1 benefits contained in the Agency's Uniform

Tax Exemption Policy (Housing Policy), making a finding that the project will promote employment opportunities and prevent economic deterioration, and authorizing the Agency to conduct a public hearing. **J. Genovese made a motion to approve the Lewiston Clinton Townhomes LLC Facility inducement resolution, as presented, T. Reed seconded the motion, which carried 4-0.**

A. Lewis rejoined the meeting.

Rome Community Brownfield Restoration Corporation (Complex 4 Facility) – Future Conveyance

S. Zogby introduced a resolution relating to the Rome Community Brownfield Restoration Corporation (Complex 4) Facility, approving the release of a 0.86 acre parcel of land from the Lease Agreement for future conveyance, and authorizing the form and execution of related documents, subject to counsel review. T. Fitzgerald explained that both a private party and the City of Rome has recently approached staff with interest in the property. Under either circumstance, the parcel is anticipated to generate new housing for the City. That end use would align with the City's Brownfield Opportunity Area plan. **A. Lewis made a motion to approve the RCBRC Complex 4 Facility resolution, as presented. J. Genovese seconded the motion. With no further discussion, the motion carried 5-0.**

2024 Job Review

Staff updated the members concerning the jobs shortfalls experienced by OCIDA projects in their 2024 annual reports:

- GLDC 778-Alion (HII): staff reminded the members that under this PILOT agreement, GLDC is the entity committed to job creation/retention. HII is not committed to any particular job number. The shortfall represents the number of HII jobs in the building, compared to what GLDC forecasted would be in the building for the duration of the PILOT term. No action taken by the members.
- HJ Brandeles: staff informed the members that the jobs shortfall was cured as of June 30th, 2025. No action required by the Agency.
- JGV-Vicks-Alfred Publishing: staff reminded the members that a PILOT amendment was presented to the business last year to lower the job commitment and the PILOT benefit to be received. this amendment did not get executed. S. Zogby directed bond counsel to get this amendment executed within two weeks. T. Reed commented that the circumstances facing this business seem much more dire compared to the circumstances of other projects experiencing shortfalls. Bond counsel was directed to report on this by the Agency's next meeting.
- One Pull Wire & Cable: staff pointed out that in 2024, the Agency approved an assignment of this PILOT to Kris-Tech, but the job creation requirement was not addressed. The Company has submitted a request for the Agency to consider amending the July 1, 2021 One-Pull Job Creation and Recapture Agreement, so that the job creation commitment can be satisfied by Kris-Tech at any of its facilities in Oneida County. **A motion to approve the amendment of the former One Pull Wire & Cable Facility job creation commitment to reflect that the 22 FTEs can be achieved by considering the FTEs employed by Kris-Tech Wire Company, Inc. in Oneida County was made by T. Reed, seconded by A. Lewis, and carried 5-0.** A. Lewis asked why this request didn't come to the members sooner. Staff stated that this matter was simply overlooked, and Kris-Tech was providing to the Agency their total headcount across all their facilities in Oneida County.
- Owl Wire/International Wire: S. Papale and L. Ruberto gave a brief update on the history of this company's building, including environmental concerns and the impact of the 2024 tornado. The current tenant has expressed interest in extending its lease in the facility, but will only utilize the facility for warehousing, which will not require any significant jobs. L. Ruberto requested confirmation regarding how the Agency will review the amended project on an annual basis in light of the amended financial assistance and the consensus among the members was that the Agency will 1) waive its right to recapture under the current recapture agreement, and 2) confirm the extended lease with RCBRC will not contain an employment obligation unless and until a new sublease is negotiated with a for-profit company, at which time the IDA will take action to determine an appropriate employment obligation
- Universal Photonics: bond counsel informed the members that, similar to the JGV-Vicks project, the Agency authorized a PILOT amendment last year to lower the job commitment and the PILOT benefit to be received. However, this amendment did not get presented to the company. Bond counsel was directed to get this amendment executed by the Agency's next meeting.

Old Business

Ms. Papale provided a brief update regarding Wolfsped and Semikron-Danfoss:

- Wolfsped – S. Papale met with the new CEO and lead external affairs officer. They've made clear that they intend to honor all agreements and make all required PILOT payments. They greatly value the Mohawk Valley Fab as a

major revenue generator for the company. There have been no layoffs at the Mohawk Valley Fab, and headcount has been steady and growing.

- Semikron-Danfoss – since the last meeting, there have been no major changes. The company is in discussions with the State concerning options for retaining its space at the Quad-C building at SUNY Poly, or getting out of its lease. Another business unit within Semikron-Danfoss could come into the Quad-C building. The company is actively trying to sub-let its space at the Flex Space facility.

Other Business

S. Papale shared that staff intends to retire its WebEx system and convert fully to Microsoft Teams for virtual meeting capabilities. The expected cost of this conversion is \$18,000 which would be split between the Agency and the Oneida County LDC. The members were fine with this new direction.

Adjournment

With no further business, S. Zogby asked for a motion to adjourn. **Upon a motion by T. Reed, which was seconded by J. Genovese, the meeting adjourned at 9:00 AM.**

Respectfully Submitted,
Tim Fitzgerald

Oneida County Industrial Development Agency
Notes to the Financial Statements
July 31, 2025

Balance Sheet:

1. The balance in cash & cash equivalents and investments is approximately \$733K; of this balance \$391K is in short-term CD's, \$336K is in the operating account, and the remaining are in interest bearing money market accounts; the primary reason for the overall change in current assets, is due to the increase in investments of \$17K and the decrease in cash of \$159K mainly because of receiving less administrative fees from closing projects compared to this time last year.
2. Last year at this time the agency had deposits held for the Indium PILOTs, we are currently holding \$591 from the Wolfsped PILOT due to an error in the tax rate used. The credit has been applied to Wolfsped's Q3 invoice at which point we will disburse the amounts owed and the deposit held will clear.
3. The \$1,000 commitment fees collected from the following for projects that have not closed as of June 30th:
 1. National Building & Restoration Corporation (Received May 2024) -TBD
 2. Pennrose LLC/ Copper Village (received September 2024)- TBD
 3. Assured Information Security, Inc. (received October 2024)- TBD
 4. Chobani (received April 2025)- TBD
 5. NY Rome Old Oneida Solar, LLC (received June 2025) – TBD
 6. 126 Business Park LLC – (Received July 2025, Closed 8/18/25)
 7. Lewis Brother's Construction - (received July 2025) - TBD
4. Fund balance decreased by 27% over the last 12 months

Budget Comparison Report (Income Statement):

1.

2/28/2025	All Seasonings	Admin & Commitment Fee	5,000.00
3/1/2025	Lodging Kit Company	Admin & Commitment Fee	19,004.00
5/2/2025	Chobani	Application Fee	500.00
5/31/2025	Solitude Solar	Commitment Fees (Old Projects)	1,000.00
5/31/2025	Park Grove	Commitment Fees (Old Projects)	1,000.00
6/17/2025	NY Rome Old Oneida Solar	Application Fee	5,000.00
6/17/2025	Stark Truss	Admin & Commitment Fee	21,373.00
7/1/2025	126 Business Park LLC	Application Fee	500.00
7/9/2025	Lewis Brothers Construction	Application Fee	500.00
			53,877.00
- We received the application fee for 126 Business Park LLC, and just to note, this project closed mid-August. We also received the application fee for Lewis Brother Construction, the project closing is TBD.
2. Total expenses are under budget primarily because the special economic development contingency has not yet been expended

Other Significant Items to Note:

1. Per the PILOT terms, Wolfsped is billed quarterly each year; the Q1 payment was billed February 15 and was disbursed to the jurisdictions and EDGE in accordance with the PILOT Allocation agreement in March; the Q2 payment was billed in June and has been received; the disbursement to the jurisdictions took place June 19th.
2. All PILOTs administered through Agency with payments due on July 1 were billed on June 1; as payments are received and each was distributed prior to June 30th.

Oneida County Industrial Development Agency
Balance Sheet
July 31, 2025 and 2024

	Current Year	Prior Year
Assets		
Current Assets		
Cash and Cash Equivalents	335,733	494,457 ¹
Investments	391,101	374,648 ¹
Restricted Cash - PILOT Holdings	2,672	2,081 ²
PILOT Holdings	(2,672)	(2,081) ²
Accounts Receivable	3,026	3,813
Prepaid Expenses	3,380	5,036
Total Current Assets	733,240	877,954
Fixed Assets		
Furniture/Fixture/Eqpt	6,679	6,679
A/D-Furniture/Fixt/Eqpt	(6,679)	(6,679)
Total Fixed Assets	0	0
Total Assets	733,240	877,954
Liabilities & Net Assets		
Liabilities		
Current Liabilities		
Accounts Payable	3,431	29,054
Accrued Expenses	4,667	4,522
Deferred Revenue	7,000	6,000 ³
Total Current Liabilities	15,097	39,576
Total Liabilities	15,097	39,576
Net Assets		
Fund Balance	318,143	438,379 ⁴
Fund Balance-Board Restricted	400,000	400,000
Total Net Assets	718,143	838,379
Total Liabilities & Net Assets	733,240	877,954

Oneida County Industrial Development Agency
Budget Comparison Report
Current Period: 7/1/2025 - 7/31/2025
Budget Period: 1/1/2025 - 12/31/2025
With Comparative Periods Ending 7/31/2024 and 7/31/2023

	Current Period Actual	Current Period Budget	Year-to-Date Actual	Year-to-Date Budget	7/31/2024	7/31/2023
Revenue						
Interest Income	1,837	1,167	12,889	8,167	15,265	12,400
Lease Payments	0	5,208	62,000	36,458	58,500	58,250
PILOT Application / Admin Fees	1,000	24,167	53,877 ¹	169,167	202,495	52,498
Total Revenue	2,837	30,542	128,766	213,792	276,260	123,148
Expenses						
Business Expense	60	583	587	4,083	1,324	568
Contracted Service-Accounting	667	667	4,667	4,667	4,522	4,375
Contracted Services - Legal	850	850	5,950	5,950	5,950	5,950
Contracted Services- Other	355	542	2,486	3,792	2,486	1,184
Marketing- Contracted Services	0	792	1,002	5,542	1,952	6,330
Dues & Subscriptions	0	167	1,500	1,167	1,250	1,250
Insurance - General	99	375	2,309	2,625	2,579	2,157
Special ED Projects Contingency	0	2,083	0	14,583 ²	0	76,667
Office Supplies & Expense	0	208	2,061	1,458	280	280
Seminars & Conferences	0	0	0	0	125	0
Service Fees	24,244	24,244	169,706	169,706	166,378	102,900
Total Expenses	26,275	30,510	190,268	213,573	186,846	201,661
Excess or (Deficiency) of Revenue Over Expenses	(23,438)	31	(61,503)	219	89,414	(78,513)

Oneida County Industrial Development Agency
Statement of Cash Flows
For the Period Ending July 31, 2025

Cash Flows From (Used by) Operating Activities

Increase (Decrease) in Net Assets \$ (120,236)

Adjustments for Noncash Transactions

Depreciation and Amortization 0

(Increase) Decrease in Assets

Accounts Receivable 786

Accounts Receivable-PILOTs billed 0

Investments (16,452)

Prepaid Expenses 1,656

Increase (Decrease) in Liabilities

Accounts Payable and Accrued Liabilities (25,478)

Deferred Revenue 1,000

Net Cash Flows From Operating Activities (158,724)

Cash Flows From (Used By) Investing Activities

Capital Expenditures 0

Net Cash From (Used by) Investing Activities 0

Cash Flows From (Used By) Financing Activities

Repayments of Long Term Debt 0

Proceeds from Long Term Debt 0

Net Cash Flows (Used by) Financing Activities 0

Net Increase (Decrease) in Cash and Cash Equivalents (158,724)

Cash and Cash Equivalents, Beginning of Period 494,457

Cash and Cash Equivalents, End of Period \$ 335,733

Oneida County Industrial Development Agency
2026 Budget

REVENUES	2025 Budget	Year To Date 7/31/2025	Annualized 12/31/2025	2025 Remaining Budget	2026 Budget	NOTES
Bank Interest Income	14,000	12,889	22,095	9,206	16,000	Interest Rates are decreased 8/25, expected to continue to decrease for 2026
Annual Lease Payments	62,500	62,000	62,000	-	60,250	2025-26 project list (8.19.25 followed up about open projects)
PILOT Application / Admin Fees	290,000	53,877	454,298	400,421	3,393,270	Annualized is estimated closings from July-2025, projected Chobani to close in 2026
TOTAL REVENUES	366,500	128,766	538,394	409,628	3,469,520	
EXPENSES						
Contracted Services (Annual Audit)	8,000	4,667	8,000	3,333	8,000	2025 Annual Audit \$7,750 2026 assume \$8,000
Contracted Services Legal Fees	10,200	5,950	10,200	4,250	10,200	\$850 per month, finance comm. Discussed 2025 cost for BSK to review policies
Website Marketing Program	9,500	1,002	1,718	716	9,500	Target Industry Specific Site Selectors/ keeping IDA webpage maintained **ASK CJ ABOUT WEBSITE UPDATES
Consultant/IT Services	6,500	2,486	11,700	9,214	3,797	IT Services- Cloud Recording Storage, licenses etc., (Smart Net - \$943.92/yr) Web Ex Subscription
Dues, Subscriptions & Marketing	2,000	1,500	2,250	750	10,000	Cancelled - Using Teams for conferencing 25% of MA Polce bill from EDGE (\$70.61), \$2K for random IT expenses
Insurance	4,500	2,309	3,958	1,649	4,950	NYS Economic Development Council \$1500, \$750 miscellaneous, \$6000 EDC Event
Spec Eco Dev Projects Contingency	25,000	-	25,000	25,000	150,000	D&O coverage; General Liability and Umbrella
Office Supplies and Expense	7,000	587	747	160	2,000	Reserved for Special Economic Development Projects, annual - increased @ Steve & Shawna's direction for support with future projects
Training, Seminars and Conferences Travel	2,500	2,061	125	-	2,500	Bank service charges, telephone, and misc. office & conferencing
EDGE Staff Service Contract	290,925	169,706	290,925	121,219	319,199	IDA seminar fees (NYS EDC) Travel
Depreciation Expense	-	-	354	-	1,063	8% increase - Anticipate increased reporting requirements due to PAAA & Increased Office & Real Property Expenses; Kaucher's time for training new IDA EE on PAAA reporting (\$39.85/hr @ 10 hrs a week for 4 months ~ \$7K)
TOTAL EXPENSES	366,125	190,268	354,976	166,290	521,209	Teams Conversion in fall of 2025 \$7438 over 7 years starting 09/30/25 (\$88.55/mo)
Projected Excess/(Loss) Revenues Over Expenses	750	(61,502)	183,418	243,338	2,948,310	

Additional Notes- Cash & Cash Equivalents as of 07/31/25	\$ 729,505
Bank Interest not yet reflected in cash remaining in 2025+2026	\$ 25,206
Remaining 2025 Budgeted Expenses	\$ 166,290
2026 Budgeted Expenses	\$ 521,209
Projected Cash on Hand as of 12/31/2026 + Future Restricted Funds from Chobani Admin Fee	\$ 3,520,732
Restricted Cash from Chobani for Future Economic Development (Possible Loans/Grants or other?)	\$ 3,000,000
Net Cash on Hand at 12/31/2026	\$ 520,732

CD's Reflected in Cash		
Projected balance at Maturity Based on Monthly Interest Received in 2025	Key - 12 Mo - Matures 9/4/25 4%	\$ 280,682
Projected balance at Maturity Based on Monthly Interest Received in 2025	Berkshire - 6 Mo - Matures 8/20/25 3.928%	\$ 111,669

Estimated projects closing in 2025; if the closing is TBD, the admin fees are estimated to be					
	Black	Red			
	2025	2026			
Open Project List: As of 08/19/25	\$ -	\$ -	Tabled Projects - Not included in projections		
AIS (Received October 2024)	\$ 36,609.15	\$ -	Park Grove, LLC (received May 2024)	\$ 254,643.00	
NY Rome Old Oneida Solar LLC, AKA Emeren (Received June 2025)	\$ -	\$ 45,047.00	New Project 2026 Projections		
126 Business Park LLC (closed 8/2025)	\$ 24,759.00	\$ -	Hotel Project	\$ -	
Lewis Brother's Construction LLC (Received July 2025)	\$ -	\$ 44,722.50	Townhome - Maybe	\$ -	
Penrose/Copper Village Phase 1 & 2 (Received Sept 2024)	\$ 339,053.00		tech barn - marcy maybe?	\$ -	
Chobani	\$ -	\$ 3,055,000.00	expected to increase after finalized project costs come back from company		
	\$ 400,421.15	\$ 3,144,769.50			

**Final Authorizing Resolution
NY Rome Old Oneida Solar, LLC
Community Solar Facility**

Transcript Document No. []

Date: September 5, 2025

At a meeting of the Oneida County Industrial Development Agency (the "Agency") held at 584 Phoenix Drive, Rome, New York 13441 on September 5, 2025, the following members of the Agency were:

Members Present:

EDGE Staff Present:

Other Attendees:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to proposed financial assistance to NY Rome Old Oneida Solar, LLC and consent to a change of control.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE THE LEASE AGREEMENT, THE LEASEBACK AGREEMENT, THE PAYMENT-IN-LIEU-OF-TAX AGREEMENT, THE ENVIRONMENTAL COMPLIANCE AND INDEMNIFICATION AGREEMENT, THE RECAPTURE AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE NY ROME OLD ONEIDA SOLAR, LLC COMMUNITY SOLAR FACILITY LOCATED IN THE CITY OF ROME, ONEIDA COUNTY AND CONSENTING TO A CHANGE OF CONTROL.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the “Act”), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, NY Rome Old Oneida Solar, LLC, on behalf of itself and/or the principals of NY Rome Old Oneida Solar, LLC, and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “Company”) has applied to the Oneida County Industrial Development Agency (the “Agency”) to enter into a transaction in which the Agency will assist in construction of an approximately 4.2 megawatt AC ground mounted photovoltaic solar facility consisting of racking and foundations, inverters and transformers, necessary electrical interconnections and all improvements and connections required to transfer and deliver generation offsite, access road, security fencing and gating, safety signage and solar photo voltaic (“PV”) panels (collectively, the “Improvements”), situated on a 20± acre portion of a 144± acre parcel of land located at 5792 Old Oneida Road, City of Rome, County of Oneida (the “Land”), all for the purpose of furthering the mission of New York State renewable energy goals by providing renewable energy for consumers in the region under the New York State Community Solar Program (the Land and the Improvements are referred to collectively as the “Facility” and the construction of the Improvements is referred to as the “Project”); and

WHEREAS, the Land is leased by James H. Elliot (the “Owner”) to the Company pursuant to an Option and Lease Agreement dated June 2, 2022 (the “Ground Lease”); and

WHEREAS, the Company will lease the Facility to the Agency pursuant to a Lease Agreement in the Agency’s standard form (the “Lease Agreement”) and the Agency will lease the Facility back to the Company pursuant to a Leaseback Agreement (the “Leaseback Agreement”) in the Agency’s standard form; and

WHEREAS, by resolution duly adopted on July 25, 2025, (the “Inducement Resolution”) the Agency decided to proceed under the provisions of the Act to lease the Facility and directed that a public hearing be held and enter into the Lease Agreement and Leaseback Agreement; and

WHEREAS, after sending written notice to all affected tax jurisdictions, which notice included a copy of the inducement resolution, the Agency conducted a public hearing on August 20, 2025 and has received all comments submitted with respect to the Financial Assistance and the nature and location of the Facility; and

WHEREAS, the value of the Financial Assistance is described below:

- Real property tax abatement \$2,481,351.00 (approximately)
- Mortgage recording tax exemption \$42,945.50 (not to exceed)

WHEREAS, the Financial Assistance is consistent with the Agency's Uniform Tax Exemption Policy (Community Solar Policy) adopted on September 18, 2020 as amended on April 30, 2021 and March 25, 2022 (the "Policy"); and

WHEREAS, the Company will finance a portion of the costs of the Facility by securing a loan in the approximate principal sum of \$5,699,400.00 from a lender to be selected at a later date (the "Bank") to be secured by a Mortgage (the "Mortgage") from the Agency and the Company to the Bank and any other documents the Bank may require to secure its lien (collectively, the "Loan Documents"); and

WHEREAS, the Company has advised the Agency that it is anticipated that the Company will sell all or substantially all of its assets to GoodFinch Management, LLC ("GoodFinch") upon completion of construction of the Project (the "Change of Control"); and

WHEREAS, the Company has provided to the Agency information regarding the principals of GoodFinch and has requested the Agency consent to the Change of Control;

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the Project and the Agency's leasehold interest in the Facility; and

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) The construction and equipping of the Facility, the leasing of the Facility to the Company and the Agency's Financial Assistance with respect thereto, and consent to the Change of Control will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The construction and equipping of the Facility and the consent to the Change of Control is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(e) Based upon representations of the Company and Company's Counsel, the Facility conforms with the local zoning laws and planning regulations of Oneida County and all regional and local land use plans for the area in which the Facility is located; and

(f) The SEQRA findings adopted by the Agency on July 25, 2025 encompassed the actions to be undertaken by this resolution and no changes have been made since that time to the proposed action that would create new or increased adverse environmental impacts; and

(g) It is desirable and in the public interest for the Agency to undertake the Project and consent to the Change of Control; and

(h) The Lease Agreement, in form satisfactory to the Chairman and Agency Counsel, will be an effective instrument whereby the Company grants the Agency a leasehold interest in the Facility; and

(i) The Leaseback Agreement, in form satisfactory to the Chairman and Agency Counsel, will be an effective instrument whereby the Agency leases the Facility back to the Company; and

(j) The Payment-in-Lieu-of-Tax Agreement (the "PILOT Agreement") between the Company and the Agency, in form satisfactory to the Chairman and Agency Counsel, will be an effective instrument whereby the Agency and the Company set forth the terms and conditions of their Agreement regarding the Company's payments in lieu of real property taxes; and

(k) The Environmental Compliance and Indemnification Agreement (the "Environmental Compliance and Indemnification Agreement") between the Company and the Agency will be an effective instrument whereby the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will indemnify and hold harmless the Agency for all liability under all such Environmental Laws; and

(l) The Project Obligation and Recapture Agreement (the "Recapture Agreement") between the Company and the Agency will be an effective instrument

whereby the Company agrees that the Financial Assistance is conditioned upon the Company meeting the stated objectives of the Project; and

(m) The Loan Documents will be effective instruments whereby the Agency mortgages and/or assigns to the Bank its interest in the Facility.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) acquire a leasehold interest in the Facility pursuant to the Lease Agreement, (ii) execute, deliver and perform the Lease Agreement, (iii) lease the Facility back to the Company pursuant to the Leaseback Agreement, (iv) execute, deliver and perform the Leaseback Agreement, (v) execute, deliver and perform the PILOT Agreement, (vi) execute, deliver and perform the Environmental Compliance and Indemnification Agreement, (vii) execute, deliver and perform the Recapture Agreement; (viii) execute, deliver and perform the Loan Documents; (ix) consent to the Change of Control; and (x) provide the Financial Assistance to the Company in support of the Project, all subject to the following conditions being met prior to closing: (a) receipt of an executed Host Community Agreement between the Company and the City of Rome (the "Host Community"), (b) a decommissioning plan acceptable to the Agency and the Host Community, (c) proof that provision has been made to reserve funds for decommissioning of the Project, and (d) payment by the Company of the Agency's transaction fee and the fees and disbursements of bond counsel or transaction counsel.

Section 3. The Agency is hereby authorized to accept a leasehold interest in the real property described in Exhibit A to the Lease Agreement and the personal property described in Exhibit B to the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 4. The form and substance of the Lease Agreement, the Leaseback Agreement, the Environmental Compliance and Indemnification Agreement, the Recapture Agreement and the PILOT Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved. The form and substance of the Loan Documents are hereby approved, subject to the inclusion of the Agency's standard financing provisions and subject to counsel review.

Section 5.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Lease Agreement, the Leaseback Agreement, the Environmental Compliance and Indemnification Agreement, the PILOT Agreement, the Recapture Agreement and the Loan Documents, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel,

necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Closing Documents"). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Leaseback Agreement).

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Closing Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Closing Documents binding upon the Agency.

Section 7. This resolution shall take effect immediately.

[end of resolution]

[illegible]

I, the undersigned Secretary of the Oneida County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on September 5, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

IN WITNESS WHEREOF, I have hereunto set my hand as of _____, 2025.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: Shawna M. Papale, Secretary

Anthony J. Picente Jr.
County Executive

Shawna M. Papale
Secretary/Executive Director

Timothy Fitzgerald
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY



584 Phoenix Drive,
Rome, New York 13441-4105
(315) 338-0393, fax (315) 338-5694
info@mvedge.org www.mvedge.org

Board of Directors

Stephen R. Zogby
Chairman

David C. Grow
Vice Chairman

Franca Armstrong
James J. Genovese, II
Aricca R. Lewis
Kristen H. Martin
Tim R. Reed

TO: OCIDA Board of Directors
FROM: Mark Kaucher
DATE: August 20, 2025
RE: **NY Rome Old Oneida Solar, LLC Public Hearing**

Date: Wednesday, August 20th, 2025

Location: Board Rm., MV EDGE, 584 Phoenix Drive, Rome NY 13341

Representing the Agency: Mark Kaucher

Representing NY Rome Old Oneida Solar, LLC: Adam Krop, Jason Maur

Other Attendees: None

Public hearing opened at 11 AM. The verbal reading of the Notice of Public Hearing was waived at the consensus of the attendees.

There were no comments related to the proposed Agency benefits.

Public Hearing was closed at 11:15 AM

**Final Authorizing Resolution
Lewiston Clinton Townhomes LLC**

Transcript Document No. []

Date: September 5, 2025

At a meeting of the Oneida County Industrial Development Agency (the “Agency”) held at 584 Phoenix Drive, Rome, New York 13441 on September 5, 2025, the following members of the Agency were:

Members Present:

EDGE Staff Present:

Other Attendees:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to proposed financial assistance to Lewiston Clinton Townhomes LLC.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE THE LEASE AGREEMENT, THE LEASEBACK AGREEMENT, THE PAYMENT-IN-LIEU-OF-TAX AGREEMENT, THE ENVIRONMENTAL COMPLIANCE AND INDEMNIFICATION AGREEMENT, THE RECAPTURE AGREEMENT, THE LOAN DOCUMENTS AND RELATED DOCUMENTS WITH RESPECT TO THE LEWISTON CLINTON TOWNHOMES LLC FACILITY LOCATED IN THE VILLAGE OF CLINTON, TOWN OF KIRKLAND, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, Lewiston Clinton Townhomes LLC, on behalf of itself and/or the principals of Lewiston Clinton Townhomes LLC, and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has applied to the Oneida County Industrial Development Agency (the "Agency") to enter into a transaction in which the Agency will assist in construction of 34 market-rate townhouses in six buildings, together with parking lots, sidewalks, landscaping and all infrastructure and amenities to service the same (collectively, the Improvements") situated on four parcels of land measuring 3± acres in the aggregate located at 137 McBride Avenue, Village of Clinton, Town of Kirkland, Oneida County, New York (the "Land"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all for the purpose of providing housing within the community for surrounding employers, and to enhance talent recruitment and economic development in the region (the Land, the Improvements and the Equipment are referred to collectively as the "Facility" and the construction and equipping of the Improvements is referred to as the "Project"); and

WHEREAS, the Agency will acquire a leasehold interest in the Facility pursuant to a Lease Agreement from the Company to the Agency (the "Lease Agreement") and lease the Facility back to the Company pursuant to a Leaseback Agreement from the Agency to the Company (the "Leaseback Agreement"); and

WHEREAS, the Company will further sublease individual residential units to residential tenants, to be identified from time to time (each a "Sublessee" and collectively, the "Sublessees"); and

WHEREAS, the Agency by resolution duly adopted on July 25, 2025 (the "Inducement Resolution") decided to proceed under the provisions of the Act to lease the Facility and directed that a public hearing be held and enter into the Lease Agreement and Leaseback Agreement; and

WHEREAS, after sending written notice to all affected tax jurisdictions, which notice included a copy of the inducement resolution, the Agency conducted a public

hearing on August 19, 2025 and has received all comments submitted with respect to the Financial Assistance and the nature and location of the Facility; and

WHEREAS, the County of Oneida has released a study dated March 21, 2025 entitled, *Oneida County, NY Housing Market Inventory, Assessment and Strategy* (the “County Housing Study”), in which it identifies certain types of housing that need to be filled to meet the demands of changing population and workplace demographics within Oneida County; and

WHEREAS, representations made by the Company in its Application for Financial Assistance dated July 8, 2025 (the “Application”) support the finding that the Project will promote employment opportunities and prevent economic deterioration in the area served by the Agency by filling the demand for market rate housing units described in the County Housing Study and providing quality housing for employers to attract a quality workforce to the region; and

WHEREAS, after reviewing the criteria described in the Agency’s Uniform Tax Exemption Policy (Housing Policy) (the “Housing Policy”), the Agency has determined that the Project achieves a score of 70 points and qualifies for financial assistance in the form of reduction of real property taxes for a period of ten (10) years, exemptions from mortgage recording taxes, and exemptions from sales tax on materials and equipment acquired and installed in connection with the Project, which financial assistance is consistent with the Tier 1 benefits described in the Housing Policy; and

WHEREAS, the value of the Financial Assistance is described below:

- Sales and use tax exemption not to exceed \$337,750.00
- Mortgage recording tax exemption not to exceed \$50,062.50
- Real property tax abatement estimated at \$248,722.00

WHEREAS, Pathfinder Bank (the “Bank”) will finance a portion of the costs of the Facility by extending a loan to the Company in the maximum principal sum of \$6,675,000.00 to be secured by a Mortgage (the “Mortgage”) from the Agency and the Company to the Bank and any other documents the Bank may require to secure its lien (collectively, the “Loan Documents”); and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the Project and the Agency’s leasehold interest in the Facility; and

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a “project,” as such term is defined in the Act; and

(c) The acquisition, construction and equipping of the Facility, the leasing of the Facility to the Company and the Agency’s Financial Assistance with respect thereto, will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The Project will promote employment opportunities and prevent economic deterioration in Oneida County by filling the demand for market rate housing units described in the County Housing Study and providing quality housing for employers to attract a quality workforce to the region; and

(e) Based upon representations of the Company and Company's Counsel, the Facility conforms with the local zoning laws and planning regulations of Oneida County and all regional and local land use plans for the area in which the Facility is located; and

(f) The SEQRA findings adopted by the Agency at its meeting on July 25, 2025 encompassed the actions to be undertaken by this resolution and no changes have been made to the proposed action that would create new or increased adverse environmental impacts; and

(g) It is desirable and in the public interest for the Agency to undertake the Project; and

(h) The Lease Agreement will be an effective instrument whereby the Company grants the Agency a leasehold interest in the Facility; and

(i) The Leaseback Agreement will be an effective instrument whereby the Agency leases the Facility back to the Company; and

(j) The Payment-in-Lieu-of-Tax Agreement (the “PILOT Agreement”) between the Company and the Agency, in form satisfactory to the Chairman and Agency Counsel, will be an effective instrument whereby the Agency and the Company set forth the terms and conditions of their Agreement regarding the Company’s payments in lieu of real property taxes; and

(k) The Environmental Compliance and Indemnification Agreement (the “Environmental Compliance and Indemnification Agreement”) between the Company and the Agency will be an effective instrument whereby the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will

indemnify and hold harmless the Agency for all liability under all such Environmental Laws; and

(l) The Project Completion and Recapture Agreement (the "Recapture Agreement") between the Company and the Agency will be an effective instrument whereby the Company agrees that the Financial Assistance is conditioned upon maintaining (or causing the Sublessees to maintain) certain employment levels as a result of the Project and the Company completing the Project substantially as presented to the Agency; and

(m) The Loan Documents will be effective instruments whereby the Agency mortgages and/or assigns to the Bank its interest in the Facility.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) acquire a leasehold interest in the Facility pursuant to the Lease Agreement, (ii) execute, deliver and perform the Lease Agreement, (iii) lease the Facility back to the Company pursuant to the Leaseback Agreement, (iv) execute, deliver and perform the Leaseback Agreement, (v) execute, deliver and perform the PILOT Agreement, (vi) execute and deliver the Environmental Compliance and Indemnification Agreement, (vii) execute, deliver and perform the Recapture Agreement, (viii) execute, deliver and perform the Loan Documents, and (ix) provide the Financial Assistance to the Company in support of the Project.

Section 3. The Agency is hereby authorized to accept a leasehold interest in the real property described in Exhibit A to the Lease Agreement and the personal property described in Exhibit B to the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 4. The form and substance of the Lease Agreement, the Leaseback Agreement, the Environmental Compliance and Indemnification Agreement, the Recapture Agreement and the PILOT Agreement (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved. The form and substance of the Loan Documents are hereby approved, subject to the inclusion of the Agency's standard financing provisions and subject to counsel review.

Section 5.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Lease Agreement, the Leaseback Agreement, the Environmental Compliance and Indemnification Agreement, the Recapture Agreement, the PILOT Agreement and the Loan Documents, all in substantially the forms thereof presented to this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related

documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Closing Documents"). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Leaseback Agreement).

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Closing Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Closing Documents binding upon the Agency.

Section 7. This resolution shall take effect immediately.

STATE OF NEW YORK)
) ss.:
COUNTY OF ONEIDA)

I, the undersigned Secretary of the Oneida County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on July 25, 2025 with the originals thereof on file in my office, and that the same are true and correct copies of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand on _____, 2025.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Shawna M. Papale, Secretary

Anthony J. Picente Jr.
County Executive

Shawna M. Papale
Secretary/Executive Director

Timothy Fitzgerald
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY



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Board of Directors

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Chairman

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Vice Chairman

Franca Armstrong
James J. Genovese, II
Aricca R. Lewis
Kristen H. Martin
Tim R. Reed

TO: OCIDA Board of Directors
FROM: Mark Kaucher
DATE: August 19, 2025

RE: Lewiston Clinton Townhomes Public Hearing

Date: Tuesday, August 19th, 2025

Location: Board Rm., Ralph S. Lombard Memorial Town Hall, 100 N. Park Row, Clinton
NY 13323

Representing the Agency: Tim Fitzgerald, Assistant Secretary(remote) Mark Kaucher

Representing Lewiston Clinton Townhomes: Mark Lewis, Michael Lewis

Other Attendees:, Village of Clinton Mayor Elizabeth Tantillo; Steve Bellona; Chris Brown.

Public hearing opened at 10 AM. The verbal reading of the Notice of Public Hearing was waived at the consensus of the attendees.

Mr. Brown inquired as to the details of the proposed Payment in lieu of tax agreement, to which Mr. Kaucher and Mr. Fitzgerald responded.

There were no additional comments related to the proposed Agency benefits.

Public Hearing was closed at 10:15AM

REQUEST TO AMEND TERMS OF FINANCIAL ASSISTANCE
Board Summary – September 5, 2025

General Project Information –

Company: West Dacks 2 LLC (Lodging Kit Company, Inc-operating tenant)

Request for Financial Assistance

Increase Sales Tax Exemption Value from **\$102,454** to **\$133,520** related to increased project costs.

Description of Project

West Dacks 2/Lodging Kit purchased the former Ethan Allen property in the Village of Boonville and has moved its entire operation into the renovated portion of the facility. Actual cost of the new roof was \$379,000 higher than anticipated and an additional \$200,000 worth of HVAC equipment was installed.

ONEIDA COUNTY INDUSTRIAL
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OCIDA



584 Phoenix Drive,
Rome, New York 13441-4105
(315) 338-0393, fax (315) 338-5694
info@mvedge.org;
www.oneidacountyida.org

REQUEST FOR EXTENSION OR INCREASE OF SALES TAX EXEMPTION

Companies that wish to request either an extension of time, an increase in value, or both should complete this form and submit to the IDA at least 14 days prior to (i) the expiration of the current exemption or (ii) date on which increased purchases will be made. Please submit a current certificate of insurance evidencing the IDA is named as additional insured with this request. If necessary, please attach additional sheets to provide the IDA with all relevant information to consider this request.

Company Name: West Dacks LLC IDA Project # 3001-24-WestDacks2

Nature of Request: ☐ Extension of time until (date) _____ (mm/dd/yyyy)
☒ Increase in value to (amount) \$ 133,520

Current FTEs at Facility: 39

Please describe the work that has been performed to date:

Please describe the work that remains to be performed:

Please see attached spreadhseet

Please describe the reasons that an extension of time and/or increase in value is being requested (be specific about what has changed from the time the original application was submitted). If the Project Costs have changed from the original application, please complete the attached sheet that compares the original costs to the revised costs and provide an explanation for the change.

New roof quoted @ \$570k in original submission; actual cost \$948.9k completed
HVAC never included in the original; (\$200k total, taxable materials \$120,600)-Completed

Value of purchases and exemptions claimed to date:

Purchases
\$ 929,613.75

Exemptions
\$ 81,341.20

Value of purchases and exemptions projected to complete the project:

Purchases
\$ 596,336.25

Exemptions
\$ 52,179.42

TO BE COMPLETED BY OCIDA

Date original exemption was granted: 02/09/2024 (mm/dd/yyyy)

Date of any prior extensions authorized: 01/22/2025 (mm/dd/yyyy)

Has the Company remitted annual rent and reporting requirements? ☒ Yes ☐ No

Employment Obligation: Retain 26 FTE and create 8 FTE by the end of the third year of lease.

(If housing project, attach original Project Obligation)

Part IX: Estimated Project Cost and Financing

11(a) List the costs necessary for preparing the facility.

		Original	Revised	Difference (Use minus symbol where applicable)
LAND Acquisition	\$	200,000	200,000	0
Existing Building(s) ACQUISITION	\$	1,900,000	1,900,000	0
Existing Building(s) RENOVATION	\$	680,500	1,259,400	578,900
NEW Building(s) CONSTRUCTION	\$	400,000	400,000	0
Site preparation/parking lot construction	\$	34,000	79,000	45,000
Machinery & Equipment that is TAXABLE	\$	381,400	381,400	0
Machinery & Equipment that is TAX-EXEMPT	\$			0
Furniture & Fixtures	\$	25,000	25,000	0
Installation costs	\$	135,000	135,000	0
Architectural & Engineering	\$			0
Legal Fees (applicant, IDA, bank, other counsel)	\$	45,000	45,000	0
Financial (all costs related to project financing)*	\$			0
Permits (describe below)	\$			0
Other (describe below)	\$			0
Subtotal	\$	3,800,900	4,424,800	623,900
Agency Fee ¹	\$	19,005	22,124	3,119
Total Project Cost	\$	3,819,905	4,446,924	627,019

* Bank fees, title insurance, appraisals, interest, environmental reviews, etc.

¹ See Attached Fee Schedule (Page 25) for Agency Fee amount to be placed on this line.

Space for Additional Information

Space for Additional Information

REPRESENTATIONS AND CERTIFICATION BY APPLICANT

The undersigned requests that the attached materials be submitted as an amendment to the Applicant's original Application for Financial Assistance for review to the Oneida County Industrial Development Agency (the "Agency") and its Board of Directors.

Approval of the modifications to the Application can be granted solely by this Agency's Board of Directors. The Agency reserves the right to request Applicant complete a full Application for Financial Assistance if, after reviewing the attached materials, the Agency determines one is required to properly evaluate the Applicant's request. The undersigned acknowledges that Applicant shall be responsible for all costs incurred by the Agency and its counsel in connection with the attendant negotiations whether or not the transaction is carried to a successful conclusion.

The Applicant further understands and agrees with the Agency as follows:

1. **Annual Sales Tax Filings.** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
2. **Annual Employment, Tax Exemption & Bond Status Reports.** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site as well as tax exemption benefits received with the action of the Agency. For Applicants not responding to the Agency's request for reports by the stated due date, a \$500 late fee will be charged to the Applicant for each 30-day period the report is late beyond the due date, up until the time the report is submitted. Failure to provide such reports as provided in the transaction documents will be an Event of Default under the Lease (or Leaseback) Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Annual Employment, Tax Exemption & Bond Status Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
3. **Absence of Conflict of Interest.** The Applicant has consulted the Agency website of the list of the Agency members, officers and employees of the Agency. No member, officer, or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein after described (if none, state "none").
4. **Hold Harmless.** Applicant hereby releases the Agency and its members, officers, servants, agents and employees from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final

agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

5. The Applicant acknowledges that the Agency has disclosed that the actions and activities of the Agency are subject to the Public Authorities Accountability Act signed into law January 13, 2006 as Chapter 766 of the 2005 Laws of the State of New York.
6. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.
7. The Applicant acknowledges that it has been provided with a copy of the Agency's recapture policy (the "Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.
8. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

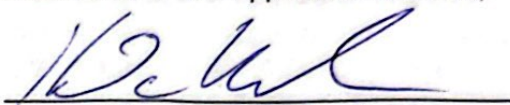
9. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
10. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
11. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
12. The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material

fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

STATE OF NEW YORK)
COUNTY OF ONEIDA) ss.:

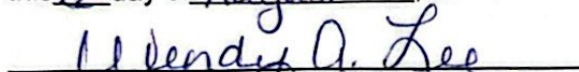
Kent C. Martin, being first duly sworn, deposes and says:

1. That I am the Vice President (Corporate Office) of West Docks LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.


(Signature of Officer)

Wendy A. Lee
Reg. #01LE6214278
Notary Public - New York
Qualified in Oneida County
My Commission Expires
12/07/2025

Subscribed and affirmed to me under penalties of perjury
this 22nd day of August, 20 .


(Notary Public)

If the application has been completed by or in part by other than the person signing this application for the applicant please indicate who and in what capacity:

By: _____

Name: _____

Title: _____

Date: _____

- Any applicant submitting this form should submit it with a non-refundable application fee of **\$500**.
- If the applicant is requesting an increase in the value of the sales tax exemption, the applicant will also pay an additional fee equal to the increased OCIDA fee (see page 25 of original application) relating to the additional financial assistance. This fee will be payable as a condition of the sales tax exemption being issued.
- If the request is the first request for an extension of time, the \$500 application fee will be the only fee payable.
- If the request is for an extension of time that is not the first request, the OCIDA has the discretion of charging an additional fee.

Please submit to the Oneida County Industrial Development Agency, 584 Phoenix Drive, Rome NY 13441-1405, **within 14 days prior to the OCIDA Board of Directors meeting at which you want the Application to be included on the Agenda**. Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. It is advised that an electronic version of the application accompany the original application via hard copy or e-mail. An electronic version of the application must accompany the original application via physical media or e-mail.

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

5-Sep-25

COST/BENEFIT ANALYSIS**Required by §859-a(3) of the
New York General Municipal Law**

Name of Applicant:	West Dacks II, LLC
	13492 State Route 12, Boonville 13309
Description of Project:	Facility Purchase/Renovation/New Const/equipping
	Former Ethan Allen/now Delta Hardwood Flooring
Name of All Sublessees or Other Occupants of	Lodging Kit Company
Facility:	210 Grove St., Village and Town of Boonville

Principals or Parent of Applicant:	Kent Martin-50%/Eric Martin-50%
------------------------------------	---------------------------------

Products or Services of Applicant to be produced or carried out at facility:	Wholesale supplier to household/linen supplies to comm lodging industry, government and non-profits
---	--

Estimated Date of Completion of Project:	Feb-26
--	--------

Type of Financing/ Structure:	<input type="checkbox"/> Tax-Exempt Financing
	<input type="checkbox"/> Taxable Financing
	<input checked="" type="checkbox"/> Sale/ Leaseback
	<input type="checkbox"/> Other

Type of Benefits being Sought by Applicant:	<input type="checkbox"/> Taxable Financing
	<input type="checkbox"/> Tax-Exempt Bonds
	<input checked="" type="checkbox"/> Sales Tax Exemption on Eligible Expenses Until Completion
	<input type="checkbox"/> Mortgage Recording Tax Abatement
	<input checked="" type="checkbox"/> Real Property Tax Abatement

Project Costs

Land Acquisition	\$ 200,000
Existing Building(s) ACQUISITION	\$ 1,900,000
Existing Building(S) RENOVATION	\$ 1,259,400
NEW Building(s) CONSTRUCTION	\$ 400,000
Installation Costs	\$ 135,000
Site Preparation/Parking Lot Construction	\$ 79,000
Machinery & Equipment (other than furniture)	\$ 381,400
Furniture & Fixtures	\$ 25,000
Architectural & Engineering	\$ -
Legal Fees (applicant, IDA, bank, other counsel)	\$ 45,000
Financial (all costs related to project financing)	\$ -
Permits	\$ -
Other	\$ -
Agency Fee	\$ 22,124
TOTAL COST OF PROJECT	\$ 4,446,924

Assistance Provided by the Following:

EDGE Loan:	
MVEDD Loan:	
Grants - Please indicate source & Amount:	\$ -
Other Loans - Please indicate source & Amount:	

Company Information

Existing Jobs	26	Average Salary of these Positions	\$ 52,336
Created Jobs FTE (over three years)	8		\$ 40,931
Retained Jobs	26		\$ 52,336

Earnings Information for Oneida County

Average Salary of Direct Jobs for Applicant	\$ 52,336
Average of County Indirect Jobs	\$ 25,000
Average of Construction Jobs	\$ 32,000

Note: \$1,000,000 in construction expenditures generates 15 person - years of employment

Construction Person Years of Employment: 9

Calculation of Benefits (3 Year Period)

	Total Earnings	Revenues
Direct Jobs		
Created	\$ 982,344	\$ 41,750
Existing	\$ 4,082,208	\$ 173,494
Indirect Jobs		
Created	\$ 1,500,000	\$ 63,750
Existing	\$ 4,875,000	\$ 207,188
Construction - only one year		
Person Years	\$ 299,744	\$ 12,739
TOTALS Calculation of Benefits (3 Yr Period)	\$ 11,739,296	\$ 498,920

TAXABLE GOODS & SERVICES

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs	Created	36%	\$ 353,644	\$ 34,480
	Existing	0.36	\$ 1,469,595	\$ 143,286
Indirect Jobs	Created	0.36	\$ 540,000	\$ 52,650
	Existing	0.36	\$ 1,755,000	\$ 171,113
Construction - only one year	Person Years	0.36	\$ 107,908	\$ 10,521
<u>TOTAL TAXABLE GOODS & SERVICES</u>			\$ 4,226,147	\$ 412,049

Local (3 year) real property tax benefit (assuming 60% of jobs existing and created own a residence) with an average assessment of \$80,000 and the remainder of jobs existing created pay real property taxes through rent based on an average assessment per apartment of \$50,000.

Tax Rate for School District where facility is located:	23.33423	Municipality	
Tax Rate for Municipality where facility is located:	14.032856	Adirondack	24-25
Tax Rate for County:	8.809803	Boonville V & T	25-26
		Oneida	2025
	Total Rate:		
	46.176889		
Real Property Taxes Paid:	\$ 106,761		

COSTS: IDA BENEFITS

Real Property Taxes Abatement	\$ 174,585
Mortgage Tax Abated (.75%)	\$ -
Estimated Sales Tax Abated During Construction Period (8.75%)	\$ 133,250
Total:	\$ 307,835

NOTE: If there is a tax-exempt financing of all or a portion of the project cost, there is a neutral cost/benefit because of lower interest rates by reason of exclusion of interest from gross income of bondholders for purposes of Federal and State income taxes. Taxable financing carries the same cost/benefit for State Income Tax purposes. Such cost/benefits cannot be quantified.

**Resolution to Increase Value of
Sales Tax Exemption
West Dacks II, LLC Facility**

Date: July 25, 2025

At a meeting of the Oneida County Industrial Development Agency (the "Agency") held at 584 Phoenix Drive, Rome, New York 13441 on July 25, 2025, the following members of the Agency were:

Members Present

EDGE Staff Present

Other Attendees:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to increasing the value of previously approved financial assistance to West Dacks II, LLC.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION AUTHORIZING THE AGENCY TO INCREASE THE VALUE OF A SALES TAX EXEMPTION AND EXECUTE RELATED DOCUMENTS WITH RESPECT TO THE WEST DACKS II, LLC FACILITY LOCATED IN THE VILLAGE OF BOONVILLE, TOWN OF BOONVILLE, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Agency provides financial assistance to West Dacks II, LLC (the "Company") in connection with a project consisting of (a) acquisition and renovation of a 181,345± square foot building (the "Existing Improvements") situated on a 49.95± acre parcel of land located at 210 Grove Street, Village of Boonville, Town of Boonville, Oneida County, New York (the "Land"); (b) construction of a 2,300± square foot addition to the Existing Improvements (the "Addition" and together with the Existing Improvements, the "Improvements"); and (c) acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of supplying household and linen supplies to the commercial lodging industry (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, construction, renovation and equipping of the Facility is referred to collectively as the "Project"); and

WHEREAS, on February 27, 2025 the Agency adopted a resolution approving financial assistance in support of the Project, which included exemptions from sales and uses taxes in an amount not to exceed \$102,454.00; and

WHEREAS, the Company has submitted to the Agency a request to increase the value of the exemption to \$133,520.00 (the "Amended Financial Assistance") to allow the Company to complete the Project.

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) The Amended Financial Assistance will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida

County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The Amended Financial Assistance is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(e) The SEQRA findings adopted by the Agency on June 27, 2024 encompassed the actions to be undertaken by this resolution and no changes have been made since that time to the proposed action that would create new or increased adverse environmental impacts; and

(f) It is desirable and in the public interest for the Agency to approve the Amended Financial Assistance.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) authorize a \$31,066.00 increase in the value of the sales tax exemption, to an amount not to exceed \$133,520.00, and (ii) execute and deliver an agency appointment letter, Form ST-60 and related documents (the "Amended Sales Tax Documents") in support of the Project.

Section 3. The Agency is hereby authorized to do all things necessary or appropriate for the accomplishment of the Amended Financial Assistance, and all acts heretofore taken by the Agency with respect to such Amended Financial Assistance are hereby approved, ratified and confirmed.

Section 4. The form and substance of the Amended Sales Tax Documents (each in substantially the forms presented to the Agency and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 5.

(a) The Chairman, Vice Chairman, Executive Director, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Amended Sales Tax Documents, all in substantially the forms thereof presented to or approved by this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Executive Director, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution. The execution thereof by the Chairman, Vice Chairman, Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Executive Director, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Leaseback Agreement).

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Amended Sales Tax Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Amended Sales Tax Documents binding upon the Agency.

Section 7. This resolution shall take effect immediately.

STATE OF NEW YORK)
) ss.:
COUNTY OF ONEIDA)

I, the undersigned Secretary of the Oneida County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY:

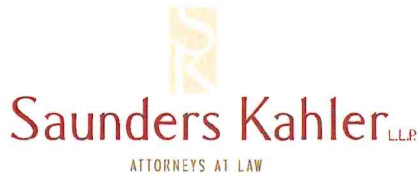
That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on July 25, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections, (iii) the meeting in all respects were duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of July 25, 2025.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Shawna M. Papale, Secretary



Joseph E. Saunders
Camille Taurone Kahler *
Merritt S. Locke
Michael D. Callan
William D. Wallace II †
Elizabeth I. Gaffney
* also admitted in Florida
† also admitted in Pennsylvania,
Texas and West Virginia

Samuel D. Hester, of counsel

August 15, 2025

Oneida County Industrial Development Agency
584 Phoenix Drive
Rome, New York 13441
Attn: Shawna Papale, Executive Director

Re: License Agreement between Rome Community Brownfield Restoration Corporation and Worthington Steel Rome, LLC
Complex 4 Facility – 314 S. Jay Street, Rome, New York

Dear Shawna:

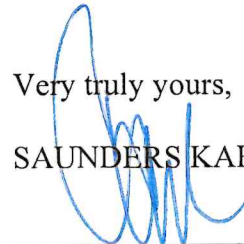
Rome Community Brownfield Restoration Corporation (“RCBRC”) has an opportunity to license a portion of Complex 4 (314 S. Jay Street) (the “RCBRC Land”) to Worthington Steel Rome, LLC (“Worthington”), for purposes of permitting Worthington to use the RCBRC Land for a staging and storage area for company vehicles and equipment pursuant to the terms of a License Agreement which extends from month to month. Worthington will pay a monthly License Fee to RCBRC. Worthington will provide to both RCBRC and Oneida County Industrial Development Agency (“OCIDA”) insurance in accordance with the standard terms and conditions of the Agency requirements.

The purpose of this letter is to request that OCIDA consent to the License Agreement in a form which has been presented to and approved by OCIDA counsel, a copy of which is included herewith.

Would you kindly let me know if you need anything further with regard to this request. I would appreciate if you would put this matter on the September calendar for approval by OCIDA.

Very truly yours,

SAUNDERS KAHLER, L.L.P.



Camille T. Kahler, Esq.

**Authorizing Resolution
RCBRC License to Worthington Steel
Rome, LLC (Complex 4)**

Date: September 5, 2025

At a meeting of the Oneida County Industrial Development Agency (the "Agency") held at 584 Phoenix Drive, Rome, New York on September 5, 2025, the following members of the Agency were:

Members Present:

Worthington Staff Present:

Other Attendees:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to consent to a license from Rome Community Brownfield Restoration Corporation to Worthington Steel Rome, LLC.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE AGENCY AUTHORIZING A LICENSE
TO WORTHINGTON STEEL ROME, LLC AND
AUTHORIZING THE AGENCY TO EXECUTE THE LICENSE
AND RELATED DOCUMENTS WITH RESPECT TO A
PORTION OF THE "COMPLEX 4 PARCEL" LOCATED AT
THE FORMER ROME CABLE FACILITY, 314 S. JAY
STREET, CITY OF ROME, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, Oneida County Industrial Development Agency (the "Agency") leases to Rome Community Brownfield Restoration Corporation ("RCBRC") an approximately 49.639 acre parcel of land located in the City of Rome, County of Oneida and State of New York, being part of the former Rome Cable Facility (the "Complex 4 Land"), pursuant to a First Amended and Restated Lease Agreement dated as of September 1, 2022, as amended (the "Lease Agreement"); and

WHEREAS, RCBRC wishes to grant a license to Worthington Steel Rome, LLC ("Worthington") to give permission to Worthington to enter upon a portion of the Complex 4 Land located at 314 S. Jay Street (the "Land") for purposes of permitting Worthington to use the Land for a staging and storage area for company vehicles and equipment; and

WHEREAS, under the terms of the Lease Agreement, RCBRC is required to obtain the consent of the Agency prior to licensing any portion of the Facility to a third party; and

WHEREAS, RCBRC is requesting the Agency consent to such license to Worthington and join in the license in the Agency's capacity as fee owner of the Facility; and

WHEREAS, no public hearing is required to confirm such action as no financial assistance is requested.

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a “project”, as such term is defined in the Act; and

(c) Authorizing the license to Worthington will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) Authorizing the license to Worthington is reasonably necessary to induce RCBRC to maintain and expand its business operation in the State of New York; and

(e) It is desirable and in the public interest for the Agency to authorize and execute the license to Worthington.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) authorize the license to Worthington; and (ii) execute, deliver and perform the license in its capacity as fee owner of the Land.

Section 3. The form and substance of the license is hereby approved, conditioned upon inclusion of the Agency’s customary language and subject to review and approval by Agency counsel.

Section 4.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the license, in substantially the forms thereof presented to this meeting or in the forms to be approved by Agency Counsel, with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “Closing Documents”). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Closing Documents, and to

execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Closing Documents binding upon the Agency.

Section 6. This resolution shall take effect immediately.

DRAFT

STATE OF NEW YORK)
) ss.:
COUNTY OF ONEIDA)

I, the undersigned Secretary of the Oneida County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on September 5, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the license contained in this transcript of proceedings is in substantially the form presented to the Agency and/or approved by said meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) the meeting was open for the public to attend in person, and minutes of the Agency meeting are (or will be) transcribed and posted on the Agency's website, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of September 5, 2025.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Shawna M. Papale, Secretary



85 JETSON LANE, CENTRAL ISLIP, NEW YORK 11722
516.935.4000 FAX 516.935.4039
WWW.UNIVERSALPHOTONICS.COM

Shawna Papale, Executive Director
Oneida County Industrial Development Agency
153 Brooks Road
Rome, NY 13441

August 26, 2025

Re: Request for Participation in Refinancing and Extension of Mortgage Recording Tax Exemption

Dear Shawna,

On behalf of Universal Photonics, Inc., I am writing to respectfully request the Agency's participation in our upcoming mortgage refinancing and the extension of the mortgage recording tax exemption previously granted in connection with our project.

The mortgage amount is \$2,600,000. By signing this letter, I certify to Oneida County Industrial Development Agency that all of the proceeds of the loan will be invested into the "Project," and I acknowledge that any financial assistance is conditioned upon the accuracy of this statement.

As you are aware, Universal Photonics, Inc has benefited from the financial assistance provided by OCIDA, which has supported our ability to invest, grow, and contribute to the local economy. We appreciate this collaboration, and look forward to many more years of working together and continuing our company's history in Oneida County. In fact, our company is approaching its 100 year anniversary in 2026!

At this time, we are refinancing our existing mortgage in order to take advantage of preferential conditions and use the funds to invest in our operations and expand our ability to finance our company's growth. We have established a new, more supportive banking relationship that will provide this flexibility and support and will be a strong partner in our future expansion.

This mortgage refinancing will further the strong foundation necessary to not only to support our operations, but also position Universal Photonics, Inc for long-term growth in Oneida County. It remains our goal to protect existing jobs, create additional employment opportunities, and continue investing in our facilities and community presence. These efforts directly support the mission of OCIDA to encourage economic development and strengthen the local economy.

We respectfully request that OCIDA join in the new mortgage, with Dime Savings Bank, and extend the mortgage recording tax exemption to cover this refinancing. This will allow us to complete the transition to our new lender without incurring additional costs that could otherwise be avoided, while continuing to fulfill the objectives of the original project and our commitments to the Agency.



85 JETSON LANE, CENTRAL ISLIP, NEW YORK 11722

516.935.4000 FAX 516.935.4039

WWW.UNIVERSALPHOTONICS.COM

We appreciate OCIDA's continued support and partnership, and we look forward to working with you to ensure a smooth refinancing process. Please let us know if you require any additional documentation or information to move this request forward.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Neil Johnson', with a long horizontal flourish extending to the right.

Neil Johnson
President/CEO

**Authorizing Resolution
Facilities Realty Management Vernon,
LLC (Universal Photonics) Facility
2025 Project Refinance**

Date: September 5, 2025

At a meeting of the Oneida County Industrial Development Agency (the "Agency") held at 584 Phoenix Drive, Rome, New York 13441 on the 5th day of September 2025, the following members of the Agency were:

Members Present:

EDGE Staff Present:

Other Attendees:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to proposed financial assistance to Facilities Realty Management Vernon, LLC (Universal Photonics Facility) and the Agency granting a leasehold mortgage to the Bank in connection with the refinance of its project.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE AGENCY APPROVING FINANCIAL ASSISTANCE IN THE FORM OF ADDITIONAL MORTGAGE RECORDING TAX EXEMPTION AND AUTHORIZING THE AGENCY TO EXECUTE THE LOAN DOCUMENTS AND RELATED DOCUMENTS WITH RESPECT TO THE REFINANCE OF THE FACILITIES REALTY MANAGEMENT VERNON, LLC FACILITY LOCATED IN THE TOWN OF VERNON, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, Facilities Realty Management Vernon, LLC (the "Company") previously requested the Agency provide its financial assistance relating to the acquisition and renovation of an existing 77,250± square foot manufacturing and warehouse facility (the "Improvements") located at 10 Ward Street, Town of Vernon, Oneida County, New York (the "Land"); and acquisition and installation of necessary equipment (the "Equipment"), all to be used in connection with the manufacture and distribution of polyurethane substrates used in the surface finishing industry (the Improvements, the Land and the Equipment referred to collectively as the "Facility"); and

WHEREAS, the Agency by resolution duly adopted on May 18, 2013 (the "Authorizing Resolution") approved financial assistance for the Facility in the form of exemptions from sales tax exemptions, mortgage recording tax exemptions and real property tax abatement for a period of fifteen years, during which time the Company will pay 1/3 of taxes years 1 – 5; ½ of taxes years 6 – 10 and 2/3 of taxes years 11 – 15 (the "Financial Assistance"); and

WHEREAS, the Agency owns a leasehold interest in the Facility and leases the Facility to the Company pursuant to a Leaseback Agreement dated July 1, 2012 (the "Leaseback Agreement"); and

WHEREAS, the Company has submitted to the Agency a letter dated August 26, 2025 describing a refinancing of its debt pertaining to the Facility through a loan from Dime Savings Bank (the "Bank") in the amount of \$2,600,000.00 (the "Loan") and certifying that all of the proceeds of the Loan are being invested into the Facility; and

WHEREAS, the Loan is to be secured by a mortgage from the Agency and the Company to the Bank (the "Mortgage") and any other documents the Bank may require to secure its lien (collectively, the "Loan Documents"); and

WHEREAS, the Company has requested the Agency enter into the Mortgage and authorize a mortgage recording tax exemption in an amount not to exceed \$19,500.00 in the aggregate (the "Additional Mortgage Recording Tax Exemption"); and

WHEREAS, no public hearing is required to confirm the Additional Mortgage Recording Tax Exemption as the aggregate amount of the Additional Mortgage Recording Tax Exemption is less than \$100,000.

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a "project", as such term is defined in the Act; and

(c) The refinancing of the Project and the Additional Mortgage Recording Tax Exemption with respect thereto will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The refinancing of the Project and the Additional Mortgage Recording Tax Exemption with respect thereto is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and

(e) It is desirable and in the public interest for the Agency to undertake the refinancing of the Project and the Additional Mortgage Recording Tax Exemption with respect thereto; and

(f) The Loan Documents will be effective instruments whereby the Agency grants the Bank a mortgage and security interest in and assigns its leasehold interest in the Facility (except for Unassigned Rights as defined in the Leaseback Agreement); and

(g) The SEQRA findings adopted by the Agency on February 10, 2012 encompassed the actions to be undertaken by this resolution and are hereby affirmed.

Section 2. In consequence of the foregoing, the Agency hereby determines to:

(i) grant to the Bank a mortgage and security interest and assign to the Bank its rights in any leases at the Facility (excepting the Agency's Unassigned Rights); (ii) execute, deliver and perform the Loan Documents; and (iii) authorize the Additional Mortgage Recording Tax Exemption.

Section 3. The form and substance of the Loan Documents are hereby approved, conditioned upon inclusion of the Agency's customary language and subject to review and approval by Agency counsel.

Section 4.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Loan Documents, all in substantially the forms thereof presented to this meeting or in the forms to be approved by Agency Counsel, with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Closing Documents"). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Leaseback Agreement).

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Closing Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Closing Documents binding upon the Agency.

Section 6. This resolution shall take effect immediately.

STATE OF NEW YORK)
) ss.:
COUNTY OF ONEIDA)

I, the undersigned (Assistant) Secretary of the Oneida County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on September 5, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) the meeting was open for the public to attend in person, and minutes of the Agency meeting are (or will be) transcribed and posted on the Agency's website, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of this _____ day of September 2025.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
(Assistant) Secretary

MEMORANDUM

TO: OCIDA Board of Directors
FROM: Tim Fitzgerald, Assistant Secretary
RE: Request from Expertise Project
DATE: September 5, 2025

On August 1, staff received a letter from Fulton County Center for Regional Growth (FCCRG), a neighboring partner in economic development in the Mohawk Valley, requesting funding to support a workforce development project benefiting students and businesses across the six-county Mohawk Valley region.

In 2023, FCCRG was selected as a Mohawk Valley Empowers Catalyst Grant recipient for workforce development in partnership with Expertise Project. Through this grant, FCCRG and Expertise Project will support workforce development throughout the Mohawk Valley's K-12 schools, BOCES, colleges, businesses, and the six-county Workforce Development Boards by implementing virtual reality and augmented reality immersion experiences for students and trainees.

Through this project, Expertise Project will deploy streaming video and immersive tools that will shrink the awareness gap between schools and employers in our communities. The project team will create and distribute videos that introduce different industries and the professionals who work there, and illustrate how and where to get the training for these careers. A "mobile-virtual-immersive" mobile unit (specially outfitted trailer) will be able to deliver this experience to students across the six-county region. Student populations for the six counties amounts to 64,000+ in grades 7-12. It will also offer similar experiences to students at FMCC, HCCC, and MVCC, and will be deployed to job fairs hosted by Workforce Development Boards across the region.

This project was fully funded by the Mohawk Valley Empowers initiative, in the amount of \$549,000. However, since this grant is refundable, FCCRG is requesting the sponsorship of regional economic development partners to help carry the initial cost. FCCRG has reached out to IDAs across the region to help with the up-front costs to getting the project moving, and to date, the Fulton County IDA and Herkimer County IDA have pledged their support. Additionally, the County of Schoharie has agreed to support this project. **The request is that the Oneida County IDA sponsor the project in the amount of \$75,000.00, which will be returned to the Agency as ESD reimbursements (drawdowns) are received.** In return, all program sponsors will have their logo featured on the mobile unit and in other marketing materials. FCCRG anticipates that its reimbursement will be around 12-15 months from the time of initial purchases, which will commence this fall. Upon reimbursement from ESD, FCCRG will reimburse partnering sponsors.

Staff is familiar with the Expertise Project technology that is being implemented, and is aware of the benefits received by students and job seekers. Furthermore, staff is aware that the Expertise Project was selected competitively from a number of proposals submitted through the Mohawk Valley Empowers program, which demonstrates its merits and potential to transform regional workforce development.



FULTON COUNTY CENTER FOR REGIONAL GROWTH

August 1, 2025

Oneida County IDA,

It is with great excitement that FCCRG has been selected as an MVREDC Catalyst Project for Workforce development in partnership with Expertise Project. With that recognition FCCRG plans to apply for the Mohawk Valley Empowers Grant to support workforce development throughout the entire Mohawk Valley in our K-12 schools, BOCES, colleges, businesses and the six-county Workforce Boards. An innovative project like this will go a long way to develop collaboration between economic development, workforce professionals, educators, businesses, and the community.

Partnering with Expertise Project and using streaming video & immersive tools will be sure to shrink the Awareness Gap that exists between schools & employers in our communities. Our collective of students, parents, educators, employers, and partner workforce development organizations will help to create & distribute short videos that introduce different industries & the professionals that work there. The short career exploration videos illustrate how & where to get the training & skills in their schools & local communities. Our teamwork helps people discover good careers, assists employers recruit successful employees, & helps our workforce move forward. This “mobile-virtual-immersive” workforce multiplier would focus on the six-county region of Fulton, Montgomery & Schoharie Counties. Student populations for the six counties would be 64,000+ in grades 7-12. It will also have a focus for students at FMCC, HVCC & MVCC that are already partners. Lastly, it will also assist the six county Workforce Board at job fairs and in all six county offices.

This project has allocated a two-year platform membership for all Mohawk Valley school's grades 7-12 to include virtual reality goggles to use in the schools and with the platform. Expertise Project is a local workforce streaming platform similar to Netflix; however, dedicated to specific industries and careers in the region and state. Videos are made by students for the complete student experience. The plan is to acquire a mobile “igloo” video immersion room that can be used at schools, colleges, job fairs, workforce events and any other events where we can get the word out about careers, businesses, and opportunities in our region. This program has already been lauded by EDC, NYATEP, the local FMS Workforce Board, colleges, and schools locally.

This project was fully funded by the MV EMPOWERS grant (\$549,000.00), but CRG needs your help. CRG would like to request that your IDA help with the up-front costs for getting the project moving. The request is \$75,000.00 and that will be fully paid back upon completion of the drawdowns. We anticipate that its reimbursement will be around 12-15 months while awaiting grant processing. (sooner if possible)

Ronald M. Peters
President & CEO
Fulton County Center for Regional Growth

Ronp@fccrg.org

518-725-7700

The background of the slide is a complex network diagram. It features numerous nodes of varying sizes, some solid black, some solid blue, and some white with black outlines. These nodes are interconnected by a web of thin, light gray lines. The overall aesthetic is modern and technological, suggesting a network or a system of connections.

EXPERTISE PROJECT

Bridging the Awareness Gap between Students – Parents – Educators – Unemployed/Under
Employed and Businesses

How do we connect the dots??

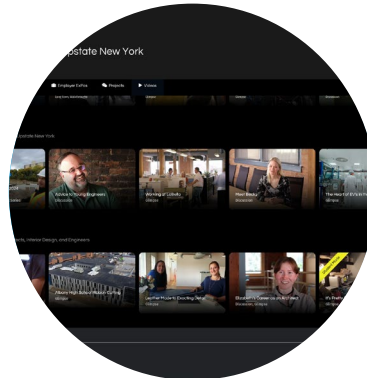
WHAT IS EXPERTISE PROJECT?

Expertise Project was recognized during the MVREDC Strategic Plan as a Catalyst Project under the Workforce Implementation Strategy in 2023. In January 2025 Expertise Project was officially awarded a Mohawk Valley Empowers Grant totaling \$549,000.00. This grant will provide services to all high schools, BOCES, Community Colleges and Workforce Development Board offices across the Mohawk Valley free of charge for two years.



WORKFORCE EXPERIENCES

OUR CREATIVE TEAM CREATES REALISTIC IMMERSIVE VIDEO EXPERIENCES IN JOBSITES, DESIGN OFFICES, AND FACTORY FLOORS.



TRAINING, ONBOARDING & RECRUITMENT

THOSE VIDEOS ARE PAIRED WITH DIGITAL AND ANALOG TOOLS THAT HELP COMPANIES GROW AND UPSKILL THEIR TEAMS.



ENHANCE CURRICULA

WE INTEGRATE OUR LIBRARY OF AUTHENTIC WORKFORCE CONTENT INTO SCHOOL CURRICULA TO BENEFIT STUDENTS AND TEACHERS.

EXPERIENCE THE WORKFORCE FROM YOUR CLASSROOM

Partnering with Expertise Project and using streaming video & immersive tools will be sure to shrink the Awareness Gap that exists between schools & employers in our communities. Our collective of students, parents, educators, employers, and partner workforce development organizations will help to create & distribute short videos that introduce different industries & the professionals that work there. The short career exploration videos illustrate how & where to get the training & skills in their schools & local communities. Our teamwork helps people discover good careers, assists employers recruit successful employees, & helps our workforce move forward.

1. This “mobile-virtual-immersive” workforce multiplier would focus on the six-county region.
2. Student populations for the six counties would be 64,000+ in grades 7-12.
3. It will also have a focus for students at FMCC, HVCC & MVCC that are already partners.
4. Lastly, it will also assist the six county Workforce Board at job fairs and in all six county offices.

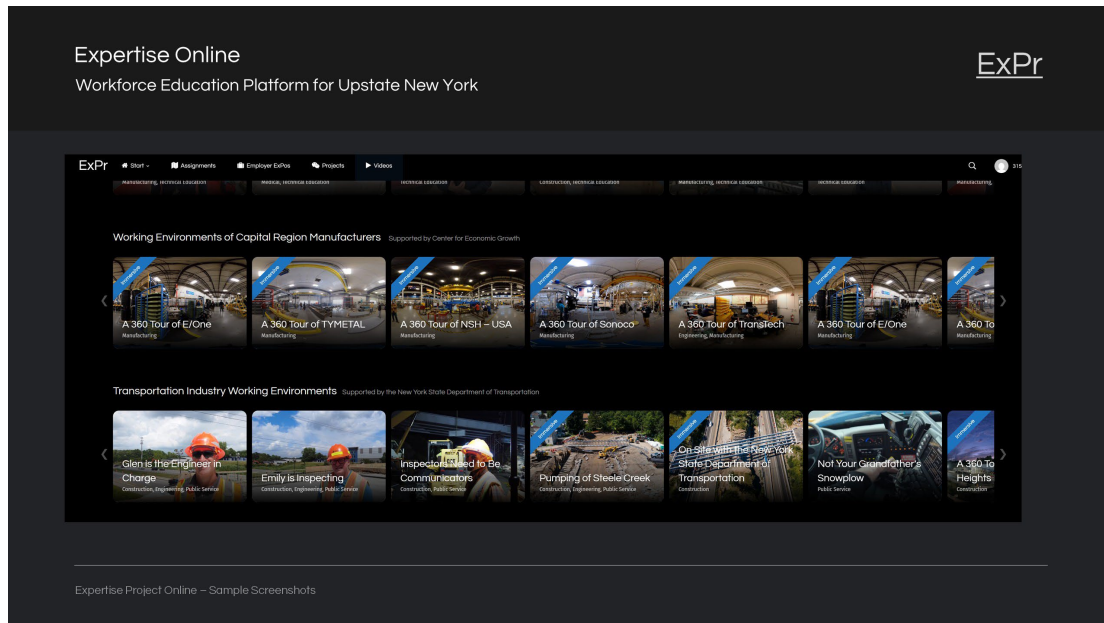


WHAT CAN EXPERTISE PROJECT DO?

IT CAN PUT THE PERSON IN THE ENVIRONMENT

Expertise Project is a local workforce streaming platform similar to Netflix; however, dedicated to specific industries and careers in the region and state. Videos are made by students for the complete student experience.

Students and job hunters can access the site to see what a workplace looks and feels like through the website and virtual reality googles.



<https://vimeo.com/948118165/6cecc5322b?share=copy>

WHAT CAN EXPERTISE PROJECT DO?

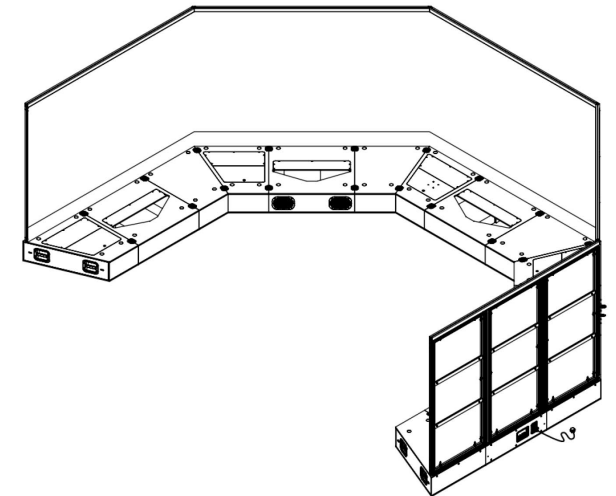
VIDEO IMMERSION ROOM CAN BE USED IN THE COMMUNITY

The plan is to acquire a mobile “igloo” video immersion room that can be used at schools, colleges, job fairs, workforce events and any other events where we can get the word out about careers, businesses, and opportunities in our region. This technology is already being used in higher level learning institutions across the world.

[Igloo Link on Vimeo](#)



Concept Design

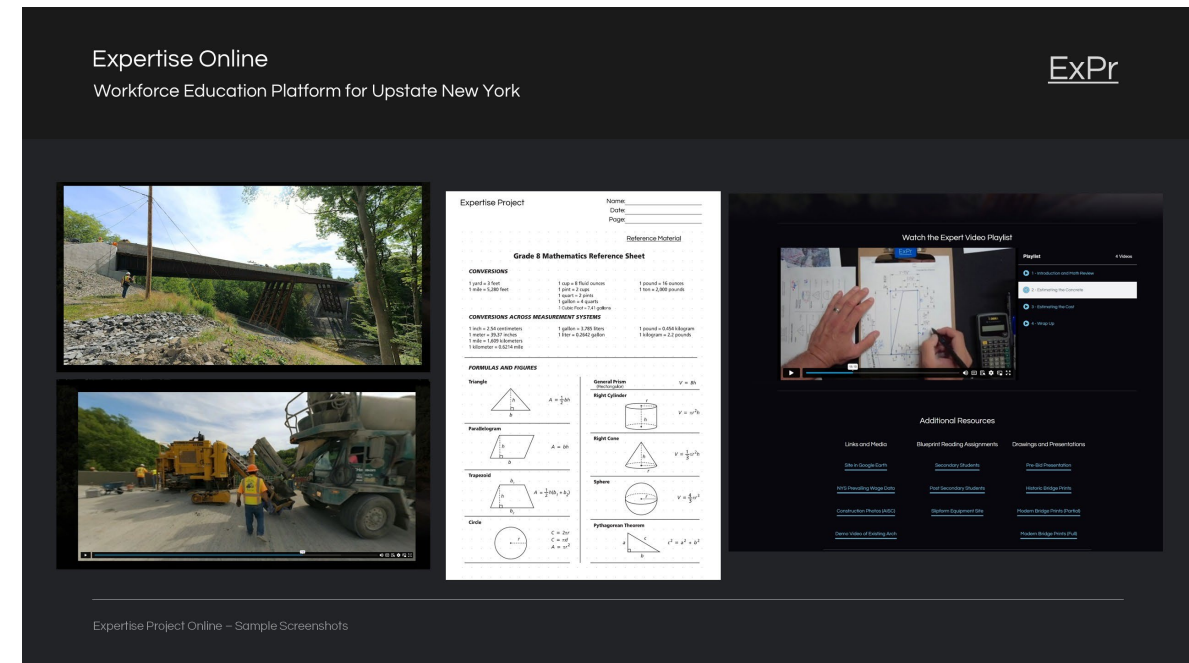


WHAT CAN EXPERTISE PROJECT DO?

EXPERTISE PROJECT BUILDS CURRICULUM TO SHOW THE NEED FOR
CLASSROOM STUDY AND LIFETIME RELEVANCE.



<https://cbs6albany.com/community/trade-up/excellence-in-education-lincoln-park-pool-revamp-offers-real-world-learning-for-green-tech-high-students-stem-expertise-project-virtual-reality-headsets-summer-july-construction-waterslide#>



EXPERTISE PROJECT IS A FULLY FUNDED AWARD



January 21, 2025
Ronald Peters, President & CEO
FCCRG
24 West Fulton Street
Gloversville, NY 12078

Re: Round 14 ESD Mohawk Valley Empowers Grant Funds
Expertise Project, CFA# 137462

Dear Ronald Peters:
Thank you for your application for Round 14 ESD Mohawk Valley Empowers Grant Funds through Round 14 of the Regional Economic Development Council (REDC) Initiative.

We are pleased to inform you that Fulton County Center for Regional Growth has been recommended for an award of up to \$549,000. In addition to this award letter, this grant will be formally offered in an Incentive Proposal, that will outline funding requirements, disbursement terms, minority- and women-owned business contracting goals, employment requirements, environmental and historic preservation review requirements, and other terms and conditions required by the ESD funding processes.

The Minority and Women-owned Business Enterprise (MWBE) program mentioned above is central to New York State's mission to promote a vigorous and inclusive economy that empowers entrepreneurs with the tools and resources to grow and expand their businesses. Your project will be assessed for MWBE goals based on opportunities identified and the availability of MWBEs to participate.

In order to update our project records, and to assess the appropriate MWBE goals for your project, please complete the attached project budget sheet and answer the attached questions; the more detail that is provided allows for a better assessment of narrowly-tailored goals. Please submit the requested updated budget information by 2/21/2025 to Mark.LaBuzetta@esd.ny.gov.

Once you have submitted the attached project budget sheet, ESD's Mohawk Valley Regional Office will contact you to clarify specifics about the project in order to issue a formal Incentive Proposal, which must be signed and returned to ESD. Please note grant funding is conditioned on approval by the CEO/ESD Directors, which typically is requested at the time of project completion, and funds are disbursed in arrears, as reimbursement for expenses undertaken. You are reminded that under the proposed project with ESD, any work performed, or costs incurred, prior to the date of the award announcement may result in award reductions or possible termination of the project at ESD's discretion.

Please note that by accepting our offer of public funds to support this project, it is ESD's expectation that the Fulton County Center for Regional Growth will coordinate any project-related public announcements and press events with ESD.

If you applied for funding from other programs or other State agencies, you will receive information from those programs/agencies separately.

Congratulations, and we look forward to working with you on this important project.

Thank you,

Allison Madmoune
Regional Director Mohawk Valley

SCHOOLS & ORGANIZATIONS UNDER GRANT COVERAGE

County	District Name	Approx. Enrollment	Org Type
		64710	
Fulton	Wheelerville	115	K-12
Fulton	Gloversville	2597	K-12
Fulton	Johnstown	1592	K-12
Fulton	Mayfield	874	K-12
Fulton	Northville	424	K-12
Fulton	Broadalbin-Perth	1664	K-12
Fulton	Dolgeville	839	K-12
Fulton	FM BOCES	603	BOCES
Fulton	Gloversville Workforce Solutions		Workforce
Montgomery	Amsterdam	3669	K-12
Montgomery	Canajoharie	857	K-12
Montgomery	Fonda-Fultonville	1225	K-12
Montgomery	Fort Plain	768	K-12
Montgomery	Oppenheim-Ephratah-St. Johnsville	678	K-12
Montgomery	Amsterdam Workforce Solutions		Workforce
Schoharie	Gilboa-Conesville	289	K-12
Schoharie	Jefferson	198	K-12
Schoharie	Middleburgh	676	K-12
Schoharie	Cobleskill-Richmonville	1649	K-12
Schoharie	Schoharie	872	K-12
Schoharie	Sharon Springs	223	K-12
Schoharie	SUNY Cobleskill		SUNY
Schoharie	Capital Region BOCES		BOCES
Schoharie	Cobleskill Workforce Solutions		Workforce
Herkimer	Central Valley Academy	2076	K-12
Herkimer	Mount Markham	1066	K-12
Herkimer	West Canada Valley	679	K-12
Herkimer	Frankfort	909	K-12
Herkimer	Herkimer	1040	K-12
Herkimer	Little Falls	1093	K-12
Herkimer	Owen D Young	187	K-12
Herkimer	Poland		K-12
Herkimer	Town of Webb	251	K-12
Herkimer	Herkimer BOCES	392	BOCES
Herkimer	Herkimer Working Solutions		Workforce
Oneida	Mohawk Valley CC - AIM		SUNY
Oneida	Adirondack CSD	1170	K-12



Oneida	Clinton	1302	K-12
Oneida	New Hartford	2503	K-12
Oneida	New York Mills	542	K-12
Oneida	Sauquoit	966	K-12
Oneida	Remsen	393	K-12
Oneida	Rome	5310	K-12
Oneida	Waterville	744	K-12
Oneida	Sherrill City School Distict (VVS)	1823	K-12
Oneida	Holland Patent	1318	K-12
Oneida	Utica	9989	K-12
Oneida	Westmoreland	867	K-12
Oneida	Oriskany	588	K-12
Oneida	Whitesboro	3167	K-12
Oneida	OHM BOCES		BOCES
Oneida	Utica Career Center		Workforce
Otsego	Gilbertsville - Mount Upton	333	K-12
Otsego	Edmeston	370	K-12
Otsego	Laurens	299	K-12
Otsego	Schenevus	338	K-12
Otsego	Millford	342	K-12
Otsego	Morris	315	K-12
Otsego	Oneonta	1722	K-12
Otsego	Otsego-Unadilla	756	K-12
Otsego	Cooperstown	851	K-12
Otsego	Richfield Springs	422	K-12
Otsego	Cherry Valley	445	K-12
Otsego	Worcester	330	K-12
Otsego	Otsego CDO Workforce		Workforce
	Workforce Centers		
	Traveling Road Show		

* Supplement existing supply so each district has one headset kit.
Consider asking Herkimer BOCES to distribute some of the solos to Frank,

FCCRG REQUEST.

THE GRANT IS REIMBURSABLE, AND WE NEED UP FRONT ASSISTANCE

FUNDING WILL BE RETURNED TO ORGANIZATIONS UPON DRAWDOWNS (12-MONTH WINDOW APPROX.)

Organizations:

1. Fulton County IDA
2. City of Utica IDA
3. Herkimer County IDA
4. Montgomery County IDA
5. Oneida County IDA
6. Otsego County IDA
7. Schoharie County IDA

Requesting \$75,000.00 each

A lesser amount is also welcome if necessary. If all 7 counties assist at \$75k The total will be \$525,000.



Project Name: Expertise Project
Company Name: Fulton County Center for Regional Growth NY

Project ID: #137462
Date: January 29, 2025

Project Budget (Projected)

Empire State Development asks grant recipients for detailed budget and project information to update and confirm our project records, and to assess an appropriate Minority & Women-Owned Business Enterprise (MWBE) subcontracting goal. Please complete the form below and describe your anticipated expenditures by category, including as much detail as available. Feel free to add lines as needed and include NAICS and NIGP codes where available.

Total Project Budget		
Budget Item/Category	Budget Value (\$)	Notes & NAICS/NIGP Codes (if available)
Real Estate Acquisition:	\$ 0.00	N/A
1.		
Construction / Renovation	\$ 0.00	N/A
Identify cost projections and NAICS codes, if known and available, for applicable categories in the list below.		
1. General Requirements (i.e. temporary facilities and controls)		
2. Concrete and Masonry (i.e. precast and stone)		
3. Metals (i.e. structural steel, beams & decorative)		
4. Thermal and Moisture Protection (i.e. waterproofing)		
5. Doors and Windows (maintenance, repair, installation, or replacement)		
6. Finishes (i.e. painting and flooring)		
7. Mechanical (ex. Plumbing and HVAC) and Electrical		
8. Other:		
Infrastructure / Site Work:	\$ 0.00	N/A
1.		
2.		
Machinery & Equipment Acquisition:	\$204,500.00	N/A
Provide a list of all expected machinery & equipment to be purchased:		
1. Mobile Video Immersion Room/computers/software/delivery/training	\$200,000.00	
2. Trailer for storage and moving equipment	\$4,500.00	
Furniture, Fixtures, & Equipment:	\$150,232	N/A
Provide a full list of items/needs (e.g. desks, chairs, computers)		

1. VR headsets & equipment/ Monitors/travel cases/digital programming/ recording equipment	\$150,232	
2.		
Consulting/Professional Services	\$294,350.00	N/A
Provide a full list of Consultants and/or Professional Services to be utilized (e.g. legal, architectural, engineering, marketing services)		
1. Expertise Online & Programming Year 1	\$147,175.00	
2. Expertise Online & Programming Year 2 (In-Kind from EP)	\$147,175.00	
Other Project Costs:	\$48,000.00	N/A
Provide a full list of other project costs		
1. Program Administration (FCCRG)	\$48,000.00	
2.		
Total Estimated Cost:	\$697,082.00	

MV EMPOWERS Grants allow for incremental drawdowns. If there is enough funding the goal is to order all equipment needed and pay a portion of EP contract. Then once receipts are available we will complete a draw and start reimbursing donors.

FCCRG THANKS YOU FOR YOUR CONSIDERATION

All donors will get added value

The trailer that will carry the mobile immersion room will be branded with all participating members logos.

