

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. Armstrong 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