

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: June 13, 2025
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet at **8:00 AM Friday, June 20, 2025**. Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 2631 991 8948 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 – May 23, 2025
3. Financial Review
4. Consider 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.
5. Consider an inducement resolution relating to the **NY Rome Old Oneida Solar, LLC Facility**, granting preliminary approval for financial assistance in the form of 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 (value of exemption approximately \$2,481,351), which is consistent with the Agency's Uniform Tax Exemption Policy and authorizing the Agency to conduct a public hearing.
6. Consider a final authorizing resolution relating to the **Chobani, LLC Facility**, approving financial assistance in the form of exemptions from sales tax (valued at \$51,625,000) and reduction in real property tax (valued at \$385,754,962) that provides the Company will make PILOT Payments (a) during the construction period: fixed annual payments of \$90,000.00; and (b) after the issuance of a Certificate of Occupancy: fixed annual payments of \$2,000,000 for forty (40) years, with an annual escalator of 1.5% added during years 11 – 40, with PILOT Payments to be allocated to the tax jurisdictions in accordance with an Agreement Allocating PILOT Payments, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, subject to counsel approval. The Agency conducted a public hearing on June 18, 2025.
7. Consider a final authorizing resolution relating to the **126 Business Park Holdings LLC Facility**, approving financial assistance in the form of exemptions from sales tax (valued at \$13,125),

Anthony J. Picente Jr.
County Executive

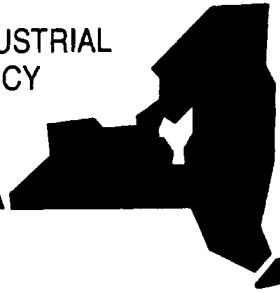
Shawna M. Papale
Secretary/ Treasurer/
Executive Director

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

exemptions from mortgage recording tax (valued at \$34,125) and reduction in real property tax (valued at \$635,387) for a period of ten years, which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, subject to counsel approval. The Agency conducted a public hearing on June 19, 2025.

8. Consider a final authorizing resolution relating to the **Griffiss Local Development Corporation (Building 240 Facility)** approving financial assistance (valued at \$0) in the form of extending the existing PILOT Agreement for an additional ten years with PILOT Payments to continue at the current full exemption, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, subject to counsel approval. The Agency conducted a public hearing on May 29, 2025.
9. Consider a final authorizing resolution relating to the **Griffiss Local Development Corporation (Building 796/798 Facility)** approving financial assistance (valued at \$257,759) in the form of extending the existing PILOT Agreement for an additional ten years with PILOT Payments to continue at the current level (75% of taxes) relating to for-profit tenants and a full exemption to continue relating to not-for-profit tenants including GLDC, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, subject to counsel approval. The Agency conducted a public hearing on May 29, 2025.
10. Consider a final authorizing resolution relating to the **Rome Community Brownfield Restoration Corporation (International Wire Facility)** approving financial assistance in the form of extending the existing PILOT Agreement for an additional five years with PILOT Payments to (a) be converted to fixed payments equal to the current PILOT Payment plus an annual escalator if the Facility is occupied by a for-profit tenant (value estimated at \$20,201) and (b) to be fully exempt if the Facility is vacant and occupied by the Company (maximum value estimated at \$249,425), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, subject to counsel approval. The Agency conducted a public hearing on May 29, 2025.
11. Consider a final authorizing resolution relating to the **Rome Community Brownfield Restoration Corporation (Complex 4 Facility)** approving financial assistance (valued at \$72,821) in the form of extending the existing PILOT Agreement for an additional five years during which time the property will remain fully exempt from taxes, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, subject to counsel approval. The Agency conducted a public hearing on May 29, 2025.

Old Business

Next meeting date: **Friday, July 25, 2025 at 8:00 AM at 584 Phoenix Drive, Rome, NY.**