

Minutes of the Meeting of the
Oneida County Industrial Development Agency

September 5, 2025

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

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

EDGE Staff Present: Shawna Papale, Tim Fitzgerald, Marc Barraco, Mark Kaucher, CJ Hanrahan, Zach Joyce, and Rachel Hadden.

Others Present: Laura Ruberto, Bond, Schoeneck & King; Ken Adamczyk, Fulton County Center for Regional Growth.

Others Present Virtual: Mark Levitt and Jenna Peppenelli, Levitt & Gordon.

S. Zogby called the meeting to order at 8:00 AM.

At 8:01, a motion to enter Executive Session to discuss personnel and contracts was made by J. Genovese, seconded by T. Reed, and carried 7-0.

At 8:35, a motion to exit Executive Session was made by T. Reed, seconded by F. Armstrong, and carried 7-0.

Minutes – July 25, 2025

S. Zogby presented the draft July 25, 2025 meeting minutes for review. D. Grow requested a spelling correction. **K. Martin moved to approve the July 25, 2025 meeting minutes, as amended. F. Armstrong seconded the motion, which carried 7-0.**

2026 Budget

R. Hadden and S. Papale presented the Agency's draft 2026 budget for consideration. Most line items remained the same compared to the 2025 budget. The Chobani, LLC Facility closing will bring in a substantial amount of new revenue. The IT consulting expense is expected to go down in 2026. Dues and Subscriptions is up so that the Agency can plan to support NYSEDC on a more planned basis. There is an increase in the Special Projects line item due to EDGE's request to support its "next big site" development initiative. Staff will also be working with counsel to review the various policies the Agency has in place. S. Zogby stated that he and Shawna have started to discuss how the Agency can best use the proceeds of the Chobani, LLC Facility closing to benefit the community. S. Papale stated that this may require close collaboration with the OCLDC to coordinate how to deploy funds. With no further questions or comments, **F. Armstrong made a motion to approve the budget as presented. T. Reed seconded the motion, which carried 7-0.**

Financial Review

R. Hadden presented the July interim financial statements. Cash has been fairly stable over the last year. There has been less Agency fee income received than budgeted. The 126 Business Park Drive project closed in August, which will be reflected in the next interim statement. Otherwise, no significant activity. 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– Final Authorizing Resolution

S. Zogby introduced 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. **T. Reed motioned to approve the NY Rome Old Oneida Solar, LLC final authorizing resolution, as presented. J. Genovese seconded the motion, which carried 7-0.**

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

Lewiston Clinton Townhomes LLC Facility – Final Authorizing Resolution

S. Zogby introduced final authorizing resolution relating to the Lewiston Clinton Townhomes LLC Facility, approving 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. T. Fitzgerald explained that, at the public hearing, there was a brief discussion that sought to clarify the benefit being proposed. No other comments were made. **J. Genovese made a motion to approve the Lewiston Clinton Townhomes LLC Facility final authorizing resolution, as presented, K. Martin seconded the motion, which carried 6-0.**

A. Lewis rejoined the meeting.

West Dacks II, LLC Facility – Sales Tax Exemption Increase

S. Zogby introduced 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. T. Fitzgerald gave a brief explanation of the nature of the request – that the project experienced higher than expected costs for roof replacement, and that new investments into the facility's HVAC system needed to be made. **D. Grow made a motion to approve the West Dacks II, LLC Facility sales tax exemption Increase resolution, as presented. K. Martin seconded the motion. With no further discussion, the motion carried 7-0.**

Rome Community Brownfield Restoration Corporation (Complex 4 Facility) – License

S. Zogby introduced 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. He referred to the letter from RCBRC's attorney Camille Kahler, which was included in the meeting packet. **T. Reed made a motion to approve the RCBRC Complex 4 Facility resolution, as presented. D. Grow seconded the motion. With no further discussion, the motion carried 7-0.**

Universal Photonics, Inc. Facility – Mortgage Recording Tax

S. Zogby introduced 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. T. Reed asked if the company over-committed on jobs from the start of financial assistance. S. Papale said that they probably had. S. Zogby stated that a lot of benefits have been extended to the business already, and it doesn't sit well that the company ignored the Agency's letter from 2024 seeking to address their jobs shortfall. S. Zogby asked for a motion to approve the resolution as presented. **No motion was made.** L. Ruberto suggested that the members consider approving entering into the mortgage, even if no financial benefit is extended. **J. Genovese made a motion to approve entering into the mortgage without offering mortgage recording tax exemption. F. Armstrong seconded the motion, which carried 7-0.**

Expertise Project Sponsorship Request

T. Fitzgerald introduced a request from the Fulton County Center for Regional Growth and the Expertise Project. The project was awarded funding through New York State to help deliver immersive job exploration programming to high school and college students across the region. The Expertise Project is seeking the sponsorship of IDAs across the region to help cover the initial costs of expanding this program. In return, supporting agencies will have their logos displayed on a mobile trailer and marketing materials. Each IDA in the Mohawk Valley region is being asked to sponsor the project in the amount of \$75,000. F. Armstrong shared that she has experienced this technology, and she has acknowledged that it has been a very helpful tool for students already. **A motion to approve a sponsorship to the Expertise Project in the amount of \$75,000, subject to review by counsel, was made by J. Genovese and seconded by K. Martin.** A. Lewis asked if a budget amendment for 2025 would be needed. S. Papale affirmed. S. Zogby confirmed that said amendment will be included in the motion. **The motion carried 7-0.**

Old Business

- Housing Policy Update – T. Fitzgerald shared what progress has been made on updating the housing policy so far, and shared that another 3-month extension on the sunset might be needed. He also shared that the revisions are intended to reflect the recommendations made in the County's housing study published earlier this year. J. Genovese shared that some of his staff are reviewing the proposed changes to the policy. D. Grow asked if the OCLDC currently has any housing policy in place. T. Fitzgerald responded no, but that it might be helpful to consider implementing one.

- AIS Inducement Resolution – T. Fitzgerald reminded the members that the project was approved last year, but that the sale of the building has not yet been completed. The process has slowed down due to an EDA project that includes the AIS building. An inducement extension may be needed since inducements are only good for one year. **D. Grow made a motion to extend the AIS Inducement Resolution for one year. K. Martin seconded the motion, which carried 7-0.**

Adjournment

With no further business, S. Zogby asked for a motion to adjourn. **Upon a motion by D. Grow, which was seconded by K. Martin, the meeting adjourned at 9:11 AM.**

Respectfully Submitted,
Tim Fitzgerald