

Minutes of the Meeting of the  
**Oneida County Industrial Development Agency**

**November 18, 2025**

**584 Phoenix Drive, Rome, NY /Teams Meeting**

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

**EDGE Staff Present:** Shawna Papale, Tim Fitzgerald, Marc Barraco, Mark Kaucher, Julie Daskiewich, and Rachel Hadden.

**Others Present:** Laura Ruberto, Bond, Schoeneck & King; Kevin McAuliffe, Barclay Damon; Amanda Cortese-Kolasz and Shawn Kaleta, Oneida County.

**Others Present Virtual:** Mark Levitt, Levitt & Gordon; Linda Romano, Bond, Schoeneck & King; Amber Mathias and Steve Licciardi, Bonacio Development.

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

**Minutes – October 17, 2025**

S. Zogby presented the draft October 17, 2025, meeting minutes for review. **J. Genovese moved to approve the October 17, 2025, meeting minutes as presented. A. Lewis seconded the motion, which carried 6-0.**

**Financial Review**

R. Hadden presented the October interim financial statements. The Placer AI software cost, originally paid by the Agency, has been reclassified as receivable from the OCLDC and removed from Dues and Subscriptions. The OCLDC will reimburse the IDA when Key Banks CD matures in March 2026. Overall expenses remain under budget because the special economic development contingency has not yet been used. The project to allocate part of the Chobani administrative fee is in progress, and after consultation with the finance committee, a weighted, ROI focused approach was chosen while still distributing funds across multiple banks. The balance in cash & cash equivalents and investments is approximately \$1.373M; of this balance \$394K is in short-term CD's, \$114K is in the operating account, the remaining cash is in interest bearing money market accounts, including the \$1M admin fee received from Chobani **The Agency received and accepted the interim financials as presented, subject to audit.**

**ProTrade Garages, LLC Facility- SEQR Resolution**

S. Zogby introduced a SEQR resolution relating to the ProTrade Garages, LLC Facility. The Town of Westmoreland Planning Board acted as lead agency for the environmental review. The Agency concurs with the findings of the lead agency and wishes to adopt a negative declaration for purposes of SEQR. **F. Armstrong motioned to approve a SEQR resolution relating to the ProTrade Garages, LLC Facility, as presented. D. Grow seconded the motion, which carried 6-0.**

**ProTrade Garages Facility- Inducement Resolution**

S. Zogby introduced an inducement resolution relating to the ProTrade Garage granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$62,957) and exemptions from mortgage recording tax (valued at \$9,000), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy. A public hearing is not required as benefits are less than \$100,000. T. Fitzgerald gave a brief update regarding the business's market study, and also shared that the Agency would need to consider how the project will be evaluated, since job creation will not take place. S. Zogby made a few comments about the size of the project along with how it's a good fit for the community. There was a general agreement among the members. **D. Grow made a motion to approve the ProTrade Garages Facility Inducement Resolution, as presented, A. Lewis seconded the motion, which carried 6-0.**

**B240 LLC (Air City Lofts Phase 5) Facility- Inducement Resolution**

S. Zogby introduced a resolution relating to the B240 LLC Air City Lofts Phase 5 Facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$169,785), exemptions from mortgage recording tax (valued at \$40,907) and reduction of real property tax for a period of 10 years (valued at \$712,100), which financial assistance is consistent with the Agency's Housing Policy, making the finding that the Project will prevent economic deterioration by promoting employment opportunities, and authorizing the Agency to conduct a public hearing. L. Ruberto pointed out that the City of Rome affirmed that its original environmental determination covered this proposed phase, and the Agency's resolution includes an affirmation of the Agency's previous SEQR determination. A brief discussion ensued concerning the overall success of this development. **T. Reed made a motion to approve the B240 LLC Air City Lofts**

**Phase 5 Inducement Resolution and affirmation of prior SEQR determination, as presented. J. Genovese seconded the motion. The motion carried 6-0.**

#### **B240 LLC (Air City Lofts Phase 1)- Extend Leasehold**

S. Zogby introduced a resolution relating to the refinancing of the **B240 LLC (Air City Lofts Phase 1) Facility**, authorizing the Agency to mortgage its leasehold interest in the Facility and extend previously authorized but unused mortgage recording tax exemption to the transaction (valued at \$3,651), and approving the form and execution of related documents subject to counsel review. **J. Genovese made a motion to approve the B240 LLC Air City Lofts Phase 1 refinancing and mortgage of its Leasehold interest, as presented. F. Armstrong seconded the motion. With no discussion, the motion carried 6-0.**

#### **Chobani LLC Facility – Supplemental Resolution**

S. Zogby directed the Members’ attention to the Chobani LLC Facility. An amendment to the Application for Financial Assistance has been received, which revises the description of the “Facility.” The County Legislature recently made the determination that environmental impacts of the supplemental environmental assessment form relating to the change in project scope are in line with that which was assessed in the County’s April 9, 2025 negative declaration. However, the County’s determination was not presented to the Agency until November 17<sup>th</sup>. L. Romano points out that the revised description of the facility should be considered a significant change, and recommended that action relating to the Chobani, LLC Facility be tabled until the Agency’s December meeting, which will give the Agency’s team of environmental attorneys time to review the County’s recent determination and prepare the appropriate Agency resolution. K. McAuliffe shared details of those proposed changes to the Facility and the positive impact on the community; the layout is a significant change that will result in a campus-like facility rather than an isolated manufacturing building. K. McAuliffe says the project won’t be halted if the board waits till next month. Because the project has expanded onto the golf course, the project will require two separate leases and two separate PILOTs. The board indicated its continued support of the project as revised and the overall consensus was to wait till next month to take action. If necessary, the board will arrange a special meeting to take action.

#### **Family Dollar, Inc. – Mortgage of Leasehold Interest**

S. Zogby introduced a resolution relating to the refinancing of the Family Dollar, Inc. facility, authorizing the Agency to mortgage its leasehold interest to the lender and authorizing the form and execution of related documents, subject to counsel review. The company is not requesting any benefits. L. Ruberto stated that the resolution should also include the language “and consenting to the assignment of the Agency documents to new owner.” This is because Family Dollar, Inc. has transferred most of their properties to a new real estate holding company. **D. Grow made a motion to approve a resolution authorizing the Agency to mortgage its leasehold interest to the lender, and consenting to the assignment of the Agency documents to new owner, authorizing the form and execution of related documents, subject to counsel review. A. Lewis seconded the motion, which carried 6-0.**

#### **Housing Policy Extension**

S. Zogby introduced a resolution extending the Agency’s Housing Policy an additional six months, through June 30, 2026. Staff briefly discussed the progress made in preparing a revised housing policy for the members to consider. The revised policy will aim to support the findings of Oneida County’s 2025 Housing Study. Staff is considering how all segments of the housing market, including single family, may be supported by the Agency. **T. Reed made a motion to approve the resolution. A. Lewis seconded the motion, which carried 6-0.**

#### **Agency Governance Policies**

S. Zogby directed the Members’ attention to the proposed revisions to the Agency’s governance policies. L. Romano pointed out that most of the proposed revisions are meant to align with State requirements. S. Zogby stated that the proposed revisions will be voted on next month.

#### **Agency FOIL Officer**

S. Papale stated that a new FOIL officer for the Agency is needed. She proposed that Tim Fitzgerald be designated for the position. **J. Genovese made a motion to approve Tim Fitzgerald as the new FOIL officer, A. Lewis seconded the motion, which carried 6-0.**

**Adjournment**

S. Zogby asked for a motion to adjourn. **Upon a motion by D. Grow, which was seconded by A. Lewis, the meeting adjourned at 8:58 AM.**

Respectfully Submitted,  
Julie Daskiewicz