

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: November 12, 2025
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet at **8:00 AM Tuesday, November 18, 2025**. Members of the public may listen to the Agency meeting via Microsoft Teams, by following the link: [OCIDA Meeting | Meeting-Join | Microsoft Teams](#), 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 – October 17, 2025
3. Financial Review
4. Consider a SEQR resolution relating to the **ProTrade Garages, LLC Facility**. The Town of Westmoreland Planning Board acted as lead agency for the environmental review.
5. Consider an inducement resolution relating to the **ProTrade Garages Facility**, 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.
6. Consider an inducement 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.
7. Consider 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.

Old Business

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8. Consider a supplemental resolution relating to the **Chobani LLC** facility, accepting an amendment to the Application for Financial Assistance, revising the description of the “Facility.”
9. Consider a supplemental SEQR resolution relating to the **Chobani LLC** facility. The County of Oneida is lead agency and reviewed the impacts of the changes in project scope, and the Agency wishes to adopt the findings of the lead agency.
10. Consider 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.
11. Consider a resolution extending the **Housing Policy** an additional six months, through June 30, 2026.
12. Proposed revisions to corporate governance policies (resolution adopting policies to be considered in December).

Next meeting date: **Friday, December 19, 2025 at 8:00 AM at 584 Phoenix Drive, Rome, NY.**