

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



2025

The Year in Review

Board of Directors Annual Meeting

December 12, 2025



Projects Closed - Page 1

- **All Seasonings Ingredients, Inc.** – 115.5 to be retained – 15 to be created
City of Sherrill
 - \$ 826,746
 - PILOT – STE
- **Lodging Kit Co. - West Dacks II** – 26 to be retained – 8 to be created
Village of Boonville
 - \$ 3,819,904
 - PILOT – STE (also approved value increase)
- **Stark Truss/Yoder Properties** – 24 to be retained – 8 to be created
 - \$ 4,285,994 - *Whitestown*
 - PILOT – STE – MRTE (also approved MRTE value increase)

Projects Closed - Page 2

- **126 Business Park Holdings** - **124** *to be retained* – **11** *to be created*
 - **\$ 4,976,509**
 - PILOT – STE – MRTE
- **NY Rome Old Oneida Solar, LLC** - ***4.2 MW Community Solar*** - *Rome*
 - **\$ 9,054,447**
 - PILOT - \$10,000 per MW – MRTE

Woodhaven

Single Family PILOTS

- 921 Park Drive
 - 1,400 sf



Projects Induced - Page 1

- Chobani LLC – 1,070 FTE *to be created* - Griffiss Business & Tech Park
 - **\$ 1,215,055,000**
 - PILOT – STE
- B240 Air City Lofts Phase 5 - *48-unit studio apartments* - GBTP
 - **\$ 7,435,493**
 - PILOT- STE-MRTE
- ProTrade Garages, LLC - *Multi-tenant, commercial, Industrial contractor garage/storage facility* - *Westmoreland*
 - **\$ 1,754,228**
 - PILOT – STE - MRTE
- Lewiston Clinton Townhomes - *34-unit market-rate townhomes*
 - **\$ 8,944,500**
 - PILOT – STE- MRTE

Actions Related to Existing Projects – Page 1

- **GLDC (B796 & B798)** - 81 FTE to be retained
 - Ten-year PILOT Extension Request approved.
- **GLDC (B240)**
 - Ten-year PILOT Extension Request approved.
- **B240 LLC Phase 1 (Air City Lofts)**
 - Request for Agency to mortgage its leasehold interest approved.
 - Request to extend previously authorized but unused mortgage recording tax exemption approved.
- **B240 LLC Phase 2 (Air City Lofts)**
 - Request to convert vacant retail space to residential approved.
 - Request to eliminate Employment Obligation(retail based) approved.
 - Request to extend remaining STE allowance to conversion costs approved.

Actions Related to Existing Projects – Page 2

- **126 Business Park LLC** - *DiMeo-Ford Business Park*
 - Consented to sale and assignment of lease documents to 126 Business Park Holdings LLC
- **Rome Community Brownfield Restoration Corp.(Intl. Wire Co.)**
 - Request for a 10-year PILOT extension with fixed payments with 2% annual escalator approved.
- **Rome Community Brownfield Restoration Corp.(Complex 4)**
 - Request for a 5-year PILOT extension approved.
 - Request to release .86-acre portion of land from lease agreement for future conveyance approved.
 - Request to consent to RCRBC granting a license to Worthington Steel Rome, LLC approved.
- **Universal Photonics-JH Rhodes - Vernon**
Request to enter into a mortgage with no Agency financial benefit approved.

Actions Related to Existing Projects – Page 3

- **EDGE Flex Space** – *@Marcy Nanocenter*
 - Consented to EDGE sublease of a portion of the building to Indium Corporation of America
- **Hangar Road Rome, LLC** - *90 FTE to be retained - GBTP*
 - Consented to the change of control of an existing tenant,
 - Consented to the assignment of the existing sublease.
- **ICA Holdings, LLC (Indium Woods Park Drive)** – *New Hartford*
 - Consented to sublease of a portion of the facility to Manufacturers Associates of Central New York (MACNY).

Actions Related to Existing Projects – Page 4

- **Copper Village, LLC** – *Erie Canal Waterfront, City of Rome*
 - Request to extend Inducement Resolution by one year approved.
- **Oneida County Local Development Corporation**
 - Economic Development Services Agreement with OCLDC for services the IDA will undertake to achieve its public purpose, including workforce support and other economic development projects in the region approved.
- **Family Dollar, Inc.** - *Griffiss Business & Tech Park*
 - Request for the IDA to mortgage its leasehold interest (facility refinance related) with no benefits provided.
- **One-Pull/Kris-Tech Wire**- *Griffiss Business & Technology Park*
 - Amended job creation commitment(assigned to KT in 2024) to reflect the 22 FTE commitment can be achieved by considering the FTEs employed by Kris-Tech Wire

Other Actions – Page 1

- **The DeLong Co., Inc. – NYSDOT PFRAP Grant** - *Sangerfield*
 - The Agency granted a request from the DeLong Co., Inc.'s to serve as a sponsor of its application to the NYSDOT PFRAP Program. for funding to assist with improvements to rail siding at its Sangerfield facility.
- **Sublease Amendment Policy Change**
 - Adopted a policy change for leaseback agreements that allows lessees to provide the Agency with a copy of sublease amendments following their execution(within 10 days), as opposed to requiring IDA concurrence before execution.
- **Uniform Project Evaluation Criteria Amended**
 - Projects that include onsite childcare will be given special consideration.

Other Actions – Page 2

- **GLDC B212 (Parachute Shop)**– *Griffiss Business & Tech Park*
 - Request to enter into option agreement with GLDC and Bonacio Construction for purchase of Griffiss Parkway/Hangar Rd. parcel (post building demolition and release from Master Lease) for construction of new office building **approved**.
- **Service Agreement with the OCLDC**
 - \$75,000 Economic Development Services Agreement with OCIDA to facilitate strategic economic development projects within Oneida County **approved**.
- **Housing Policy Extension**
 - Extended current Housing Policy to June 30, 2026.
- **2026 EDGE Staff Services Agreement**
 - Tim Fitzgerald identified as primary staff person.

2025 Jobs/Investment Summary

Closed Projects

FTE Retained: 289.5

FTE to be Created: 42

\$ 22,963,600

Induced Projects

FTE Retained: 0

FTE to be Created: 1,070

\$ 1,231,453,043

Total Closed & Induced Projects

FTE Retained: 289.5

FTE to be Created: 1,112

\$ 1,254,398,643

Summary

- OCIDA continues to assist in incentivizing investment resulting in new jobs and economic activity.
- Efforts of past years have established a solid foundation for continued job growth and economic gains for region.

2025

Projects Closed	Project Cost	FTE Retained	FTE Create	FTE Total	Projects Induced	Project Cost	FTE Retained	FTE Create	FTE Total
All Seasonings Ingredients	826,746	115.5	15	130.5	Chobani	1,215,055,000	0	1070	1070
Lodging Kit/West Dacksll	3,819,904	26	8	34	NY Rome Old Oneida Solar	9,054,447			
Stark Truss/Yoder Prop	4,285,994	24	8	32	Lewiston Clinton Townhomes	8,944,550			
126 Bus. Park Holdings	4,976,509	124	11	135	B240 Phase 5-AirCityLofts	7,435,493			
921 Park Drive-WHaven									
Totals	\$ 13,909,153	289.5	42	331.5	Projects Induced	\$ 1,240,489,490	0	1070	1070
					Projects Closed	\$ 13,909,153	289.5	42	331.5
					Grand Total	\$ 1,254,398,643	289.5	1112	1401.5