

Anthony J. Picente Jr.  
County Executive

Shawna Papale  
Executive Director/Secretary/Treasurer

Timothy Fitzgerald  
Assistant Secretary



Oneida County Local Development Corporation  
584 Phoenix Drive • Rome, New York 13441  
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 Local Development Corporation Board of Directors  
From: Shawna M. Papale  
Date: January 9, 2026  
RE: OCLDC Meeting Agenda

The Oneida County Local Development Corporation shall meet at 8:00 AM Friday, January 16, 2026, immediately following the conclusion of the meeting of the Oneida County Industrial Development Agency.

Members of the public may join the meeting via Microsoft Teams:

Meeting ID: 290 804 774 990 45; Passcode: nn2jd7cz, or attend in person. The Minutes of the Corporation's meeting will be transcribed and posted on the OCLDC website.

1. Executive Session
2. Approve minutes – October 17, 2025
3. Financial Review
4. Consider a SEQR resolution relating to the Hamilton College Facility. The LDC is acting as lead agency and has determined the project is a Type II action.
5. Consider an inducement resolution relating to the Hamilton College Facility, providing preliminary approval for financial assistance in the form of tax-exempt bond and/or lease financing transaction in the principal amount not to exceed \$19,000,000.00 in order to finance a comprehensive building systems renovation and energy enhancement project to improve efficiency, sustainability and long-term reliability of Burke Library and authorize the LDC to conduct a public hearing.

Minutes of the Meeting of the  
**Oneida County Local Development Corporation**

**October 17, 2025**

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

**Members Present:** Steve Zogby, David Grow, 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 Virtual:** Mark Levitt and Laura Ruberto

S. Zogby called the meeting to order at 8:55 AM.

**Minutes – September 5, 2025**

S. Zogby presented the draft September 5, 2025, meeting minutes for review. **J. Genovese moved to approve September 5, 2025, meeting minutes. A. Lewis seconded the motion, which carried 5-0.**

**Financial Review**

R. Hadden presented the September 30<sup>th</sup> interim financial statement. Fixed assets have increased due to the Microsoft Teams calling system being set up, along with the website being newly revised. No other items were presented. The report was accepted subject to audit.

**Service agreement with the OCIDA- resolution**

S. Zogby presented the LDC to enter into an Economic Development Services Agreement with Oneida County Industrial Development Agency and approve the form and execution of related documents. **A. Lewis moved to approve the motion, and D. Grow seconded the motion. Motion carried 5-0.**

**Request from Fulton County MVREDC catalyst project**

S. Zogby brought forth a request from Fulton County Center for Regional Growth to loan \$75,000.00 in support of the MVREDC Catalyst Project for Workforce development in partnership with Expertise Project. S. Zogby asks if it is an actual loan, T. Fitzgerald states it can be called sponsorship, but it functions as a loan. It was determined by counsel that this loan is being offered by the OCLDC because it has more flexibility than the OCIDA. The OCLDC considers this a sponsorship of the Project. **A. Lewis moved to approve the motion, and J. Genovese seconded the motion. Motion carried 5-0.**

**Adjournment**

With no further business, S. Zogby asked for a motion to adjourn. **At 8:58 AM Lewis moved, and D. Grow seconded a motion to adjourn. Motion carried, 5-0.**

Respectfully Submitted,

Julie Daskiewich

# OCLDC

## Notes to the Financial Statements

**December 31, 2025**

### **OCLDC Balance Sheet:**

1. Cash decreased by \$267K over the last 12 months; this is due to paying out the \$100K of board restricted funds for the Job Growth Initiative plus additional approved funding of \$25K given to Upstate Family Health Center. Last year at this time LDC closed on the Hamilton College Bond, netting a fee of \$295K
2. Marcy Nano Wetlands restriction are funds deposited in escrow with the LDC by EDGE: these funds are to be held in escrow by the LDC to secure the performance by EDGE of certain of its obligations under a Section 404 permit issued by the U.S. Army Corp of Engineers on July 28, 2014; the LDC has recorded a liability of equal amount.
3. The LDC has one CD for with a balance of \$280K; the CD has an interest rate of 3.25% and matures on 3/23/26, this will not be renewed if a new bond is not secured beforehand.
4. Fixed assets have increased; related to Team Calling Implementation which has a useful life of 5 years.
5. LDC went through website redevelopments of \$4905 and qualifies for amortization over a useful life of 3 years and that is the reason for the increase in other assets.
6. Accounts payable balance is high due to having to hold any intercompany payments until the Key CD matures in March 2026. All outside vendors will be paid as normal. This balance is mainly made up of EDGE and IDA invoices.
7. The balance in accrued expenses is 12 months of the 2025 audit fee.
8. Funds have been disbursed for the Job Growth Initiative, this reduces restricted fund balance to zero.
9. Overall OCLDC Net Assets have decreased 29% over the last 12 months.

### **OCLDC Budget Comparison Report (Income Statement)**

1. Deposited received from OCIDA to fund Fulton County Center for Regional Growth's workforce development project, will be reimbursed back from vendor and flow back to IDA.
2. Interest income is ahead of budget; this is due to the CD at Key Bank earning an average of \$734.44 per month so far this year.
3. In October of 2021, LDC accrued \$52,467.76 for the MVTech Scholarship expense expected in 2022. LDC paid out two payments to MVCC, one in the spring for \$27,299.00 and a payment in the fall of \$24,816.25 totaling \$52,115.25. The difference of \$352.51 has been sitting in our accrued expense account, it was moved to refund the LDC for the scholarship expense not used.
4. LDC money market account is incurring a \$20 fee due to the balance being below the banks requirements. This will be rectified once the CD matures in March 2026
5. On the approved minutes from 09/20/24, OCLDC approved supporting the EDGE-ATREG service agreement and \$12,500 was added to the 2025 expenses which was paid on 06/01/2025. It was not originally part of the budget so that is the cause of the big variance between budget and actual. It was approved to recur in 2026 for the same amount so we will see that next year as well.
6. LDC expensed an additional \$25K related to the \$75K job growth initiative request from Upstate Family Health Center that was not included in the board restricted funds set aside for this project. In addition, funds deposited from OCIDA were used to support Fulton County's workforce project.
7. Amortization expense increased due to the website developments that were capitalized this year.
8. Depreciation expense has increased \$123.97 a month related to the Teams Calling implementation. This has a useful life of 5 years.

Oneida County Local Development Corp  
 Balance Sheet  
 December 31, 2025 and 2024

	Current Year	Prior Year
<b>Assets</b>		
<b>Current Assets</b>		
Cash and Cash Equivalents	5,873	273,320 <sup>1</sup>
Restricted Cash - Marcy Nano Wetlands Escrow	317,537	310,046 <sup>2</sup>
Investments	280,030	271,217 <sup>3</sup>
Prepaid Expense	1,161	5,167
<b>Total Current Assets</b>	<u>604,601</u>	<u>859,750</u>
<b>Fixed Assets</b>		
Computer Equipment - Net	11,691	9,747 <sup>4</sup>
<b>Fixed Assets</b>	<u>11,691</u>	<u>9,747</u>
<b>Other Assets</b>		
Organization Expenses	22,472	17,567 <sup>5</sup>
Amortization Organization Costs	(14,569)	(12,737)
<b>Total Other Assets</b>	<u>7,904</u>	<u>4,831</u>
<b>Total Assets</b>	<u>624,196</u>	<u>874,328</u>
<b>Liabilities &amp; Net Assets</b>		
<b>Liabilities</b>		
<b>    Current Liabilities</b>		
Accounts payable	43,350	3,086 <sup>6</sup>
Accrued Expenses	5,670	5,753 <sup>7</sup>
<b>    Total Current Liabilities</b>	<u>49,020</u>	<u>8,838</u>
<b>    Long Term Liabilities</b>		
Marcy Nano Wetlands Escrow	317,537	310,046 <sup>2</sup>
<b>    Total Long Term Liabilities</b>	<u>317,537</u>	<u>310,046</u>
<b>Total Liabilities</b>	<u>366,557</u>	<u>318,884</u>
<b>Net Assets</b>		
OCLDC Net Assets - Board Restricted	0	100,000 <sup>8</sup>
OCLDC Net Assets	257,639	455,443 <sup>9</sup>
<b>Total Net Assets</b>	<u>257,639</u>	<u>555,443</u>
<b>Total Liabilities &amp; Net Assets</b>	<u>624,196</u>	<u>874,328</u>

Oneida County Local Development Corp  
Budget Comparison Report

Current Period: 12/1/2025 - 12/31/2025

Budget Period: 1/1/2025 - 12/31/2025

Fund = 05

Budget Name = Budget

	Current Period Actual	Current Period Budget	Year-to-Date Actual	Year-to-Date Budget	Yearly Budget	Remaining Budget
<b>Revenue</b>						
Other	75,000.00	0.00	75,000.00	0.00	0.00	(75,000.00) 1
Interest Income Banks	736.80	666.63	9,342.11	8,000.00	8,000.00	(1,342.11) 2
Reimbursements and Refunds	0.00	0.00	352.51	0.00	0.00	(352.51) 3
<b>Revenue</b>	<b>75,736.80</b>	<b>666.63</b>	<b>84,694.62</b>	<b>8,000.00</b>	<b>8,000.00</b>	<b>(76,694.62)</b>
<b>Expenses</b>						
Bank Service Charges	20.00	0.00	80.00	0.00	0.00	(80.00) 4
Dues and Subscriptions	0.00	833.37	9,800.00	10,000.00	10,000.00	200.00
Support - Special Econ Develop Projects	0.00	1,041.63	0.00	12,500.00	12,500.00	12,500.00
Contract Services Special E-D	0.00	0.00	12,500.00	0.00	0.00	(12,500.00) 5
Contracted Services Auditing	399.24	479.24	5,670.00	5,750.00	5,750.00	80.00
Consulting Legal Expenses	2,300.00	1,150.00	13,800.00	13,800.00	13,800.00	0.00
Contract Services Marketing	83.50	104.13	1,002.00	1,250.00	1,250.00	248.00
Contracted Services- Other	78.66	625.00	6,793.28	7,500.00	7,500.00	706.72
Insurance	42.20	83.37	527.68	1,000.00	1,000.00	472.32
Service Fees -EDGE	10,416.67	10,416.63	125,000.04	125,000.00	125,000.00	(0.04)
Job Growth Initiative	75,000.00	0.00	100,000.00	0.00	0.00	(100,000.00) 6
Amortization Expense	209.45	75.00	1,832.15	900.00	900.00	(932.15) 7
Depreciation Expense	530.13	406.25	5,493.77	4,875.00	4,875.00	(618.77) 8
<b>Expenses</b>	<b>89,079.85</b>	<b>15,214.62</b>	<b>282,498.92</b>	<b>182,575.00</b>	<b>182,575.00</b>	<b>(99,923.92)</b>
<b>Excess or (Deficiency) of Revenue Over Expenses</b>	<b>(13,343.05)</b>	<b>(14,547.99)</b>	<b>(197,804.30)</b>	<b>(174,575.00)</b>	<b>(174,575.00)</b>	<b>23,229.30</b>

Oneida County Local Development Corp  
 Statement of Cash Flows  
 For the Period Ending December 31, 2025

<b>Cash Flows From ( Used by) Operating Activities</b>	
Increase (Decrease) in Net Assets	\$ (297,804)
<b>Adjustments for Noncash Transactions</b>	
Depreciation and Amortization	7,326
(Increase) Decrease in Assets	
Accounts Receivable	0
Prepaid Expenses	4,007
Investments	(8,813)
Increase (Decrease) in Liabilities	
Accounts Payable and Accrued Liabilities	<u>40,182</u>
<b>Net Cash Flows From Operating Activities</b>	(255,104)
<b>Cash Flows From (Used By) Investing Activities</b>	
Capital Expenditures	<u>(12,343)</u>
<b>Net Cash From (Used by) Investing Activities</b>	(12,343)
<b>Cash Flows From (Used By) Financing Activities</b>	
Repayments of Long Term Debt	0
Proceeds from Long Term Debt	<u>0</u>
<b>Net Cash Flows (Used by) Financing Activities</b>	0
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	(267,447)
<b>Cash and Cash Equivalents, Beginning of Period</b>	273,320
<b>Cash and Cash Equivalents, End of Period</b>	<u><u>\$ 5,873</u></u>

**TERMS OF FINANCIAL ASSISTANCE**  
**Board Summary – January 12, 2026**

**General Project Information**

**Company:** **Trustees of Hamilton College, Clinton, NY**

**Description of Project:**

Comprehensive building systems renovation including lighting, roof, electrical systems, building envelope, HVAC conversion to geothermal, building automation controls, and roof-mounted solar array for Burke Library, a 103,000 square foot facility at Hamilton College. The facility houses library and information technology functions and is a central student study space on campus.

The facilities addressed by the project need modernization and renewal to address life cycle facility condition issues. These renovation projects along with new construction will allow Hamilton to meet the needs of current and future students and employees. Energy improvement projects will reduce utilization and cost of energy and to help Hamilton move toward its carbon neutrality goal.

**Request for Agency to Act as Lead Agency for SEQR -Type 2 Action**

**Request for Financial Assistance:** **LDC tax-exempt bonds \$17,772,175**

**Current FTEs** to be retained at Facility: **931**

**Estimated FTEs** to be created at Facility: **3**



*Oneida County Local Development Corporation*

584 Phoenix Drive • Rome, New York 13441

315-338-0393 • Fax-315-338-5694

Shawna M. Papale, Executive Director

spapale@mvedge.org

## **APPLICATION FOR FINANCIAL ASSISTANCE**

**Please submit the signed and notarized completed application along with payment of a non-refundable \$500 Application Fee and a \$1,000 Commitment Fee (will be applied to final closing costs) to the Oneida County Local Development Corporation, 584 Phoenix Drive, Rome NY 13441-1405, within 14 days prior to the OCLDC Board of Directors meeting at which you want the Application to be included on the Agenda. Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. An electronic version of the application must accompany the original application via physical media or e-mail.**

Project Name

Hamilton College 2025 Project

Date of Submission

12/22/2025

## Part I: Applicant Information

**Note:** In responding to the following questions, please keep in mind that the Applicant will be party to all of the documents and is the individual or if entity will be formed which will receive the actual financial assistance from the Corporation.

### Applicant

1(a) Applicant's Legal Name:

Trustees of Hamilton College

1(b) Principal Address:

198 College Hill Rd

Clinton, NY 13323

1(c) Telephone/Facsimile Numbers:

315-859-4524

1(d) Email Address:

kleach@hamilton.edu

1(e) Federal Identification Number:

1(f) Contact Person:

Karen Leach

1(g) Is the Applicant a

Corporation:  
If Yes, Public  Private  ]  
If public, on which exchange is it listed?



Subchapter S  
Sole Proprietorship  
General Partnership  
Limited Partnership  
Limited Liability Corporation/Partnership  
Single-Member LLC (name and EIN below):

Name: \_\_\_\_\_

EIN #: \_\_\_\_\_



DISC  
Other(specify) \_\_\_\_\_ Non-profit education \_\_\_\_\_

1(h) State of Organization (if applicable) New York

**Applicant's Stockholders, Members, Directors and Officers, Partners**

2(a) Provide the following information with respect to any person with 15% or more in equity holdings in any entity in ownership chain of the project. Add additional sheets if necessary.

<u>Name</u>	<u>Address</u>	<u>Percentage of Ownership</u>
N/A		

2(b) Is the Applicant, or any of the individuals listed in 2(a) above, related directly or indirectly to any other entity by more than 50% common ownership? If Yes, indicate name of such entity and the relationship.  Yes  No

N/A

2(c) Is the Applicant affiliated with any other entity, directly or indirectly, other than as listed in the response to 2(a) above? If Yes, please indicate name and relationship of such other entity and the address thereof:  Yes  No

N/A

**Applicant's Counsel and Accountant****3(a) Applicant's Attorney**

Name/Title: Paul Reichel  
Firm: Bond, Schoeneck & King  
Address: One Lincoln Center  
Telephone/Fax: Syracuse, NY 13202-1355  
Email: 315-218-8135  
preichel@bsk.com

**3(b) Applicant's Accountant**

Name/Title: Dean Geesler  
Firm: KPMG  
Address: 515 Broadway  
Telephone/Fax: Albany, NY 12207  
Email: 518-247-4738  
dgeesler@kpmg.com

**Business Description****4(a) Describe the nature of your business and principal products and/or services.  
Attach additional sheets if necessary.**

Hamilton College is a private not-for-profit liberal arts college with a student population of approximately 2,000. The College provides educational services in a residential setting.

## Part II: Project Information

**5(a)** Explain your project in detail. This description should include explanation of all activities which will occur due to this project. Attach additional sheets if necessary.

Comprehensive building systems renovation including lighting, roof, electrical systems, building envelope, HVAC conversion to geothermal, building automation controls, and roof-mounted solar array for Burke Library, a 103,000 square foot facility at Hamilton College. The facility houses library and information technology functions and is a central student study space on campus.

### Reasons for Project

**6(a)** Please explain in detail why you want to undertake this project.

The facilities addressed by the project are in need of modernization and renewal to address life cycle facility condition issues. These renovation projects along with new construction will allow Hamilton to meet the needs of current and future students and employees. Energy improvement projects will reduce utilization and cost of energy and also help Hamilton move toward its carbon neutrality goal.

**6(b)** Why are you requesting the involvement of the OCLDC in your project?

Assistance to issue tax-exempt financing for the Project

**6(c)** Please confirm by checking the box below, if there is the likelihood that the Project would not be undertaken **BUT FOR** the Financial Assistance provided by the OCLDC.

Yes  No

If the Project could be undertaken without Financial Assistance provided by the OCLDC, ("No" is checked above) then provide a statement in the space provided below indicating why the Agency should approve the requested assistance:

It is uncertain whether the College will undertake all of the projects, as planned, without tax-exempt financing through OCLDC. OCLDC tax-exempt bonds will substantially reduce the College's financing costs, enabling the College to make important renovations and improvements to its campus. The College is a significant contributor to the Oneida County economy and the requested financial assistance will help the College in its efforts to remain strong into the future.

How will the Applicant's plans be affected or scaled back if OCLDC approval is not granted?

If OCLDC approval is not granted, the College may seek tax-exempt financing through the Dormitory Authority of the State of New York (DASNY), or scale back the projects.

**6(d)** Is the proposed project reasonably necessary to discourage the Applicant from removing such other plant or facility to a location outside the State of New York?

Yes  No If Yes, please explain briefly.

**6(e)** Will financing by the OCLDC result in the removal or abandonment of a plant or other facility of the applicant or any related entity presently located in another area of New York State?

Yes  No

If Yes, is the proposed project reasonably necessary to preserve the competitive position of the Applicant in its respective industry?  Yes  No

If Yes, please provide a statement and evidence supporting the same. Include the name of all taxing jurisdictions in which the abandoned facility or plant lies, and whether Applicant has had any discussions with said taxing jurisdictions regarding the abandonment. Please provide as much detail as possible.

6(f) Has the Applicant or any related entity previously secured financial assistance in Oneida County (whether through the Agency, the Empire State Development Corporation, or any other entity) ?  Yes  No

If Yes, please explain (indicate date of benefit, location of facility and outstanding balance).

Oneida County Industrial Development Agency and Oneida County Local Development Corporation have previously issued tax-exempt bonds for the College in 2002, 2005, 2007, 2010, 2013, 2021 and 2024. Prior to 2002, the College obtained tax-exempt financing for its capital projects through DASNY.

**6(g)** Has the Applicant or any related entity secured financial assistance anywhere within the United States within the last 90 days or does the Applicant or any related entity anticipate receiving financial assistance within the next 90 days?  Yes  No  
If Yes, please explain.

6(h) Check all categories best describing the type of project for all end users at project site (you may check more than one; if checking more than one indicate percentage of square footage the use represents): Please provide percentage of sq. footage for

- Manufacturing
- Industrial Assembly or Service
- Back office operations
- Research and Development
- Technology/Cybersecurity
- Warehousing
- Commercial or Recreational
- Civic Facility
- Residential housing (specify) \_\_\_\_\_
- Pollution Control (specify) \_\_\_\_\_
- Environmental (e.g., Brownfield) \_\_\_\_\_
- Other (specify ie; educational, healthc

Please provide percentage of sq. footage for each use (if more than one category):

#### **Education and support facilities for residential campuses**

	%
	%
	%
100	%

6(i) Check all categories best describing the **scope of the project**:

- Acquisition of land
- Acquisition of existing building
- Renovations to existing building
- Construction of addition to existing building
- Demolition of existing building or part of building
- Construction of a new building
- Acquisition of machinery and/or equipment
- Installation of machinery and/or equipment
- Other (specify) \_\_\_\_\_

6(j) Please indicate the financial assistance you are requesting of the OCLDC, and provide the estimated value of said assistance. Attach a sheet labeled Annual PILOT that shows the annual utilization of the Real Property Tax Abatement by year and by taxing jurisdiction (PLEASE CONSULT WITH IDA STAFF ON PILOT CALCULATIONS).

<u>Assistance Requested</u>	<u>Estimated Values</u>
<input type="checkbox"/> Real Property Tax Abatement (value of PILOT savings)	\$ _____
<input type="checkbox"/> Mortgage Tax Exemption (1%) \$ _____	
Amount of mortgage: \$ _____	
<input type="checkbox"/> Sales and Use Tax Exemption ** (8.75%) \$ _____	
Value of goods/services to be exempted from sales tax: \$ _____	
<input checked="" type="checkbox"/> <b>Issuance of Taxable and or Tax-Exempt Bonds</b>	<b>\$ 17,772,175</b>
<b>TOTAL EXEMPTION ASSISTANCE REQUESTED:</b>	<b>\$ 0</b>

Note: The College is considering tax-exempt lease financing as well as bonds through Oneida County Bond Local Development Agency, depending on interest rate and cost of issuance estimates.

\*\* Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents will include a covenant by the Applicant that the estimate, above, represents the maximum amount of sales and use tax benefit currently authorized by the Agency with respect to this Application. The OCLDC may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered. It is the responsibility of the applicant to inform the OCLDC within 10 days if the project amount changes.

### Part III: Facility Information

Attach copies of the most recent real property tax bills. Include copies for all taxing jurisdictions for the site/ facility that OCLDC assistance is being sought.

**Facility (Physical Information)** If multiple locations please provide information on all.

7(a) Street Address of Facility:

198 College Hill Road, Clinton, NY 13323

7(b) City, Town and/or Village (list ALL incorporated municipalities):

Town of Kirkland

7(c) School District:

Clinton

7(d) For what purpose was the facility site most recently used (i.e., light manufacturing, heavy manufacturing, assembly, etc.)?

education activities and support services for residential college

7(e) Zoning Classification of location of the project:

Planned Campus

7(f) Please describe in detail the facility to be acquired, constructed or renovated (including number of buildings, square footage, number of floors, type of construction,) and attach plot plans, photos or renderings, if available. If there are infrastructure improvements (water, sewer, gas, electrical, etc.) please provide details along with who will carry out those improvements and who will fund them. ***Please be as specific as possible.***

Comprehensive building systems renovation including lighting, roof, electrical systems, building envelope, HVAC conversion to geothermal, building automation controls, and roof-mounted solar array for Burke Library.

7(g) Has construction or renovation commenced?  Yes  No

If Yes, please describe the work in detail that has been undertaken to date, including the date of commencement.

Work may begin after December 16, 2025 including acquisition of and preparation for roof-mounted solar panels.

If No, indicate the estimated dates of commencement and completion:

Construction Commencement: December 2025

Construction completion: December 2027

7(h) Will the construction or operation of the facility or any activity which will occur at the site require any local ordinance or variance to be obtained or require a permit or prior approval of any state or federal agency or body (other than normal occupancy and/or construction permits)?

Yes  No

If Yes, please describe.

Routine local building permits for all projects

Has the Project received site plan approval from the Planning Department?

Yes  No  N/A

If Yes, please provide the Agency with a copy of the planning department approval along with the related State Environmental Quality Review (SEQR) determination. If no, please provide the status of approval:

Site plan approval not required given the nature of the project.

7(i) Will the project have a significant effect on the environment?  Yes  No

**Important: please attach and sign Part 1 of either the long or short Environmental Assessment Form to this Application.**

7(j) What is the useful life of the facility? 24 years

7(k) Is the site in a former Empire Zone?  Yes  No

If Yes, which Empire Zone:

Is project located in a Federal HUB Zone or distressed area:  Yes  No  
Provide detail.

**ALL APPLICANTS MUST ANSWER PART IV-8(a).**

**Part IV: Retail Project Questionnaire**

To ensure compliance with Section 862 of the New York General Municipal Law, the OCLDC requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

**8(a)** Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Required  Yes or  No If the answer is YES, please continue below.  
If the answer is NO, proceed to Section Part V - Facility (Legal Info)

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

\* **8(b)** What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? 100.00 %. If the answer is less than 33% do not complete the remainder of the retail determination and proceed to next section Part VII Facility (Pg 15)

If the answer to A above is Yes AND the answer to B above is greater than 33.33%, indicate which of the following questions below apply to the project:

1. Will the project be operated by a not-for-profit corporation  Yes  No

2. Is the Project location or facility likely to attract a significant number of visitors from outside Oneida County?

Yes  No

If yes, please provide a third party market analysis or other documentation supporting your response.

3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

Yes  No

If yes, please provide a third party market analysis that demonstrates that a majority of the project's customers are expected to come from outside of Oneida County and the project will not directly compete with existing businesses located in Oneida County.

## Part V: Facility (Legal Information)

**9(a)** With respect to the **present owner** of the land or facility, please give the following information and provide a brief statement regarding the status of the acquisition.

*(Note: the present owner is not necessarily the user of the facility, but that party which holds legal title to the facility.)*

Legal Name:

The Trustees of Hamilton College

Address:

198 College Hill Rd

Clinton, NY 13323

Telephone:

315-859-4524

Balance of Mortgage:

N/A

Holder of Mortgage:

N/A

If the Applicant is not the present owner of the facility, please attach any written agreements and contracts concerning the acquisition of the real property and/or equipment.

**9(b)** Is there a legal relationship, directly or indirectly, by virtue of common control or through related persons, between the Applicant and the present owner of the facility?

Yes  No. If Yes, please explain.

**9(c)** Will a related real estate holding company, partnership or other entity, be involved in the ownership structure of the transaction?

Yes  No. If Yes, please explain.

**9(d)** Will the title owner of the facility/property also be the user of the facility?

Yes  No. If Yes, please explain.

Hamilton College uses the Burke Library facility for educational purposes.

9(e) Is the Applicant currently a tenant in the facility?  Yes  No

9(f) Are you planning to use the entire proposed facility?  
 Yes  No

If No, please give the following information with respect to tenant(s) which will remain in the facility after the completion of the project, including the square footage the Applicant will occupy:

Name of Tenant	Floors Occupied	Sq. Ft. Occupied	Nature of Business

9(g) Are any of the tenants related to the owner of the facility?  
 Yes  No If Yes, please explain.

9(h) Will there be any other users utilizing the facility?

Yes  No

If Yes, please explain. Provide detail of the contractual arrangement including any financial exchange for the use of the site or property.

Hamilton College occasionally allows certain outside non-profit and community groups and summer campus to use its facilities for a nominal fee.

## Part VI: Equipment

10(a) List the principal items or categories of equipment to be acquired as part of the project. If you are requesting sales tax exemption it is important to be as detailed as possible. (If a complete list is not available at time of application, as soon as one is available but prior to final authorizing resolution, please submit a detailed inventory of said equipment to be covered.) Attach a sheet if needed.

Materials, technology and HVAC systems for renovated facilities. No additional sales tax exemption because Hamilton College is tax exempt.

10(b) Please provide a brief description of any equipment which has already been purchased or ordered, attach all invoices and purchase orders, list amounts paid and dates of expected delivery. Attach a sheet if needed.

Procurement of solar panels will begin December 16, 2025. Approximately \$1.2 million.

10(c) What is the useful life of the equipment? 24 years

## Part VII: Employment Information

"FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

**11(a)** Estimate how many construction jobs will be created or retained as a result of this project.

15

**11(b)** Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

Yes  No **If Yes**, explain below.

Yes, improvements allow Hamilton College to continue to attract students. Continuing as a thriving educational institution preserves and increases jobs.

**11(c)** Have you experienced any employment changes (+ or -) in the last three (3) years?

Yes  No **If Yes**, explain below.

Hamilton benefited staff and faculty increased by 23 FTE's from 2023 to 2026

**11(d)** Job Information related to project \*\*\*

Estimate below how many jobs will be created and retained as a result of this project, if OCIDA assistance is granted. **PLEASE MAKE SURE PART-TIME EMPLOYEES ARE TURNED INTO FULL TIME EQUIVALENTS (FTE) for Line B. See Pg. 19.**

Number of Jobs <b>BEFORE</b> Project	Location 1	Location 2	Location 3	Location 4	Location 5	
Address in NYS						<b>Total</b>
Full-Time Company	762					
Full-Time Independent Contractors	25					
Full-Time Leased	105					
<b>A. Total Full-Time BEFORE</b>	<b>892</b>					
Part-Time Company	23					
Part-Time Independent Contractors	16					
Part-Time Leased						
<b>B. Total FTE Part-Time BEFORE</b>	<b>39</b>					
<b>C. Total FTE BEFORE*</b>	<b>931</b>					

\*For Total FTE BEFORE add full-time employees (line A) plus part-time employees that have been converted to FTE (line B).

Number of Jobs <b>AFTER</b> Project (within 3 years of project completion)	Location 1	Location 2	Location 3	Location 4	Location 5	Total
Full-time Company	765					
Full-Time Independent Contractors	25					
Full-Time Leased	105					
<b>A. Total Full-Time AFTER</b>	<b>895</b>					
Part-Time Company	23					
Part-Time Independent Contractors	16					
Part-Time Leased						
<b>B. Total FTE Part-Timers AFTER</b>	<b>39</b>					
<b>C. Total FTE AFTER *</b>	<b>934</b>					

\*For Total FTE AFTER add full-time employees (line A) plus part-time employees that have been converted to FTE (line B).

Estimate the number of residents from the Labor Market Area** in which the Project is located that will fill the jobs created within three years of project completion	Location 1	Location 2	Location 3	Location 4	Location 5	Total
Full-Time	3					
FTE Part-Timers						
<b>Total AFTER</b>	<b>3</b>					

\*\* Labor Market Area includes Oneida, Lewis, Herkimer, and Madison Counties

Provide Any Notes To Job Information Below

<b>SALARY AND BENEFITS</b>	<b>Retained Jobs</b>		<b>Created Jobs</b>	
	<b>Average Annual Salary per employee</b>	<b>Average Fringe Benefits (as a percentage of wages)</b>	<b>Average Annual Salary per employee</b>	<b>Average Fringe Benefits (as a percentage of wages)</b>
Management	\$ 105,823	30 %	\$ 105,823	30 %
Administrative	\$ 44,405	30 %	\$ 44,405	%
Production	\$ 50,557	30 %	\$ 50,557	30 %
Independent Contractor	\$	%	\$	%
Other	\$ 125,190	30 %	\$ 125,190	30 %
Overall Weighted Average	\$ 95,765	30 %	\$ 95,765	30 %

\*\*\* By statute, OCLDC staff must project the number of Full-Time Jobs that would be retained and created if the request for Financial Assistance is granted. "FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

**11(e) Please list NAICS codes for the jobs affiliated with this project:**

611 310

## Part VIII: Estimated Project Cost and Financing

12(a) List the costs necessary for preparing the facility.

LAND Acquisition	\$		
Existing Building(s) ACQUISITION	\$		
Existing Building(s) RENOVATION	\$ 600,000		
NEW Building(s) CONSTRUCTION	\$		
Site preparation/parking lot construction	\$		
Machinery & Equipment that is TAXABLE	\$		
Machinery & Equipment that is TAX-EXEMPT	\$ 14,300,000		
Furniture & Fixtures	\$		
Installation costs	\$ 1,765,000		
Architectural & Engineering	\$ 750,000		
Legal Fees (applicant, IDA, bank, other counsel)	\$ 200,000		
Financial (costs related to project financing)*	\$		
Permits (describe below)	\$ 20,000		
Other (describe below) ie: solar decommissioning expense)	\$ 50,000		
Other:	Cost:	Subtotal \$	17,685,000
1. Contingency	\$ 50,000	OCLDC Fee <sup>1</sup> \$	87,175
2.			
3.			
4.			
5.			
		Total Project Cost \$	17,772,175

\* *Bank fees, title insurance, appraisals, environmental reviews, etc.*

<sup>1</sup> See Attached Fee Schedule (Page 26) for OCLDC Fee amount to be placed on this line.

### Permit/Other Information

Standard Building Permits will be obtained for the project.

12(b) Has the Applicant contacted any bank, financial institution or private investor with respect to financing the proposed project?  Yes  No If Yes, please provide details below.

An RFP has been issued and a lender will be chosen.

12(c) Has the Applicant received a commitment letter for said financing? If Yes, please provide a copy along with this application.  Yes  No

**12(d) Sources of Funds for Project Costs**

Bank Financing: ----- \$ 17,772,175

Equity (excluding equity that is attributed to grants/tax credits) -- \$ \_\_\_\_\_

**Tax Exempt Bond Issuance** (if applicable) ----- \$ \_\_\_\_\_

**Taxable Bond Issuance** (if applicable) ----- \$ \_\_\_\_\_

Public Sources (Include sum total of all state and federal tax credits and grants) Break out individually below.----- \$ \_\_\_\_\_

Identify each Public state and federal grant/credit:

Comments:

Source	\$		Hamilton may pursue Federal and State energy credits but the amount is not determined at this time
Source	\$		
Source	\$		
Source	\$		

**Total Sources of Funds for Project Costs:** \$ 17,772,175

**Part IX: Real Estate Taxes**

**13(a)** For each tax parcel which comprises the facility, and for which assistance is being sought, please provide the following information using figures from the most recent tax year. If an increase in the assessment is anticipated due to the proposed project, please indicate the new estimated assessment amount in the POST- PROJECT column. Attach copies of the most recent tax bills for all jurisdictions.

Tax Map Parcel #	Current Land Assessment	Current Building Assessment	Current Total Assessment	Current Total Taxes Amount (\$)	Estimated Post-Project Assessment
336.000-2-26				\$ 0	\$ 0

**13(b)** Will the entirety of each tax parcel be subject to the PILOT?  YES  NO

**13(c)** If the entirety of each parcel will not be subject to the PILOT, will the municipality require a subdivision?  YES  NO

**\*If a subdivision is required, it is the responsibility of the Applicant to complete subdivision approval prior to commencement of the PILOT Agreement, and to provide the Agency with the tax parcel number(s) assigned.**

13(d) Address of Receiver of Town and/or Village Taxes (include all jurisdictions):

Town of Kirkland Receiver of Taxes

Town Offices, Route 12B

Clinton, NY 13323

13(e) Address of Receiver of School Taxes:

Town of Kirkland Receiver of Taxes

Town Offices, Route 12B

Clinton, NY 13323

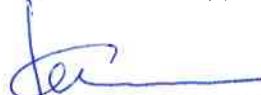
Comments

13(f) Please consult with OCLDC staff to complete a Cost/Benefit Analysis form to attach to this Application.

STATE OF NEW YORK )  
COUNTY OF ONEIDA ) ss.:

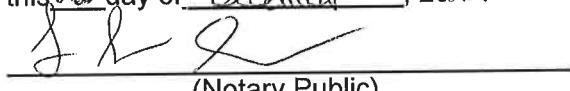
Karen Leach, being first duly sworn, deposes and says:

1. That I am the Vice President (Corporate Office) of Hamilton College (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.



(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury  
this 23 day of December, 2025.

  
(Notary Public)

TRICIA L SCHWEITZER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01SC0024377  
Qualified in Oneida County  
Commission Expires May 6, 2028

If the application has been completed by or in part by other than the person signing this application for the applicant please indicate who and in what capacity:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Please submit the signed and notarized completed application along with payment of a non-refundable **\$500 Application Fee** and a **\$1,000 Commitment Fee** (will be applied to final closing costs) to the **Oneida County Local Development Corporation**, 584 Phoenix Drive, Rome NY 13441-1405, **within 14 days prior to the OCLDC Board of Directors meeting at which you want the Application to be included on the Agenda**. Wire transfer and ACH payments are acceptable but all related fees incurred by the Agency are payable by the Applicant. It is advised that an electronic version of the application accompany the original application via hard copy or e-mail. An electronic version of the application must accompany the original application via physical media or e-mail.

# ***Short Environmental Assessment Form***

## ***Part 1 - Project Information***

### **Instructions for Completing**

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			
2. Does the proposed action require a permit, approval or funding from any other government Agency?			
If Yes, list agency(s) name and permit or approval:			
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5.      Urban      Rural (non-agriculture)      Industrial      Commercial      Residential (suburban)			
<input type="checkbox"/> Forest		Agriculture	
		Aquatic	
<input type="checkbox"/> Parkland		Other(Specify):	

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban    Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?			<input type="checkbox"/> NO <input type="checkbox"/> YES  <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?			<input type="checkbox"/> NO <input type="checkbox"/> YES  <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,			<input type="checkbox"/> NO <input type="checkbox"/> YES  <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?			<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:			<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:			<input type="checkbox"/> NO <input type="checkbox"/> YES  <input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:			<input type="checkbox"/> NO <input type="checkbox"/> YES  <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:			<input type="checkbox"/> NO <input type="checkbox"/> YES  <input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>			
Applicant/sponsor/name:		Date:	
Signature: <u>Barry F. Rivet</u>		Title:	



Source: Esri, HERE, Barthélémy Geographie, and the GIS User Community

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENTUM, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri Thailand, NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, USGS, NPS

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

**ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  
**COST/BENEFIT ANALYSIS**  
**Required by §859-a(3) of the**  
**New York General Municipal Law**

12-Jan-26

Name of Applicant:	Trustees of Hamilton College
Description of Project:	Burke Lib.-Comp. Bldg. Syst. renova/HVAC/geothermal/solar
Name of All Sublessees or Other Occupants of Facility:	
Principals or Parent of Applicant:	
Products or Services of Applicant to be produced or carried out at facility:	
Estimated Date of Completion of Project:	Dec-27
Type of Financing/ Structure:	<input checked="" type="checkbox"/> Tax-Exempt Financing <input type="checkbox"/> Taxable Financing <input type="checkbox"/> Sale/ Leaseback <input type="checkbox"/> Other
Type of Benefits being Sought by Applicant:	<input checked="" type="checkbox"/> Taxable Financing <input checked="" type="checkbox"/> Tax-Exempt Bonds <input type="checkbox"/> Sales Tax Exemption on Eligible Expenses Until Completion <input type="checkbox"/> Mortgage Recording Tax Abatement <input type="checkbox"/> Real Property Tax Abatement

**Project Costs**

Land Acquisition	\$ -
Existing Building(s) ACQUISITION	\$ -
Existing Building(S) RENOVATION	\$ 600,000
NEW Building(s) CONSTRUCTION	\$ -
Installation Costs	\$ 1,765,000
Site Preparation/Parking Lot Construction	\$ -
Machinery & Equipment (other than furniture)	\$ 14,300,000
Furniture & Fixtures	\$ -
Architectural & Engineering	\$ 750,000
Legal Fees (applicant, IDA, bank, other counsel)	\$ 200,000
Financial (all costs related to project financing)	\$ -
Permits	\$ 20,000
Other: solar decommissioning expense	\$ 50,000
Agency Fee	\$ 87,175
<b>TOTAL COST OF PROJECT</b>	<b>\$ 17,772,175</b>

**Assistance Provided by the Following:**

EDGE Loan:


MVEDD Loan:

Grants - Please indicate source &amp; Amount:

Other Loans - Please indicate source &amp; Amount:

**Company Information**

Existing Jobs  
Created Jobs FTE (over three years)  
Retained Jobs

931	<b>Average Salary of these Positions</b>
3	\$ 95,795
931	\$ 95,765
	\$ 95,765

**Earnings Information for Oneida County**

Average Salary of Direct Jobs for Applicant  
Average of County Indirect Jobs  
Average of Construction Jobs

\$ 95,765
\$ 25,000
\$ 32,000

Note: \$1,000,000 in construction expenditures generates 15 person - years of employment

Construction Person Years of Employment:

12

**Calculation of Benefits (3 Year Period)**

	Total Earnings	Revenues
Direct Jobs		
Created	\$ 861,885	\$ 36,630
Existing	\$ 267,555,435	\$ 11,371,106
Indirect Jobs		
Created	\$ 562,500	\$ 23,906
Existing	\$ 174,562,500	\$ 7,418,906
Construction - only one year		
Person Years	\$ 378,400	\$ 16,082
<b>TOTALS Calculation of Benefits (3 Yr Period)</b>	<b>\$ 443,920,720</b>	<b>\$ 18,866,631</b>

**TAXABLE GOODS & SERVICES**

	Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs			
Created	36%	\$ 310,279	\$ 30,252
Existing	0.36	\$ 96,319,957	\$ 9,391,196
Indirect Jobs			
Created	0.36	\$ 202,500	\$ 19,744
Existing	0.36	\$ 62,842,500	\$ 6,127,144
Construction - only one year			
Person Years	0.36	\$ 136,224	\$ 13,282
<b>TOTAL TAXABLE GOODS &amp; SERVICES</b>		<b>\$ 159,811,459</b>	<b>\$ 15,581,617</b>

Local (3 year) real property tax benefit (assuming 60% of jobs existing and created own a residence) with an average assessment of \$80,000 and the remainder of jobs existing created pay real property taxes through rent based on an average assessment per apartment of \$50,000.

Tax Rate for School District where facility is located:  
Tax Rate for Municipality where facility is located: v-9.69/t-7.38  
Tax Rate for County:

	<b>Municipality</b>
Clinton	25-26
Clinton/Kirkland V & T	2025-26
Oneida	2025

Total Rate: 73.880017

Real Property Taxes Paid: \$ 4,692,268

**COSTS: IDA BENEFITS**

Real Property Taxes Abatement	\$ -
Mortgage Tax Abated (.75%)	\$ -
Estimated Sales Tax Abated During Construction Period (8.75%)	\$ -
Total:	\$ -

NOTE: If there is a tax-exempt financing of all or a portion of the project cost, there is a neutral cost/benefit because of lower interest rates by reason of exclusion of interest from gross income of bondholders for purposes of Federal and State income taxes. Taxable financing carries the same cost/benefit for State Income Tax purposes. Such cost/benefits cannot be quantified.

RESOLUTION OF THE ONEIDA COUNTY LOCAL DEVELOPMENT CORPORATION TAKING PRELIMINARY OFFICIAL ACTION TOWARD THE ISSUANCE OF REVENUE BONDS TO FINANCE A CERTAIN PROJECT FOR THE TRUSTEES OF HAMILTON COLLEGE.

WHEREAS, pursuant to the purposes and powers contained within Section 1411 of the Not-for-Profit Corporation Law ("N-PCL") of the State of New York (the "State"), as amended (hereinafter collectively called the "Act"), and pursuant to the certificate of incorporation filed on July 7, 2010, the ONEIDA COUNTY LOCAL DEVELOPMENT CORPORATION (the "Issuer") was established as a not-for-profit local development corporation of the State for the purposes of, among other things, relieving and reducing unemployment, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities, instructing or training individuals to improve or develop their capabilities for such jobs, carrying on scientific research for the purpose of aiding the County of Oneida (the "County") by attracting new industry to the County, by encouraging the development of, or retention of, an industry in the community or area, and lessening the burdens of government and acting in the public interest; and

WHEREAS, The Trustees of Hamilton College (the "College") has presented an application (the "Application") to the Issuer, a copy of which was presented at this meeting and copies of which are on file at the office of the Issuer, requesting that the Issuer consider issuing its revenue bonds in the aggregate principal presently estimated to be \$17,772,175 to finance a project described below (the "Project") for the benefit of the College; and

WHEREAS, the Project consists of a comprehensive building systems renovation and energy enhancement project to improve efficiency, sustainability and long-term reliability of Burke Library, an approximately 103,000 square foot building on the College campus located at 3967 Campus Road, Clinton, New York 13323 (the "Facility") including, but not limited to, the acquisition, construction and installation of solar arrays, HVAC system, lighting, roof, electrical systems, and other building improvements, and related furnishings, equipment and apparatus; and

WHEREAS, the Issuer now desires to take preliminary action toward the issuance of its Revenue Bonds (Hamilton College Project) in one or more issues, or series or transactions, in the aggregate principal amount presently estimated to be \$17,772,175, but not to exceed \$19,000,000 (the "Bonds"), to finance costs of the Project; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted by the Department of Environmental Conservation of the State of New York (the laws and regulations hereinafter collectively referred to as "SEQRA"), the Issuer or another "involved agency" (as defined in SEQRA) must determine whether the Project may have a significant adverse environmental impact and therefore require the preparation of an Environmental Impact Statement; and

WHEREAS, to aid in determining whether the Project may have a significant impact on the environment, the College has prepared and submitted to the Issuer a Short Environmental Assessment Form for the Project; and

WHEREAS, by resolution adopted the date hereof, the Issuer has determined that the Project is a Type II Action and no further action under SEQRA is required with respect to the Project; and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), interest on the Bonds will not be excludable from gross income for federal income tax purposes unless the issuance of the Bonds is approved by the "applicable elected representative" of the County after a public hearing on the Project and the issuance and/or incurrence of the Indebtedness.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ONEIDA COUNTY LOCAL DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. The Issuer accepts the Application made by the College.

Section 2. Based upon the representations made by the College in the Application, the Issuer hereby makes the following findings and determinations:

(a) the issuance of the Bonds to finance the Project promotes the purposes of the Issuer by relieving and reducing unemployment in the County, promoting and providing for additional and maximum employment, bettering and maintaining job opportunities and encouraging the development of, or retention of, an industry in the community or area;

(b) it is desirable and in the public interest for the Issuer to issue the Bonds to finance the costs of the Project; and

(c) the Issuer has the authority to undertake the actions contemplated herein.

Section 3. Subject to the conditions set forth in Section 5 of this Resolution, the Issuer will (i) issue the Bonds in one or more issues, series or transactions in such aggregate principal amount, not to exceed \$19,000,000, and with such maturities, interest rate or rates, redemption terms and other terms and provisions to be determined by a further resolution of the Issuer, (ii) loan the proceeds of the Bonds to the College pursuant to a loan agreement between the Issuer and the College whereby the College will be obligated, among other things, to make payments to the Issuer in amounts and at times so that such payments will be adequate to pay the principal of, premium, if any, and interest on the Bonds, and (iii) secure the Bonds in such manner as the Issuer and the College and the purchaser or underwriter of the Bonds (the "Underwriter") mutually deem appropriate.

Section 4. The Issuer authorizes the publication and mailing of notice of a public hearing regarding the proposed issuance of the Bonds to finance the Project, which notice shall be in the form and substance agreed upon by counsel to the Issuer and counsel to the College, and the Issuer authorizes the holding of such public hearing as required by the Issuer's certificate of incorporation and the Code.

Section 5. The issuance of the Bonds, and the findings and determinations set forth in this Resolution, shall be subject to:

(a) approval by the Oneida County Executive in accordance with the provisions of Section 147(f) of the Code; and

(b) agreement by the Issuer, the College and the Underwriter on mutually acceptable terms for the Bonds and for the sale thereof and mutually acceptable terms and conditions for the security for the payment thereof.

Section 6. To the extent the College has paid or incurred or will pay or incur preliminary expenditures or hard costs in connection with the Project with current funds, the Issuer understands the College reasonably expects to reimburse itself with proceeds from the Bonds. It is intended that this Resolution shall constitute a declaration of official intent under United States Treasury Regulation Section 1.150-2.

Section 7. With respect to the issuance or incurrence of the Bonds, the law firm of Bond, Schoeneck & King, PLLC of Syracuse, New York, is hereby appointed Bond Counsel to the Issuer.

Section 8. Counsel to the Issuer and Bond Counsel are hereby authorized to work with counsel to the College and others to prepare for submission to the Issuer, all documents necessary to effect the authorization, issuance and sale of the Bonds, and reimbursement of the cost of all such work prior to the date hereof is hereby authorized to the extent permitted by the Code.

Section 9. Each of the officers and directors of the Issuer, or other representative approved by an officer of the Issuer, is hereby designated and authorized to preside over and conduct, on behalf of the Issuer, the public hearing referred to in Section 4 of this Resolution.

Section 10. A copy of this resolution shall be available for public inspection at the customary location of records of the Issuer that are available to the general public.

Section 11. The Chairman (or Vice Chairman) or Secretary of the Issuer is hereby authorized and directed to distribute copies of this resolution to the College and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 12. This Resolution shall take effect immediately.

[Remainder of page left blank intentionally]

STATE OF NEW YORK )  
: SS.:  
COUNTY OF ONEIDA )

I, the undersigned Secretary of the Oneida County Local Development Corporation, DO  
HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Board of Directors of the Oneida County Local Development Corporation (the "Issuer") with the original thereof on file in the office of the Issuer, and the same is a true and correct copy of such resolution and of the proceedings of the Issuer in connection with such matter.

Such resolution was passed at a meeting of the Board of Directors of the Issuer duly convened in public session on January 16, 2026 at 8:00 a.m. local time, at 584 Phoenix Drive, Rome, New York at which the following members were:

## **Members:**

**Staff Present:**

**Others Present:**

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

### Voting Aye

### Voting Nay

and, therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all directors of the Issuer had due notice of said meeting, (ii) pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of the \_\_\_\_\_ day of January, 2026.

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Secretary

RESOLUTION OF THE ONEIDA COUNTY LOCAL DEVELOPMENT CORPORATION DETERMINING THAT ACTION TO FINANCE A PROJECT FOR THE BENEFIT OF THE TRUSTEES OF HAMILTON COLLEGE IS A TYPE II ACTION THAT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT

WHEREAS, The Trustees of Hamilton College (hereinafter referred to as the "College") has presented an application (the "Application") to the Oneida County Local Development Corporation (the "Issuer") requesting that the Issuer consider issuing its revenue bonds in the aggregate principal amount presently estimated to be \$17,772,175 to finance a project described below (the "Project") for the benefit of the College, all pursuant to Section 1411 of the Not-for-Profit Corporation Law of the State of New York, as amended (the "Act"); and

WHEREAS, the proposed bonds will be used to finance a project (the "Project") for the College, consisting of (1) a comprehensive building systems renovation and energy enhancement project to improve efficiency, sustainability and long-term reliability of Burke Library, an approximately 103,000 square foot building on the College campus located at 3967 Campus Road, Clinton, New York 13323 (the "Facility") including, but not limited to, the acquisition, construction and installation of solar arrays, HVAC system, lighting, roof, electrical system, and other building improvements, and related furnishings, equipment and apparatus; and (2) the payment of costs incidental to the issuance of the proposed bonds.

WHEREAS, the Issuer now desires to take preliminary action toward the issuance of its Revenue Bonds (Hamilton College Project) in one or more issues, or series or transactions, in the aggregate principal amount presently estimated to be \$17,772,175, but not to exceed \$19,000,000 (the "Bonds"), to finance costs of the Project; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations"), the Issuer desires to determine whether the financing of the Project may have a "significant effect on the environment" (as said quoted term is defined in the SEQR Act and the Regulations) and therefore require the preparation of an environmental impact statement; and

WHEREAS, pursuant to the SEQR Act and the Regulations, the Issuer desires to comply with the SEQR Act and the Regulations with respect to the Project; and

WHEREAS, to aid the Issuer in determining whether the financing of the Project may have a significant effect upon the environment, the College has prepared and/or submitted to the Issuer an environmental assessment form (the "EAF") with respect to the Project, copies of which were presented to and reviewed by the Issuer at this meeting and copies of which are on file at the office of the Issuer; and

WHEREAS, the Issuer, in determining whether the financing of the Project may have a significant effect upon the environment, has reviewed the Application and the EAF (collectively, the "Environmental Information") in order to make a determination as to the potential environmental significance of the Project; and

WHEREAS, based on the Issuer's review of the Environmental Information, the financing of the Project appears to constitute a "Type II Action" (as said quoted term is defined in the Regulations).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ONEIDA COUNTY LOCAL DEVELOPMENT CORPORATION AS FOLLOWS:

Section 1. Based on the Issuer's review of the Environmental Information, the Issuer hereby determines that the Project constitutes a "Type II Action" (as said quoted term is defined in the Regulations) under 6 NYCRR Part 617.5(c)(3), (c)(10), (c)(15) and/or (c)(31). Therefore, the Project constitutes a "Type II Action" and no further action under the SEQR Act and the Regulations is required with respect to the Project.

Section 2. A copy of this resolution shall be available for public inspection at the customary location of records of the Issuer that are available to the general public.

Section 3. The Executive Director of the Issuer is hereby authorized and directed to distribute copies of this resolution to the College and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 4. This resolution shall take effect immediately.

[Remainder of page left blank intentionally]

STATE OF NEW YORK )  
: SS.:  
COUNTY OF ONEIDA )

I, the undersigned Secretary of the Oneida County Local Development Corporation, DO  
HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Oneida County Local Development Corporation (the "Issuer") with the original thereof on file in the office of the Issuer, and the same is a true and correct copy of such resolution and of the proceedings of the Issuer in connection with such matter.

Such resolution was passed at a meeting of the Board of Directors of the Issuer duly convened on January 16, 2026 at 8:00 a.m. local time, hosted at 584 Phoenix Drive, Rome, New York at which the following members were:

### Members Present:

### EDGE Staff Present:

**Others Present:**

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

### Voting Aye

### Voting Nay

and, therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all directors of the LDC had due notice of said meeting, (ii) pursuant to Sections 103a and 104 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public and public notice of the time and place of said meeting was duly given in accordance with such Sections 103a and 104, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of the \_\_\_\_ day of January, 2026.

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Secretary

Project:

Date:

***Short Environmental Assessment Form***  
***Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: <ul style="list-style-type: none"> <li>a. public / private water supplies?</li> <li>b. public / private wastewater treatment utilities?</li> </ul>		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

***Short Environmental Assessment Form***  
***Part 3 Determination of Significance***

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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Name of Lead Agency

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Date

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Print or Type Name of Responsible Officer in Lead Agency

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Title of Responsible Officer

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Signature of Responsible Officer in Lead Agency

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Signature of Preparer (if different from Responsible Officer)