

Anthony J. Picente Jr.
County Executive

Timothy Fitzgerald
Secretary/
Executive Director

Shawna M. Papale
Treasurer/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: Timothy Fitzgerald
Date: May 8, 2026
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet at **8:00 AM Friday, May 15, 2026.** 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 – March 27, 2026
3. Financial Review
4. Consider a supplemental resolution relating to the **Chobani LLC Facility**, authorizing the extension of the project inducement for a period of one year, and authorizing the form and execution of related documents, subject to counsel review.
5. Consider an inducement resolution relating to the **Griffiss Local Development Corporation (Building 770-774 Facility) PILOT Extension** request, granting preliminary approval for financial assistance in the form of abatement of real property tax (valued at approximately \$510,536), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing.
6. Consider a SEQR resolution relating to the **Bartell Machinery Systems LLC Facility Expansion**. The Town of Lee acted as lead agency and determined the project is a Unlisted Action and the Agency wishes to concur with the findings and determination of the lead agency.
7. Consider an inducement resolution relating to the **Bartell Machinery Systems LLC Facility Expansion**, granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$350,000) and abatement of real property tax on the increase in assessment resulting from the project (valued at approximately \$119,521), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing.

Anthony J. Picente Jr.
County Executive

Timothy Fitzgerald
Secretary/
Executive Director

Shawna M. Papale
Treasurer/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

8. Consider a SEQR resolution relating to **The DeLong Company, Inc. PFRAP grant**. The Agency acted as lead agency and determined the project is an Unlisted Action.
9. Consider a resolution relating to the **B240 LLC (Air City Lofts Phase 1) Facility**, consenting to two new commercial subleases (Café Vinci and Liquor Express).
10. Consider a resolution relating to the **GLDC Building 796 Facility**, consenting to the sublease of a portion of the building to ICAN and authorizing the form and execution of related documents, subject to counsel review.
11. Consider a resolution relating to the **GLDC Master Lease Facility**, consenting to (a) a license from GLDC to National Grid in furtherance of the Chobani project, (b) a license from GLDC to the County of Oneida relating to the Delutis Baseball Field Complex, and authorizing the form and execution of related documents, subject to counsel review.
12. Consider a resolution adopting a revised **Uniform Tax Exemption Policy for Housing Projects**. The Agency provided all affected tax jurisdictions with a copy of the proposed policy, invited comments, and conducted a public hearing on April 28, 2026.

Old Business

Next meeting date: **Friday, June 26, 2026, at 8:00 AM at 584 Phoenix Drive, Rome NY**

Minutes of the Meeting of the
Oneida County Industrial Development Agency

March 27, 2026

584 Phoenix Drive, Rome, NY /Teams Meeting

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

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

EDGE Staff Virtual: Mark Kaucher

Others Present: Scott D. Souva, NYSTEC.

Others Present Virtually: Laura Ruberto, Bond Schoeneck & King, Linda Romano, Bond Schoeneck & King; Mark Levitt, Levitt & Gordon.

S. Zogby started the meeting at 8:02 am.

Executive session

At 8:03, D. Grow moved to enter into executive session to discuss future projects. T. Reed seconded the motion, which carried 7-0.

At 8:20 am, a motion to exit executive session and return to the open meeting was moved by D. Grow, seconded by A. Lewis, and carried 7-0.

Minutes – February 20, 2026

S. Zogby presented the draft February 20, 2026, meeting minutes for review. **D. Grow moved to approve the February 20, 2026, meeting minutes as presented. A. Lewis seconded the motion, which carried 7-0.**

2025 Audit

R. Hadden presented the draft 2025 Audit to the board. R. Hadden stated that the Audit Committee met with the auditors at The Bonadio Group. R. Hadden stated that the Committee accepted the auditor’s unqualified opinion and that no issues were identified in the audit. As such, the Committee offered the draft audit to the Board for acceptance and filing. Cash increased by \$503,000, and investments rose by \$366,000, while liabilities decreased by \$693,000, though the agency reported a net operating loss of \$261,000. A temporary FDIC collateralization issue was identified as a timing matter and has since been resolved. **A. Lewis moved to approve the 2025 Audit as presented. K. Marin seconded the motion, which carried 7-0.**

Financial Review

R. Hadden presented the March finances, noting that cash and investments totaled approximately \$1.46 million, with a decrease in the fund balance attributable to CD investments and deferred revenue. Interest income exceeded expectations, and no capital expenditures have occurred so far in 2026, while cash flow was negative due to investment activity. Additional updates included receipt and distribution of the Wolfsped PILOT payment, pending Flexspace payment, and ongoing collection of lease income. **The Agency received and accepted the financials as presented, subject to audit.**

Annual Job Review

S. Zogby presented the annual job review. Alder Creek is being monitored because it has fallen below the 80% employment threshold, though this is not unexpected given its seasonal nature; the main concern is outstanding PILOT payments to the school district. JGV Vicks is also being monitored due to being below the 80% employment threshold. Overall, most businesses are meeting or nearly meeting employment requirements,

with ongoing follow-up to ensure payments are made. **The Agency received and accepted the Annual Job Review as presented.**

Ratify and confirm PAAA Submissions

S. Zogby presented the required PAAA documents. **K. Martin made a motion to approve the PAAA documents as presented. F. Armstrong seconded the motion. The motion carried 7-0.**

OCIDA Mission Statement Ratification & Approval of Performance Measurements

S. Zogby presented the OCIDA Mission Statement Ratification & Approval of Performance Measurements. **J. Genovese made a motion to approve the OCIDA Mission Statement Ratification & Approval of Performance Measurements. K. Martin seconded the motion. The motion carried 7-0.**

The DeLong Co. Authorizing Resolution

S. Zogby introduced a resolution authorizing the Agency to accept grant funds under the NYSDOT PFRAP Program for the benefit of The DeLong Co., Inc., authorizing the form and execution of a Grant Agreement and related documents, subject to counsel review, all of which is subject to the Agency deciding for SEQR and conditioned upon the company assuming all obligations and duties in connection with the grant. This item has been previously brought to the board because DeLong applied for the PFRAP grant in 2025, but was only notified of the award in January. The board needs to reaffirm its sponsorship of the project and accept funding on the company's behalf. The agency is required to conduct the SEQR. **K. Martin made a motion to approve the DeLong Co. Authorizing Resolution as presented. T. Reed seconded the motion. The motion carried 7-0.**

Housing Policy Discussion

T. Fitzgerald brought forth the updated draft of the Agency's housing policy, which was presented to the board. Some big changes to the proposed policy expanding eligibility to include both rental and owner-occupied housing across all of Oneida County. It also tightens standards by raising thresholds, reducing initial tax abatements, and allowing recapture of incentives if projects fall short. Creating some housing creates a pipeline for other housing to free up. The policy targets the workforce and low-to-moderate-income households to help retain residents and support economic stability. Proposed incentives for single-family developments include a sales tax exemption on home construction materials and a PILOT on unimproved land. J. Genovese also cited high infrastructure and development costs, along with restrictive local zoning, as major barriers to new housing supply. The next step will be to distribute the draft policy to all tax jurisdictions for comment. The members agreed to conduct a public hearing as well. **J. Genovese made a motion to present the draft version of the Agency's updated Housing Policy to the taxing jurisdictions, and to conduct a public hearing. A. Lewis seconded the motion. The motion carried 7-0.**

EXPRESS NY

T. Fitzgerald shared the EXPRESS NY initiative with the board. EXPRESS NY is an initiative to streamline or eliminate regulations tied to building and economic development across New York State. There's a public portal open through April 3rd for submitting suggestions, and members can send input to be compiled and submitted together. The effort is mainly focused on cutting red tape, which could include zoning, small business requirements, or other regulations. Some concerns were raised about whether this could interfere with local zoning control, especially as the state ties housing funding to "pro-housing" community status. T. Fitzgerald will submit feedback on behalf of the Agency before the April 3rd deadline.

Sublease Amendments

T. Fitzgerald gave the board an update on Griffiss Park sub-lease renewals. GLDC is moving forward with lease renewals for two tenants next door, including Atlantic Testing and Coleman Spohn. No action is needed since subleases were previously approved by the Agency.

Adjournment

S. Zogby asked for a motion to adjourn. **Upon a motion by J. Genovese, seconded by A. Lewis, the members voted 7-0 to adjourn the meeting at 9:12 AM.**

Respectfully Submitted,
Julie Daskiewich

Oneida County Industrial Development Agency
Notes to the Financial Statements
April 30, 2026

Balance Sheet:

1. The balance in cash & cash equivalents and investments is approximately \$1.675M; of this balance \$1.151K is in short-term CD's, the remaining cash is in interest bearing money market accounts.
2. Flex Space PILOTs were billed, payment of the PILOT is due from EDGE by May 31st.
3. The pre-payment of service fees to EDGE is reconciled, normal service fee payment will resume May 1st.
4. The \$1,000 commitment fees collected from the following for projects that have not closed as of the end of this month:
 1. National Building & Restoration Corporation (Received May 2024) -TBD
 2. Pennrose LLC/ Copper Village (received September 2024)- TBD
 3. Chobani (received April 2025)- Estimated End of 2026
 4. Protrade Garages LLC – (received October 2025) – TBD

*Please note that the \$1M Chobani Admin Fee was placed into deferred revenue until the project closes.
5. Fund balance decreased by 7% over the last 12 months.

Budget Comparison Report (Income Statement):

Date	Company	Memo	Amount
1/28/2026	Hangar Road Rome LLC	App Fee	500.00
1/28/2026	Lodging Kit Company	Admin Fee	3,619.00
3/1/2026	Lewis Brother's Construction	Admin Fee	44,500.00
3/9/2026	B240, LLC	Admin Fee	36,993.00
3/16/2026	Brooks Road Holdings, LLC	Admin Fee	36,427.00
4/23/2026	Hangar Road Rome 2 LLC	Admin Fee	116,347.00
			238,386.00

1. The following projects have closed this year:
 - I. Lewis Brother's Construction - (received July 2025) – **March 2, 2026**
 - II. B240 LLC – (received October 2025) – **March 9, 2026**
 - III. Assured Information Security, Inc. (received October 2024)- **March 19, 2026**
 - IV. Hangar Rd Rome LLC – (received January 2026) – **April 23, 2026**
2. Net income for April 30, 2026: \$190,150

Other Significant Items to Note:

- Wolfsped paid the PILOT obligation in March, funds will be disbursed accordingly and the Flex Space payment from EDGE is not due until May. Sovena's PILOT funds are currently in accounts payable and will be disbursed in the beginning of May.

Chobani Admin Fee CD Project:

- **First Source – Fully invested:** 12-Month 4% CD for \$275K, account opened 02/23/26
- **Bank of Utica – Fully invested:** 9-Month 3.94% CD for \$225K, account opened 12/22/25
- **Adirondack Bank – Fully invested:** 6-Month 3.10% CD for \$125K, account opened 12/22/25
- **M&T Bank – Fully invested:** 3-Month 3.00% CD for \$125K, account opened 1/16/26 – *Renewed 4/16/26*

Oneida County Industrial Development Agency
Balance Sheet
April 30, 2026 and 2025

	<u>Current Year</u>	<u>Prior Year</u>
Assets		
Current Assets		
Cash and Cash Equivalents	523,734	473,333 ¹
Investments	1,151,408	386,727 ¹
Restricted Cash - PILOT Holdings	216,372	2,081 ²
PILOT Holdings	(216,372)	(2,081) ²
Accounts Receivable	153,813	18,732
Prepaid Expenses	1,805	4,266 ³
Total Current Assets	<u>1,830,759</u>	<u>883,058</u>
Fixed Assets		
Furniture/Fixture/Eqpt	6,679	6,679
A/D-Furniture/Fixt/Eqpt	(6,679)	(6,679)
Total Fixed Assets	<u>0</u>	<u>0</u>
Total Assets	<u><u>1,830,759</u></u>	<u><u>883,058</u></u>
Liabilities & Net Assets		
Liabilities		
Current Liabilities		
Accounts Payable	87,471	113,411
Accrued Expenses	2,767	2,667
Deferred Revenue	1,004,000	6,000 ⁴
Total Current Liabilities	<u>1,094,237</u>	<u>122,078</u>
Total Liabilities	<u>1,094,237</u>	<u>122,078</u>
Net Assets		
Fund Balance	336,522	360,980 ⁵
Fund Balance-Board Restricted	400,000	400,000
Total Net Assets	<u>736,522</u>	<u>760,980</u>
Total Liabilities & Net Assets	<u><u>1,830,759</u></u>	<u><u>883,058</u></u>

**Oneida County Industrial Development Agency
Statement of Cash Flows
For the Period Ending April 30, 2026**

Cash Flows From (Used by) Operating Activities	
Increase (Decrease) in Net Assets	\$ (24,458)
Adjustments for Noncash Transactions	
Depreciation and Amortization	0
(Increase) Decrease in Assets	
Accounts Receivable	(135,082)
Accounts Receivable-PILOTs billed	0
Investments	(764,681)
Prepaid Expenses	2,461
Increase (Decrease) in Liabilities	
Accounts Payable and Accrued Liabilities	(25,841)
Deferred Revenue	998,000
Net Cash Flows From Operating Activities	<u>50,401</u>
 Cash Flows From (Used By) Investing Activities	
Capital Expenditures	<u>0</u>
Net Cash From (Used by) Investing Activities	0
 Cash Flows From (Used By) Financing Activities	
Repayments of Long Term Debt	0
Proceeds from Long Term Debt	<u>0</u>
Net Cash Flows (Used by) Financing Activities	0
 Net Increase (Decrease) in Cash and Cash Equivalents	50,401
 Cash and Cash Equivalents, Beginning of Period	473,333
 Cash and Cash Equivalents, End of Period	<u><u>\$ 523,734</u></u>

Oneida County Industrial Development Agency
 Budget Comparison Report
 Current Period: 4/1/2026 - 4/30/2026
 Budget Period: 1/1/2026 - 12/31/2026
 With Comparative Periods Ending 04/30/2025 and 04/30/2024

	Current Period Actual	Current Period Budget	Year-to-Date Actual	Year-to-Date Budget	4/30/2025	4/30/2024
Revenue						
Reimbursements	0	0	0	0	0	0
Interest Income	373	1,333	5,725	5,333	7,026	7,670
Lease Payments	750	5,021	61,000	20,083	61,250	58,500
PILOT Application / Admin Fees	116,347	37,189	238,386 ¹	148,757	24,004	97,409
Total Revenue	117,470	43,543	305,111	174,173	92,280	163,579
Expenses						
Business Expense	0	167	115	667	287	1,344
Contracted Service-Accounting	692	692	2,767	2,767	2,667	2,584
Contracted Services - Legal	850	850	2,550	3,400	3,400	3,400
Contracted Services- Other	79	316	315	1,266	1,421	1,421
Marketing- Contracted Services	0	792	1,062	3,167	1,002	1,952
Dues & Subscriptions	125	833	500	3,333	1,500	1,250
Insurance - General	85	413	1,253	1,650	1,474	1,480
Special ED Projects Contingency	0	12,500	0	50,000	0	0
Office Supplies & Expense	0	208	0	833	160	160
Seminars & Conferences	0	0	0	0	2,061	125
Service Fees	26,600	26,600	106,400	106,400	96,975	95,073
Total Expenses	28,430	43,371	114,961	173,482	110,947	108,789
Excess or (Deficiency) of						
Revenue Over Expenses (Before Depreciation)	89,040	173	190,150	691	(18,667)	54,790
Depreciation	0	0	0	0	0	0
Excess or (Deficiency) of						
Revenue Over Expenses (After Depreciation)	89,040	173	190,150 ²	691	0	0

BARCLAY DAMON ^{LLP}

Kevin R. McAuliffe
Partner

May 1, 2026

Mr. Tim Fitzgerald, Executive Director
Oneida County Industrial Development Agency
584 Phoenix Drive
Rome, New York 13441

Re: Chobani, LLC Facility Project
3001-25-Chobani
Inducement Agreement and Project Agreement Time Extension Request

Dear Mr. Fitzgerald:


On behalf of Chobani, LLC (the "Company"), we are requesting that the Chobani, LLC Facility Inducement Agreement and Project Agreement (the "Agreement") approved on May 23, 2025 be extended for a period of twelve (12) months pursuant to Article 4, General Provisions, Section 4.04, of the Agreement.

We understand that the Agreement is set to expire on May 23, 2026, as the Company has not yet closed on the lease-leaseback transaction. While we anticipate receiving all necessary approvals and permits from the New York State Department of Environmental Conservation, by the middle of May, we are in the process of negotiating an agreement with the United States Environmental Protection Agency that would allow development of both the golf course and triangle parcel to be free from liability associated with existing site conditions.

We respectfully request that this request be presented to the Oneida County IDA Board members at their regular May 15, 2026 meeting.

Should you have any questions or concerns regarding the foregoing, please do not hesitate to contact me.

Very truly yours,



Kevin R. McAuliffe

KRM: hal

**Resolution Extending Project Inducement
Chobani Rome Facility**

Date: May 15, 2026

At a meeting of the Oneida County Industrial Development Agency (the "Agency"), held at 584 Phoenix Drive, Rome, New York 13441 on May 15, 2026, the following members of the Agency were:

Members Present:

Staff Present:

Others Present:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to extending the inducement of a certain industrial development facility more particularly described below (Chobani Rome Facility) and the leasing of the facilities to Chobani LLC.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

RESOLUTION EXTENDING THE PROJECT INDUCEMENT WITH RESPECT TO THE CHOBANI FACILITY LOCATED IN THE CITY OF ROME, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, Chobani LLC, on its behalf and/or its principals and/or an entity or entities formed or to be formed on behalf of any of the foregoing (collectively, the "Company") previously requested that the Agency provide its Financial Assistance for a two-phase project, the first phase of which consists of the construction of a 1,271,000± square foot food processing building, a 45,675± square foot wastewater treatment plant, a 50,050± square foot dairy receiving building, a 132,800± square foot wet receiving and physical plant, a 23,550± square foot driver facility, a 373,200± square foot storage facility, a 62,250± square foot fruit facility, a 148,600± square foot gateway building and a 93,000± square foot connective corridor, together with parking, landscaping and buffering to support the same (collectively, the "Improvements"); situated on a portion of three parcels of land situate at Perimeter Road and Perimeter Road West totaling 285± acres in the aggregate, located at the Griffiss International Airport, City of Rome, Oneida County, New York (the "Land"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for manufacturing dairy products and expanding the Company's presence in New York State (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the construction and equipping of the Facility by the Company is referred to collectively as the "Project"); and

WHEREAS, the Agency adopted an inducement resolution on May 23, 2025 as supplemented on December 12, 2025 (collectively, the "Inducement Resolution") and the parties entered into an Inducement Agreement and Project Agreement dated to be effective May 23, 2025 (the "Inducement Agreement"); and

WHEREAS, the Inducement Agreement contains a provision that, if for any reason the lease-leaseback transaction does not close on or before twelve (12) months from the execution thereof, the Inducement Agreement shall terminate and be of no further force or effect unless extended by the parties; and

WHEREAS, the Company submitted a letter to the Agency explaining the reasons for the delay in closing and requesting an extension of the Inducement

Agreement for a period of twelve (12) months to allow ample time to close the transaction (the “Project Inducement Extension”); and

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a “project”, as such term is defined in the Act; and

(c) The Project Inducement Extension will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) It is desirable and in the public interest for the Agency to grant the Project Inducement Extension; and

(e) The SEQRA findings adopted by the Agency on May 23, 2025 encompassed the actions to be undertaken by this resolution and no changes have been made since that time to the proposed action that would create new or increased adverse environmental impacts.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) grant the Project Inducement Extension such that the Inducement Agreement is valid through May 23, 2027; and (ii) execute, deliver and perform an Agreement to Extend Inducement Agreement (the “Extension Agreement”).

Section 3. The form and substance of the Extension Agreement (in substantially the form presented to the Agency and which, prior to the execution and delivery thereof, may be redated) is hereby approved.

Section 4.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Extension Agreement, in the form satisfactory to the Chairman and Agency Counsel,

with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Closing Documents"). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Leaseback Agreement).

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Closing Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Closing Documents binding upon the Agency.

Section 6. This resolution shall take effect immediately.

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

I, the undersigned Secretary of the Oneida County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on May 15, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (i) all members of the Agency 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, (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 May 15, 2026.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Tim Fitzgerald, Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY



APPLICATION FOR FINANCIAL ASSISTANCE

Oneida County Industrial Development Agency

584 Phoenix Drive

Rome, New York 13441-1405

(315) 338-0393 telephone

(315) 338-5694 fax

<https://www.oneidacountyida.org/>

Shawna M. Papale, Executive Director

spapale@mvedge.org

Please submit the signed and notarized completed application (Pages 1-28 ONLY), which must include any applicable addendum or supplemental information requested in the application, along with payment of a non-refundable \$500 Application Fee (\$5,000 for Solar applications) and a \$1,000 Commitment Fee (will be applied to final closing costs) to the Oneida County Industrial Development Agency, 584 Phoenix Drive, Rome NY 13441-1405, within 14 days prior to the OCIDA 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.

GLDC Building 770-774 PILOT Extension

Project Name

Date of Submission

Important Notes to Applicant:

Upon the submission of this application to the OCIDA, the application becomes a public document. Be advised that any action brought before the Agency is public information. All agendas for the OCIDA are issued publicly prior to the full agency meeting. Upon the submission of this application to the OCIDA, the application becomes a public document and OCIDA is required by law to post on its website and make available to the public this Application and supporting materials. If when completing this Application, you deem any information to be specifically exempted from disclosure under Article Six of the Public Officers Law, please answer the question "This information is deemed to be exempt from disclosure under Article Six of the Public Officers Law and is submitted on the attached confidential addendum." It is acceptable to submit any confidential addendum electronically as a .pdf file separate from the application, but any confidential addendum must still be submitted with the hard copy of the full application (see Page 1). Please answer any such questions on a separate Addendum titled, "Confidential and Protected by Article Six of the Public Officers Law." If OCIDA is challenged to produce any information the Applicant identifies as protected, the Applicant will be required at its sole cost to defend such assertion on behalf of OCIDA.

The information requested by this application is necessary to determine the eligibility of your project for OCIDA benefits. Please answer all questions and respond "Not Applicable", "NA", or "none" where appropriate. If you're response is an estimate, please indicate so. Attach additional sheets if more space is needed for a response. **All applications must include a completed and signed NYS SEQR form and Cost Benefit Analysis form (please consult with OCIDA) before the application is considered complete.**

By signing and submitting this Application, the Applicant acknowledges that it received a copy of the Uniform Tax Exemption Policy and the Oneida County IDA Penalty for Failure to Meet Employment Levels as adopted by the Agency and Agency Memorandums pertaining to the benefits of projects financed through the Agency.

A project financed through the Agency involves the preparation and execution of significant legal documents. Please consult with an attorney before signing any documents in connection with the proposed project. You will receive an engagement letter from the OCIDA legal counsel. You will be asked to sign the engagement letter acknowledging you will be responsible for all legal fees of OCIDA legal counsel and that you understand the process. Should you not close and legal services have been rendered by the OCIDA legal counsel, Applicant will be responsible for those costs.

If your project requires a public hearing, a representative of the applicant is required to be present. A date will be coordinated by the OCIDA legal counsel.

If you have any questions how to calculate the OCIDA's application fee please refer to the enclosed Memorandum to Companies -Sale Leaseback Transactions or contact the OCIDA.

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 Agency.

Applicant

1(a) Applicant's Legal Name: Griffiss Local Development Corporation

1(b) Principal Address: 584 Phoenix Drive

Rome, NY 13441

1(c) Telephone/Facsimile Numbers: 315-338-0393/338-5694

1(d) Email Address: spapale@mvedge.org

1(e) Secondary Email Address _____

1(f) Contact Person: Shawna Papale

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 #: 16-1471446

- DISC
- Other(specify) _____

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>
Not applicable.		

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

Applicant holds a 100% membership interest in Cardinal Griffiss Realty, LLC ("CGR"), a New York limited liability company. Applicant also hold a 55% membership interest in 99 Otis Street, LLC ("99 Otis") a New York Limited Liability Company. The other 45% membership interest in 99 Otis is held by New York State Technology Enterprise Corporation ("NYSTEC"), a New York not-for profit corporation.

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

Applicant's Counsel and Accountant

3(a) Applicant's Attorney

Name/Title: Joseph E. Saunders, Esq.
Firm: Saunders Kahler, LLP
Address: 181 Genesee St., Suite 501
Utica, NY 13501
Telephone/Fax: 315-724-0419/724-8522
Email: jsaunders@saunderskahler.com

3(b) Applicant's Accountant

Name/Title: Rachel Hadden
Firm: C/O Mohawk Valley EDGE
Address: 584 Phoenix Dr.
Rome, NY 13441
Telephone/Fax: 315-338-0393/338-5694
Email: rhadden@mvedge.org

Business Description

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

The Applicant is the entity primarily responsible for the redevelopment of the former Griffiss Air Force Base ("Griffiss" or "Griffiss AFB"), including the Griffiss Business and Technology Park (the "Griffiss Business Park"). Applicant has been redeveloping Griffiss in accordance with the Master Reuse Strategy for Griffiss AFB prepared by Hamilton, Rabinowitz & Alschuler, Inc and others circa 1995. Unlike other Griffiss businesses and/or tenants, to the extent that Applicant decides to invest its resources (including its earnings), it is obligated to do so in furtherance of its mission to redevelop Griffiss. Applicant's investment at Griffiss inures to the benefit not only of the other businesses and/or tenants at Griffiss, but also to the benefit of the affected tax jurisdictions, to wit: the City of Rome, the County of Oneida, and the Rome City School District.

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.

GLDC is requesting a 10-year extension of the existing PILOT, extending the abatement of real property taxes for Building 770/774 from fifteen years to twenty-five years, during which time GLDC will make fixed PILOT Payments(see PILOT Request addendum) to be pro-rated on an annual basis only to that portion of the Facility that is occupied by a for-profit tenant:

The current PILOT dictates GLDC pay 75% on whatever real property taxes would normally be payable on space sub-leased to for-profit companies, and 0% on space sub-leased to not-for-profit companies, or used by GLDC for its own operations.

There is currently a sublease from GLDC to Integrated Community Network Alternatives("ICAN") Inc. (a not-for-profit corporation) on 3,940 sq.ft. of space in building 770 through November 2026. As of 12/31/25 ICAN employed 11 FTE in the space. The remainder of the 770 building(11,340) sq. ft.) is vacant. BAE Systems Information & Electronic Systems Integration, Inc. (BAE) currently leases 100% of building 774(20,902 sq.ft.) through October 2027. As of 12/31/2025 BAE employed 36 FTE in the space.

CUBRC (currently its tenant in building 796) is interested in re-locating into the space that ICAN currently leases in Building 770. As of 12/31/2025 CUBRC employed 6 FTE in the space. ICAN would move its current 770 operations into building 796 and expand its operations to include a child day-care center.

A significant portion of building 770 has been vacant for several years and has generated nominal revenue for the taxing jurisdictions during that time.

Reasons for Project

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

GLDC is currently in lease negotiations with CUBRC and ICAN, and the PILOT extension will strengthen GLDC's ability to secure these tenants in the Park. GLDC is particularly invested in securing ICAN as a long-term tenant in Building 796. ICAN plans to provide a much needed child daycare center in the 796 facility, which will be a valuable benefit to the tenants and occupants of the GBTP, including the extremely important AF Research Lab, and hopefully help attract new businesses to GBTP.

BAE's lease for its 774 space (and also in Building 798-FL1) expires on October 31, 2027. Uncertainty surrounding US tariff policy, the volatility of the financial markets, additional proposed reductions in the federal workforce, the termination of numerous government contracts, etc., could affect BAE's decision-making on whether or not to extend the leases. GLDC needs to ensure stability in the PILOT payments to reduce negative risk points in their decision making. CUBRC and ICAN hope to move into their spaces sometime during 2026 and 2027, respectively. However, neither of them have signed a sublease as of this date.

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

Without the PILOT requested, the rental rates for the for-profit tenants would become cost prohibitive and efforts to retain existing tenants beyond current sub-lease terms could be hindered. In addition, without the ability to move into the existing in building 796, ICAN may be forced to seek space further away from the desired market for its daycare facility, which market comprises the children who have a parent or guardian who works or resides within the territorial boundaries of the former Griffiss AFB. New York State has identified projects which contain a child care service component as being of critical importance to the success of the state's overall economic development strategy.

Over the last fifteen (15) years, a lot has changed in the world of commercial real estate leasing in the Utica/Rome MSA, particularly with respect to GLDC's tenants in the Griffiss Business Park (who are primarily defense contractors and other tenants that are heavily reliant on federal contracts). In 2020, the COVID-19 pandemic struck which led to large numbers of federal employees and the employees of federal contractors at Griffiss becoming fully remote or hybrid workers. As a result, the need of federal contractors for office space at Griffiss diminished significantly, especially once the federal government barred them from incorporating the cost of unoccupied office space into their respective contract overhead rates. This, in turn has caused federal contractors to start downsizing their office space requirements and/or seeking a reduction in their rent. As a consequence, the vacancy rate in GLDC's buildings at Griffiss began trending upwards.

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 Agency.

Yes No

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

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

Without this re-structuring of tenants between the GLDC 770/774/796 buildings, ICAN's plans for a GBTP child day-care facility could be abandoned. This would negatively affect the child day-care needs of existing and potential future GBTP tenants. In addition, tenant rental rates and tax payments could become cost prohibitive and efforts to retain existing tenants and attract future tenants could be hindered.

6(d) Will the proposed project result in the Applicant or any project occupant moving from one area of the New York State to another area of the State or abandoning one or more facilities within the State

Yes No

Is the proposed project reasonably necessary to preserve the competitive position of the Applicant or project occupant in its respective industry?

Yes No

Is the proposed project reasonably necessary to discourage the applicant or project occupant from removing such other plant or facility to a location outside of New York State?

Yes No

6(e) If you answered YES to any of the questions in 6(d) above, 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 below.

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).

Since its formation in 1994, GLDC has secured financial assistance from various sources including OCIDA, NYS and the Federal government to assist in its mission of redeveloping GBTP.

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 each use (if more than one category):

- | | | |
|--|----------------------|---|
| <input type="checkbox"/> Manufacturing | <input type="text"/> | % |
| <input type="checkbox"/> Industrial Assembly or Service | <input type="text"/> | % |
| <input checked="" type="checkbox"/> Back office operations | 42 | % |
| <input checked="" type="checkbox"/> Research and Development | 58 | % |
| <input type="checkbox"/> Technology/Cybersecurity | <input type="text"/> | % |
| <input type="checkbox"/> Warehousing | <input type="text"/> | % |
| <input type="checkbox"/> Commercial or Recreational | <input type="text"/> | % |
| <input type="checkbox"/> Retail | <input type="text"/> | % |

Add Housing Addendum

- | | | |
|--|----------------------|---|
| <input type="checkbox"/> Residential housing (specify) _____ | <input type="text"/> | % |
| <input type="checkbox"/> Pollution Control (specify) _____ | <input type="text"/> | % |
| <input type="checkbox"/> Environmental (e.g., Brownfield) (specify) _____ | <input type="text"/> | % |
| Add Solar Addendum <input type="checkbox"/> Other (specify ie; renewable energy) _____ | <input type="text"/> | % |

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 Agency, 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 checked="" type="checkbox"/> Fill-in Real Property Tax Abatement (value of PILOT savings): \$	510,536
<input type="checkbox"/> Mortgage Tax Exemption (.75%) \$	0.00
Amount of mortgage: \$ _____ (fill-in)	
<input type="checkbox"/> Sales and Use Tax Exemption ** (8.75%) \$	0.00 (Not available for solar)
Value of goods/services to be exempted from sales tax: \$	_____ (fill-in)
<input type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds(bond dollar value)\$	_____

**** TOTAL EXEMPTION ASSISTANCE REQUESTED: \$ 510,536**

Is the financial assistance requested by the Applicant consistent with the IDA's Uniform Tax Exemption Policy? Yes No

If No, please provide a written statement describing the financial assistance being requested and detailing the reasons the IDA should consider deviating from its Policy.

See Attachment 6(j) Addendum-PILOT REQUEST

** 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 Agency may utilize the estimate, above, as well as the (9)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 IDA 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 IDA assistance is being sought.

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

7(a) Street Address of Facility:

428 & 454 Phoenix Drive, Rome NY 13441

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

City of Rome

7(c) School District:

Rome City School District

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

Offices-Research & Development/C41

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

Griffiss Business Redevelopment District GB-Technology Heights Sub District

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.***

B770 is a 15,350 square feet, single story structure. B774 is a 20,902 square feet, single story structure. GLDC will be undertaking renovations to the facility to accomodate tenant's needs.

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.

NOT APPLICABLE

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

Construction Commencement: TBD

Construction completion: TBD

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.

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:

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

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

7(j) What is the useful life of the facility? 36 years

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

If Yes, which Empire Zone: City of Ro

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 Agency 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? _____%. **If the answer is less than 33% do not complete the remainder of this retail determination page and proceed to next section, Part V Facility (Pg 13)**

*** 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: OCIDA-GLDC beneficial owner

Address: 584 Phoenix Drive
Rome, NY 13441

Telephone: (315) 338-0393

Balance of Mortgage: _____

Holder of Mortgage: _____

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.

The AF conveyed to OCIDA fee title to the GAFB prop.under the EconDev Conveyance Agree.and pursuant to the BaseClosure and RealignAct.('93&'95). OCIDA leases property to GLDC.

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.

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:

<u>Name of Tenant</u>	<u>Floors Occupied</u>	<u>Sq. Ft. Occupied</u>	<u>Nature of Business</u>
GLDC	1	11,340	GBTP Redevelopment Authority
CUBRC-Proposed 770	1	3,940	Research contractor
BAE Syst/Infor&Elec/Syst/Integration Inc	1	20,902	Building 774-Fed Defense contractor

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

GLDC occupies the space in the building that it is attempting to remarket.

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.

GLDC is marketing space in the building to prospective tenants.

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.

NA

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.

NA

10(c) What is the useful life of the equipment? _____ 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.

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.

The primary purpose of the Project is to provide desirable amenities that retain existing tenants and attract new tenants. The Project will incentivize ICAN to expand operations to include a much-needed child care facility to tenants of Griffiss Park, which will help retain and create extremely desirable jobs, most of which are related to the defense industry.

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

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

NA

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 TOTAL PART-TIME EMPLOYEES ARE TURNED INTO FULL-TIME EQUIVALENTS (FTE) for Line B. - See Pg. 17.**

Number of Jobs BEFORE Project	Location 1	Location 2	Location 3	Location 4	Location 5	Total
Address in NYS						
Full-Time Company						0
Full-Time Independent Contractors						0
Full-Time Leased						0
A. Total Full-Time BEFORE	0	0	0	0	0	0
Part-Time Company						0
Part-Time Independent Contractors						0
Part-Time Leased						0
B. Total FTE Part-Timers BEFORE						0
C. Total FTE BEFORE*	0	0	0	0	0	0

*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 AFTER Project (within 3 years of project completion)	Location 1	Location 2	Location 3	Location 4	Location 5	Total
Full-time Company						0
Full-Time Independent Contractors						0
Full-Time Leased						0
A. Total Full-Time AFTER	0	0	0	0	0	0
Part-Time Company						0
Part-Time Independent Contractors						0
Part-Time Leased						0
B. Total FTE Part-Timers AFTER						0
C. Total FTE AFTER *	0	0	0	0	0	0

**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
A. Full-Time						0
B. FTE Part-Timers						0
C. Total AFTER	0	0	0	0	0	0

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

Provide Any Notes To Job Information Below

SALARY AND BENEFITS	Retained Jobs		Created Jobs	
	Average Annual Salary per employee	Average Fringe Benefits (as a percentage of wages)	Average Annual Salary per employee	Average Fringe Benefits (as a percentage of wages)
Management	\$	%	\$	%
Administrative	\$	%	\$	%
Production	\$	%	\$	%
Independent Contractor	\$	%	\$	%
Other	\$	%	\$	%
Overall Weighted Average	\$	%	\$	%

*** By statute, Agency 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:

Part VIII: Estimated Project Cost and Financing

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

LAND Acquisition	\$	(If lease value use OTHER below)
Existing Building(s) ACQUISITION	\$	
Existing Building(s) RENOVATION	\$	104,560
NEW Building(s) CONSTRUCTION	\$	
Site preparation/parking lot construction	\$	
Machinery & Equipment that is TAXABLE	\$	
Machinery & Equipment that is TAX-EXEMPT	\$	
Furniture & Fixtures	\$	35,689
Installation costs	\$	13,500
Architectural & Engineering	\$	
Legal Fees (applicant, IDA, bank, other counsel)	\$	
Financial (all costs related to project financing)*	\$	
Permits (describe below)	\$	
Other (describe below) ie: solar decommissioning expense)	\$	6,713

Other:	Cost:	TOTAL
1. Telecom term. fee-CrownCastle	\$ 6,713	160,462
2.		Agency Fee ¹ \$ XXXX
3.		
4.		
5.		160,462

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

¹ **See Attached Fee Schedule (Page 22) for Agency Fee amount to be placed on this line.**

Permit/Other Information

GLDC requests waiver of Agency fee., as it has historically done.

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.

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: ----- \$ _____

Equity (excluding equity that is attributed to grants/tax credits) -- \$ 160,462

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	<input type="text"/>	\$ <input type="text"/>	
Source	<input type="text"/>	\$ <input type="text"/>	
Source	<input type="text"/>	\$ <input type="text"/>	
Source	<input type="text"/>	\$ <input type="text"/>	

Total Sources of Funds for Project Costs: \$ 160,462

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
243.000-0001-001.040	\$ 253,900	\$ 1,561,100	\$ 1,815,000	\$ 36,000	\$ 1,815,000
Current PILOT payments of \$26K are based on for-profit tenants only					

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):

Treasurer-City of Rome

198 Washington St.

Rome, NY 13440

13(e) Address of Receiver of School Taxes:

Treasurer-Rome City School District

266-268 W. Dominick St.

Rome, NY 13440

13(f) Has the current property owner or user been granted an Ag-District exemption on the tax map parcel anytime during the past 4 years?

Yes No

If Yes explain below.

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

Use space below for additional information

fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

13. The Applicant acknowledges receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. Applicant further acknowledges and understands that it has certain obligations as related thereto pursuant to Section 224-a(8)a) of the New York Labor Law.

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

Shawna Papal, being first duly sworn, deposes and says:

1. That I am the Authorized Rep (Corporate Office) of Griffiss Local Development Corp (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 ___ day of _____, 20___ .

(Notary Public)

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: _____

Print 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 Industrial Development Agency**, 584 Phoenix Drive, Rome NY 13441-1405, **within 14 days prior to the OCIDA 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.

Addendum 6(j) PILOT REQUEST GLDC 770-774

GLDC is requesting a 10-year extension of the existing PILOT, extending the abatement of real property taxes from fifteen years to twenty-five years, during which time GLDC will make the following fixed PILOT Payments, to be pro-rated on an annual basis only to that portion of the Facility that is occupied by a for-profit tenant:

Year 1/16:	79,754
Year 2/17:	81,349
Year 3/18:	82,976
Year 4/19:	84,636
Year 5/20:	86,329
Year 6/21:	88,055
Year 7/22:	89,816
Year 8/23:	91,613
Year 9/24:	93,445
Year 1/25:	95,314

By way of example, if in Year 16 for-profit tenants occupy 50% of the Facility, the fixed PILOT Payment would be \$39,877.

Without the PILOT requested, the rental rates for the for-profit tenants would become cost prohibitive and efforts to retain existing tenants beyond current sub-lease terms could be hindered. In addition, without the ability to move into the existing in building 796, ICAN may be forced to seek space further away from the desired market for its daycare facility, which market comprises the children who have a parent or guardian who works or resides within the territorial boundaries of the former Griffiss AFB. New York State has identified projects which contain a child care service component as being of critical importance to the success of the state's overall economic development strategy.

Over the last fifteen (15) years, a lot has changed in the world of commercial real estate leasing in the Utica/Rome MSA, particularly with respect to GLDC's tenants in the Griffiss Business Park (who are primarily defense contractors and other tenants that are heavily reliant on federal contracts). In 2020, the COVID-19 pandemic struck which led to large numbers of federal employees and the employees of federal contractors at Griffiss becoming fully remote or hybrid workers. As a result, the need of federal contractors for office space at Griffiss diminished significantly, especially once the federal government barred them from incorporating the cost of unoccupied office space into their respective contract overhead rates. This, in turn has caused federal contractors to start downsizing their office space requirements and/or seeking a reduction in their rent. As a consequence, the vacancy rate in GLDC's buildings at Griffiss began trending upwards.

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

11-May-26

Name of Applicant: GLDC

Description of Project: 770-774 PILOT Extension

Name of All Sublessees or Other Occupants of Facility: BAE

Principals or Parent of Applicant: _____

Products or Services of Applicant to be produced or carried out at facility: _____

Estimated Date of Completion of Project: _____

Type of Financing/ Structure:

_____	Tax-Exempt Financing
_____	Taxable Financing
<u> X </u>	Sale/ Leaseback
_____	Other

Type of Benefits being Sought by Applicant

_____	Taxable Financing
_____	Tax-Exempt Bonds
_____	Sales Tax Exemption on Eligible Expenses Until Completion
_____	Mortgage Recording Tax Abatement
<u> X </u>	Real Property Tax Abatement

Project Costs

Land Acquisition	
Existing Building(s) ACQUISITION	
Existing Building(S) RENOVATION	\$ 104,560
NEW Building(s) CONSTRUCTION	
Installation Costs	\$ 13,500
Site Preparation/Parking Lot Construction	
Machinery & Equipment (other than furniture)	
Furniture & Fixtures	\$ 35,689
Architectural & Engineering	
Legal Fees (applicant, IDA, bank, other counsel)	
Financial (all costs related to project financing)	
Permits	
Other	\$ 6,713
Agency Fee	
TOTAL COST OF PROJECT	\$ 160,462

Telecom Termination fee

Assistance Provided by the Following:

EDGE Loan:	
MVEDD Loan:	
Grants - Please indicate source & Amount:	\$ -
Other Loans - Please indicate source & Amount:	

Company Information

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

Average Salary of these Positions

Earnings Information for Oneida County

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

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

--

Calculation of Benefits (3 Year Period)

	Total Earnings	Revenues
Direct Jobs		
Created	\$ -	\$ -
Existing	\$ -	\$ -
Indirect Jobs		
Created	\$ -	\$ -
Existing	\$ -	\$ -
Construction - only one year		
Person Years	\$ -	\$ -
TOTALS Calculation of Benefits (3 Yr Period)	\$ -	\$ -

TAXABLE GOODS & SERVICES

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs	Created	36%	\$ -	\$ -
	Existing	0.36	\$ -	\$ -
Indirect Jobs	Created	0.36	\$ -	\$ -
	Existing	0.36	\$ -	\$ -
Construction - only one year	Person Years	0.36	\$ -	\$ -
<u>TOTAL TAXABLE GOODS & SERVICES</u>			\$ -	\$ -

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.

		Municipality	
Tax Rate for School District where facility is located:	36.7851447	Rome	25-26
Tax Rate for Municipality where facility is located:	21.289623	Rome	2026
Tax Rate for County:	10.190723	Oneida	2026
	Total Rate:		
	68.2654907		
Real Property Taxes Paid:	\$ -		

COSTS: IDA BENEFITS

Real Property Taxes Abatement	\$ 510,536
Mortgage Tax Abated (.75%)	
Estimated Sales Tax Abated During Construction Period (8.75%)	
Total:	\$ 510,536

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.

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.

Part 1 – Project and Sponsor Information				
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.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
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:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
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:				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

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? If Yes, identify: _____	NO	YES	
	<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?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<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? 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"/>	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

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?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<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: _____ _____	NO	YES
	<input type="checkbox"/>	<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: _____ _____	NO	YES
	<input type="checkbox"/>	<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: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		

**Inducement Resolution
GLDC Building 770/774
PILOT Extension**

RESOLUTION OF THE ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TAKING PRELIMINARY OFFICIAL ACTION IN CONNECTION WITH AN AMENDED SALE-LEASEBACK TRANSACTION, AUTHORIZING THE AGENCY TO EXECUTE AN INDUCEMENT AGREEMENT, AUTHORIZING THE AGENCY TO CONDUCT A PUBLIC HEARING, AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE PROJECT.

WHEREAS, Griffiss Local Development Corporation, on behalf of itself and/or the principals of Griffiss Local Development Corporation, and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “Company” or “GLDC”) previously requested the Oneida County Industrial Development Agency (the “Agency”) provide financial assistance in connection with renovations to a 36,000± square foot building known as Building 770/774 (the “Improvements”) situated on a 3.386± acre parcel of land located at 428 – 454 Phoenix Drive, Technology Heights, Griffiss Business and Technology Park, City of Rome, Oneida County, New York (the “Land”) and the acquisition and installation of equipment in the Improvements (the “Equipment”) all to be used to house a number of technology companies and common area for research and development and educational venues, all for the redevelopment and marketing of the Griffiss Business and Technology Park (“Griffiss Park”) (the Land, the Improvements and the Equipment referred to collectively as the “Facility”); and

WHEREAS, the Agency owns the Facility and leases it to the Company pursuant to a Lease Agreement dated as of July 1, 2011 (the “Lease Agreement”); and

WHEREAS, GLDC currently subleases a 3,940 square foot portion of Building 770 to Integrated Community Network Alternatives (“ICAN”) and the remaining 11,340 square feet of Building 770 is vacant and the Company continues to actively market the vacant portions of the Facility to end users; and

WHEREAS, GLDC currently subleases all 20,902 square feet of Building 774 to BAE Systems Information & Electronic Systems Integration, Inc. (BAE) under a lease that is scheduled to expire in October 2027; and

WHEREAS, the Company submitted an Application for Financial Assistance (the “Application”) to the Agency advising that ICAN has requested to relocate from Building 770 to Building 776 into space currently occupied by CUBRC to expand its operations to

include a day care center, and CUBRC would then relocate to the space currently occupied by ICAN in Building 770; and

WHEREAS, the Company and the Agency entered into a Payment-In-Lieu-of-Tax Agreement dated as of July 1, 2011 (the "PILOT Agreement") providing for payments in lieu of taxes relating to the Facility; and

WHEREAS, the PILOT Agreement provides that any portion of the Facility that is occupied by a for-profit tenant currently pays 75% of Exempt Taxes and any portion of the Facility that is occupied by a not-for-profit tenant or occupied by the Company is fully exempt; and

WHEREAS, the Company is requesting the Agency extend the term of the PILOT Agreement for an additional ten years in continued support of the Company's mission to redevelop and market Griffiss Park, as an inducement for ICAN to expand its operations to include a day care facility, and to retain and attract employment in Griffiss Park (collectively, the "Project"); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Facility and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company in the form of extending the abatement of real property taxes from fifteen years to twenty-five years, during which time the Company will make the following fixed PILOT Payments, to be pro-rated on an annual basis only to that portion of the Facility that is occupied by a for-profit tenant:

Year 1/16:	79,754
Year 2:	81,349
Year 3:	82,976
Year 4:	84,636
Year 5:	86,329
Year 6:	88,055
Year 7:	89,816
Year 8:	91,613
Year 9:	93,445
Year 10:	95,314

By way of example, if in Year 16 for-profit tenants occupy 50% of the Facility, the fixed PILOT Payment would be \$39,877.

which is a deviation from the Agency's Uniform Tax Exemption Policy, to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein; and

WHEREAS, the value of the proposed financial assistance is estimated at \$510,536 (approximately); and

WHEREAS, The Agency is contemplating deviating from its Policy for the following reasons:

1. **The nature of the proposed project.** Pursuant to its Certificate of Incorporation, the Company is operated “. . . exclusively for the charitable and public/quasi-public purposes of participating in the development and implementation of a comprehensive strategy to maintain, strengthen and expand the uses and viability of the former Griffiss Air Force Base in the City of Rome and Oneida County . . .” The Agency and the Company have been working together since the Company was first established in 1994 to jointly promote redevelopment of the former Griffiss AFB.

The Agency's continued lease of the Properties to the Company, and the Agency's continued financial assistance to the Company will promote, encourage and assist the Company in its redevelopment of Griffiss Park and will thereby advance the job opportunities, general prosperity and economic welfare of Oneida County residents.

2. **The nature of the property before the project begins.** Tenants in Griffiss Park are primarily defense contractors and other businesses that are heavily reliant on federal contracts. The shift to fully remote and hybrid work trends have forced federal contractors to start downsizing their office space requirements and/or seeking a reduction in their rent. As a consequence, the vacancy rate in GLDC's buildings at Griffiss Park is at an all-time high. Building 770 in particular has been mostly vacant for several years.

3. **The extent to which financial assistance for the properties will create or retain permanent, private sector jobs.** There are nearly 7,000 jobs at Griffiss Business Park of which approximately 3,756 are permanent, private sector jobs. The Company has been successful in facilitating redevelopment of the former Griffiss AFB, and the proposed Agency financial assistance will support the Company in achieving further success. The financial assistance will also help GLDC to incentivize BAE to extend its sublease in Building 774 and maintain its presence and employment in Griffiss Park.

4. Impact of the proposed tax exemptions on the tax jurisdictions: Building 770 has been mostly vacant for several years and has generated nominal tax revenue for the tax jurisdictions. The fixed PILOT Payment will strengthen the Company's ability to negotiate leases with prospective tenants, which will in turn help to maximize revenue to the tax jurisdictions.

5. The extent to which redevelopment will provide a benefit (economic or otherwise) not otherwise available within the municipality: The Project will provide the opportunity for ICAN to expand its operations and provide a much-needed day care facility within Griffiss Park. New York State has specifically requested that industrial development agencies give consideration to projects that include on-site child care facilities.

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the "SEQR Act" or "SEQRA"), the Agency constitutes a "State Agency"; and

WHEREAS, the Agency has determined for purposes of SEQRA that the environmental conditions at the Facility are not impacted by the current action, and therefore the environmental reviews conducted by the Agency at the time of the original Project are sufficient and are hereby ratified; and

WHEREAS, prior to the closing of an amended sale-leaseback transaction, and the granting of any financial assistance, a public hearing (the "Hearing") will be held so that all persons with views in favor of or opposed to either the financial assistance contemplated by the Agency, or the location or nature of the Facility, can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of a sale-leaseback transaction, and the granting of any tax benefits, and such notice (together with proof of publication) will be substantially in the form annexed hereto as **Exhibit A**; and

WHEREAS, the minutes of the Hearing are or will be annexed hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) that, subject to the satisfaction of the aforesaid conditions:

Section 1. (a) The Project and the Agency's continued financial assistance therefor, will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County and the

people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act and the same is, therefore, approved.

- (b) It is desirable and in the public interest for the Agency to enter into an amended sale-leaseback transaction, for the purpose of providing additional financial assistance to the Project, as reflected in the Company's Application and as amended from time to time prior to the closing of the amended sale-leaseback transaction, all subject to the satisfaction of the conditions of financial assistance described herein.
- (c) In consideration of the ongoing development efforts for the Griffiss Park, the Agency agrees to waive the requirement for the Company to pay annual rent under the Lease Agreement and the Agency's closing fees for the transaction.

Section 2.

The form and substance of a proposed inducement agreement (in substantially the form presented to this meeting) by and between the Agency and the Company setting forth the undertakings of the Agency and the Company with respect to the closing of the amended sale-leaseback transaction, and the continued development of the Facility (the "Agreement") are hereby approved. The Chairman of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agreement, with such changes in terms and form as the Chairman shall approve. The execution thereof by the Chairman shall constitute conclusive evidence of such approval.

Section 3.

Subject to the conditions set forth in Section 4.02 of the Agreement and the conditions described above, the Agency shall continue to assist the Company in the Project and will continue to provide Financial Assistance with respect thereto.

Section 4.

The law firm of Bond, Schoeneck & King, PLLC is appointed Transaction Counsel in connection with the amended sale-leaseback transaction.

Section 5.

Counsel to the Agency and Transaction Counsel are hereby authorized to work with counsel to the Company and others to prepare, for submission to the Agency, all documents necessary to effect the amended sale-leaseback transaction.

Section 6.

The Chairman of the Agency is hereby authorized and directed (i) to distribute copies of this resolution to the Company and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 7.

This resolution shall take effect immediately.

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

I, the undersigned (Assistant) Secretary of the Oneida County Industrial Development Agency DO HEREBY CERTIFY THAT:

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

Such resolution was passed at a meeting of the Agency duly convened in public session on May 15, 2026 at eight a.m., local time, at Rome, New York 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, which resulted as follows:

Voting Aye

Voting Nay

and, therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) the meeting was open for the public to attend and public notice of the date, time and location for the meeting was duly given, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout the meeting.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____ 2026.

(Assistant) Secretary

EXHIBIT A
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Oneida County Industrial Development Agency (the "Agency") on June __, 2026 at _____ a.m., local time, at 584 Phoenix Drive, City of Rome, Oneida County, New York in connection with the following matters:

Griffiss Local Development Corporation, on behalf of itself and/or the principals of Griffiss Local Development Corporation, and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") previously requested the Oneida County Industrial Development Agency (the "Agency") provide financial assistance in connection with renovations to a 36,000± square foot building known as Building 770/774 (the "Improvements") situated on a 3.386± acre parcel of land located at 428 – 454 Phoenix Drive, Technology Heights, Griffiss Business and Technology Park, City of Rome, Oneida County, New York (the "Land") and the acquisition and installation of equipment in the Improvements (the "Equipment") all to be used to house a number of technology companies and common area for research and development and educational venues, all for the redevelopment and marketing of the Griffiss Business and Technology Park ("Griffiss Park") (the Land, the Improvements and the Equipment referred to collectively as the "Facility").

The Agency owns the Facility and leases it to the Company pursuant to a Lease Agreement dated as of July 1, 2011 (the "Lease Agreement"). The Company further subleases portions of the Facility to Integrated Community Network Alternatives ("ICAN"), and other subtenants, all in furtherance of developing the Griffiss Business and Technology Park ("Griffiss Park"). ICAN wishes to relocate to another building within Griffiss Park to expand its operations to include a day care facility, and the current tenant wishes to relocate to the ICAN space. The Company and the Agency entered into a Payment-In-Lieu-of-Tax Agreement dated as of July 1, 2011 (the "PILOT Agreement") providing for payments in lieu of taxes relating to the Facility. The Company is now requesting the Agency extend the term of the PILOT Agreement in continued support of the Company's mission to redevelop and market Griffiss Park, as an inducement for ICAN to expand its operations to include a day care facility, and to retain and attract employment in Griffiss Park.

The Agency contemplates that it will provide additional financial assistance to the Company relating to the Facility in the form of the Agency contemplates that it will provide financial assistance to the Company in the form of extending the abatement of real property taxes from fifteen years to twenty-five years, during which time the Company will make fixed PILOT Payments to be pro-rated on an annual basis only to that portion of the Facility that is occupied by a for-profit tenant, which is a deviation from the Agency's Uniform Tax Exemption Policy, to be more particularly described in a final authorizing resolution.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. Comments may also be submitted to the Agency in writing or electronically prior to the hearing. Minutes of the Public Hearing will be transcribed and posted on the Agency's website. A copy of the Application for Financial Assistance filed by the Company with the Agency, including an analysis of the costs and benefits of the proposed Project, is available for public inspection at the offices of the Agency, 584 Phoenix Drive, Rome, New York and on the Agency's website.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: May __, 2026

By: /s/ Tim Fitzgerald, Executive Director

EXHIBIT B

MINUTES OF PUBLIC HEARING

Oneida County Industrial Development Agency
GRIFFISS LOCAL DEVELOPMENT CORPORATION
(Building 770/774 Facility)

1. Tim Fitzgerald, Executive Director of the Oneida County Industrial Development Agency (the "Agency"), called the hearing to order at ____ a.m.
2. Mr. Fitzgerald, also being the Secretary of the Agency, recorded the minutes of the hearing.
3. Mr. Fitzgerald then described the proposed project and related financial assistance as follows:

Griffiss Local Development Corporation, on behalf of itself and/or the principals of Griffiss Local Development Corporation, and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") previously requested the Oneida County Industrial Development Agency (the "Agency") provide financial assistance in connection with renovations to a 36,000± square foot building known as Building 770/774 (the "Improvements") situated on a 3.386± acre parcel of land located at 428 – 454 Phoenix Drive, Technology Heights, Griffiss Business and Technology Park, City of Rome, Oneida County, New York (the "Land") and the acquisition and installation of equipment in the Improvements (the "Equipment") all to be used to house a number of technology companies and common area for research and development and educational venues, all for the redevelopment and marketing of the Griffiss Business and Technology Park ("Griffiss Park") (the Land, the Improvements and the Equipment referred to collectively as the "Facility").

The Agency owns the Facility and leases it to the Company pursuant to a Lease Agreement dated as of July 1, 2011 (the "Lease Agreement"). The Company further subleases portions of the Facility to Integrated Community Network Alternatives ("ICAN"), and other subtenants, all in furtherance of developing the Griffiss Business and Technology Park ("Griffiss Park"). ICAN wishes to relocate to another building within Griffiss Park to expand its operations to include a day care facility, and the current tenant wishes to relocate to the ICAN space. The Company and the Agency entered into a Payment-In-Lieu-of-Tax Agreement dated as of July 1, 2011 (the "PILOT Agreement") providing for payments in lieu of taxes relating to the Facility. The Company is now requesting the Agency extend the term of the PILOT

Agreement in continued support of the Company's mission to redevelop and market Griffiss Park, as an inducement for ICAN to expand its operations to include a day care facility, and to retain and attract employment in Griffiss Park.

The Agency contemplates that it will provide additional financial assistance to the Company relating to the Facility in the form of the Agency contemplates that it will provide financial assistance to the Company in the form of extending the abatement of real property taxes from fifteen years to twenty-five years, during which time the Company will make fixed PILOT Payments to be pro-rated on an annual basis only to that portion of the Facility that is occupied by a for-profit tenant, which is a deviation from the Agency's Uniform Tax Exemption Policy, to be more particularly described in a final authorizing resolution.

4. Mr. Fitzgerald then opened up the hearing for comments from the floor for or against the proposed financial assistance and the location and nature of the Facility. Attached is a listing of the persons heard and a summary of their views.
5. Mr. Fitzgerald then asked if there were any further comments, and, there being none, the hearing was closed at _____ a.m.

Tim Fitzgerald

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

I, the undersigned (Assistant) Secretary of the Oneida County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the foregoing copy of the minutes of a public hearing held by the Oneida County Industrial Development Agency (the "Issuer") on June __, 2026 at _____ a.m. local time, at 584 Phoenix Drive, Rome, New York with the original thereof on file in the office of the Issuer, and that the same is a true and correct copy of the minutes in connection with such matter.

I FURTHER CERTIFY that (i) the hearing was open for the public to attend and public notice of the date, time and location for said hearing was duly given, (ii) the hearing in all respects was duly held, and (iii) members of the public had an opportunity to be heard.

IN WITNESS WHEREOF, I have hereunto set my hand as of July __, 2026.

(Assistant) Secretary

TERMS OF FINANCIAL ASSISTANCE
Board Summary – May 8, 2026

General Project Information

Company: Bartell Machinery Systems LLC High Bay Expansion

Description of Project:

The project entails the construction of a 22,400 sq. ft. single-story prefabricated Butler metal building. Pike Construction will serve as the General Contractor, overseeing and managing the construction process. The building will be constructed using a pre-engineered Butler metal building system and will support the project's operational needs upon completion. As General Contractor, Pike Construction will coordinate all phases of the build and subcontract portions of the work out to various contractors throughout the region. Pike Construction will assemble and provide the complete design package associated with the project for review, bidding, and construction purposes.

Type of Facility: Manufacturing and Assembly

Will Project involve the abandonment of a facility? No

Request for Financial Assistance

Sales tax exemption valued at \$ 350,000 (estimated)

PILOT valued at \$ 119,521 (estimated)

Length of PILOT: 10-year-standard industrial PILOT, consistent with the Agency's UTEP.

Affected Tax Jurisdictions: Oneida County, Village & Town of Rome; Rome School District

Current real estate taxes or current PILOT on property: \$ 96,400 (estimated)

Company Obligations for Financial Assistance

Current FTEs to be retained: 132

Construction jobs created: 40

FTEs to be created at Facility: 22

Date when created FTEs to be filled: Within three years.



APPLICATION FOR FINANCIAL ASSISTANCE

Oneida County Industrial Development Agency
584 Phoenix Drive
Rome, New York 13441-1405
(315) 338-0393 telephone
(315) 338-5694 fax
<https://www.oneidacountyida.org/>

Shawna M. Papale, Executive Director
spapale@mvedge.org

Please submit the signed and notarized completed application (Pages 1-28 ONLY), which must include any applicable addendum or supplemental information requested in the application, along with payment of a non-refundable \$500 Application Fee (\$5,000 for Solar applications) and a \$1,000 Commitment Fee (will be applied to final closing costs) to the Oneida County Industrial Development Agency, 584 Phoenix Drive, Rome NY 13441-1405, within 14 days prior to the OCIDA 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.

Bartell Machinery Systems LLC High Bay Expansion

Project Name

Date of Submission

5-7-2026

Important Notes to Applicant:

Upon the submission of this application to the OCIDA, the application becomes a public document. Be advised that any action brought before the Agency is public information. All agendas for the OCIDA are issued publicly prior to the full agency meeting. Upon the submission of this application to the OCIDA, the application becomes a public document and OCIDA is required by law to post on its website and make available to the public this Application and supporting materials. If when completing this Application, you deem any information to be specifically exempted from disclosure under Article Six of the Public Officers Law, please answer the question "This information is deemed to be exempt from disclosure under Article Six of the Public Officers Law and is submitted on the attached confidential addendum." It is acceptable to submit any confidential addendum electronically as a .pdf file separate from the application, but any confidential addendum must still be submitted with the hard copy of the full application (see Page 1). Please answer any such questions on a separate Addendum titled, "Confidential and Protected by Article Six of the Public Officers Law." If OCIDA is challenged to produce any information the Applicant identifies as protected, the Applicant will be required at its sole cost to defend such assertion on behalf of OCIDA.

The information requested by this application is necessary to determine the eligibility of your project for OCIDA benefits. Please answer all questions and respond "Not Applicable", "NA", or "none" where appropriate. If your response is an estimate, please indicate so. Attach additional sheets if more space is needed for a response. **All applications must include a completed and signed NYS SEQR form and Cost Benefit Analysis form (please consult with OCIDA) before the application is considered complete.**

By signing and submitting this Application, the Applicant acknowledges that it received a copy of the Uniform Tax Exemption Policy and the Oneida County IDA Penalty for Failure to Meet Employment Levels as adopted by the Agency and Agency Memorandums pertaining to the benefits of projects financed through the Agency.

A project financed through the Agency involves the preparation and execution of significant legal documents. Please consult with an attorney before signing any documents in connection with the proposed project. You will receive an engagement letter from the OCIDA legal counsel. You will be asked to sign the engagement letter acknowledging you will be responsible for all legal fees of OCIDA legal counsel and that you understand the process. Should you not close and legal services have been rendered by the OCIDA legal counsel, Applicant will be responsible for those costs.

If your project requires a public hearing, a representative of the applicant is required to be present. A date will be coordinated by the OCIDA legal counsel.

If you have any questions how to calculate the OCIDA's application fee please refer to the enclosed Memorandum to Companies -Sale Leaseback Transactions or contact the OCIDA.

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 Agency.

Applicant

1(a) Applicant's Legal Name: Bartell Machinery Systems, L.L.C.
1(b) Principal Address: 6321 Elmer Hill Rd Rome, NY 13440

1(c) Telephone/Facsimile Numbers: 315-927-4508

1(d) Email Address: mstoots@bartellmachinery.com

1(e) Secondary Email Address blunduski@bartellmachinery.com

1(f) Contact Person: Michael Stoots

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: Bartell Machinery Systems, L.L.C
EIN #: 36-4245371

- DISC
- Other(specify) _____

1(h) State of Organization (if applicable) Delaware

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>
Heico Holding INC	27501 Bella Vista Pkwy, Warrenville, IL 60555	83%

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

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

Applicant's Counsel and Accountant

3(a) Applicant's Attorney

Name/Title: Ahna Severts
Firm: Heico Companies
Address: 27501 Bella Vista Pkwy, Warrenville, IL 60555

Telephone/Fax: +1 630 353 5037
Email: ASeverts@heicocompanies.com

3(b) Applicant's Accountant

Name/Title: Jeff Diorio
Firm: Bartell Machinery Systems LLC
Address: 6321 Elmer Hill Rd Rome, NY 13440

Telephone/Fax: _____
Email: jdiorio@bartellmachinery.com

Business Description

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

Bartell Machinery is a custom Industrial machinery manufacturer. We make industrial machines that serve the Oil and Gas, Wire and Cable and Tire industries.

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.

Bartell Machinery Systems, L.L.C. proposes the construction of a 22,400 square foot high-bay manufacturing facility expansion at its existing manufacturing site in the Town of Lee, Oneida County, New York.

Activities associated with this project will be construction type activities: 1. Site preparation and earth work, including additional pavement to accomodate for 3 additional loading docks, and 5 evergreen trees for landscaping.

2. Foundation and Structural work 3. Building envelope and exterior systems 4. Mechanical, electrical and plumbing 5. Interior build out and equipment integration 6. Final inspection and comissioning.

Reasons for Project

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

The primary purpose of this expansion is to increase production capacity in response to sustained growth in customer demand and increased order intake for manufactured equipment and assemblies. Current manufacturing operations are approaching the physical and operational limits of the existing facility. Space constraints are limiting the companys ability to efficiently stage materials, assemble larger equipment, add additional production lines, and support future workforce growth. The proposed expansion will allow the company to increase throughput, improve material flow, reduce internal congestion, and support long-term business continuity and growth, while remaining at the current site.

The expansion will be fully integrated with existing operations and infrastructure and will not change the fundamental nature of the manufacturing activities currently performed on site.

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

We are requesting Agency help in order to get a sales tax exemption, and PILOT tax help for this expansion to increase project viability. The exemption directly supports the Agencys mission by encouraging capital investment, supporting job retention and potential job growth, and reinforcing the long-term economic stability of the company within Oneida County.

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 Agency.

Yes No

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

While Bartell Machinery Systems, L.L.C. desires to proceed with the proposed 22,400 square foot manufacturing expansion, failure to acquire tax exemption including the PILOT program could place the viability of the project in jeopardy. The requested sales tax exemption on construction materials and equipment is a critical component in maintaining the economic viability of the expansion by reducing upfront capital costs associated with building materials, equipment, and infrastructure improvements, along with the PILOT programming providing assistance with reduced property taxes to help alleviate the financial strain.

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

Without this assistance, the additional tax burden would divert capital away from other essential project elements, including production equipment, workforce expansion, safety improvements, and operational efficiencies that are integral to achieving the projects objectives.

6(d) Will the proposed project result in the Applicant or any project occupant moving from one area of the New York State to another area of the State or abandoning one or more facilities within the State

Yes No

Is the proposed project reasonably necessary to preserve the competitive position of the Applicant or project occupant in its respective industry?

Yes No

Is the proposed project reasonably necessary to discourage the applicant or project occupant from removing such other plant or facility to a location outside of New York State?

Yes No

6(e) If you answered YES to any of the questions in 6(d) above, 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 below.

Bartell Machinery Systems, L.L.C. operates in a competitive manufacturing environment where facility capability, cost structure, and operational efficiency are critical to remaining viable. The Company's existing facility has reached practical capacity limitations that restrict production growth, workflow efficiency, and the ability to accommodate increased order volume and larger equipment assemblies. Absent the proposed 22,400 square foot high-bay expansion, Bartell would be required to evaluate alternative locations capable of supporting current and future manufacturing needs, including facilities located outside of New York State. Without this expansion we would not be able to intake orders that continue to preserve our competitive position within the oil and gas industry.

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).

Bartell recieved OCIDA benefits in the 2006 Expansion.

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 each use (if more than one category):

- | | | | |
|-------------------------------------|--------------------------------|----------------------|---|
| <input type="checkbox"/> | Manufacturing | <input type="text"/> | % |
| <input checked="" type="checkbox"/> | Industrial Assembly or Service | 100 | % |
| <input type="checkbox"/> | Back office operations | <input type="text"/> | % |
| <input type="checkbox"/> | Research and Development | <input type="text"/> | % |
| <input type="checkbox"/> | Technology/Cybersecurity | <input type="text"/> | % |
| <input type="checkbox"/> | Warehousing | <input type="text"/> | % |
| <input type="checkbox"/> | Commercial or Recreational | <input type="text"/> | % |
| <input type="checkbox"/> | Retail | <input type="text"/> | % |

Add Housing Addendum

- | | | | |
|--------------------------|---|----------------------|---|
| <input type="checkbox"/> | Residential housing (specify) _____ | <input type="text"/> | % |
| <input type="checkbox"/> | Pollution Control (specify) _____ | <input type="text"/> | % |
| <input type="checkbox"/> | Environmental (e.g., Brownfield) (specify) _____ | <input type="text"/> | % |
| Add Solar Addendum | <input type="checkbox"/> Other (specify ie; renewable energy) _____ | <input type="text"/> | % |

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 Agency, 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 checked="" type="checkbox"/> Fill-in Real Property Tax Abatement (value of PILOT savings): \$	119,521
<input type="checkbox"/> Mortgage Tax Exemption (.75%) \$0.00	_____
Amount of mortgage: \$ _____ (fill-in)	
<input checked="" type="checkbox"/> Sales and Use Tax Exemption ** (8.75%) \$350,000.00	(Not available for solar)
Value of goods/services to be exempted from sales tax: \$4,000,000	(fill-in)
<input type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds(bond dollar value)\$	_____

**** TOTAL EXEMPTION ASSISTANCE REQUESTED: \$ 469,521**

Is the financial assistance requested by the Applicant consistent with the IDA's Uniform Tax Exemption Policy? Yes No

If No, please provide a written statement describing the financial assistance being requested and detailing the reasons the IDA should consider deviating from its Policy.

**** 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 Agency may utilize the estimate, above, as well as the (9)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 IDA 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 IDA assistance is being sought.

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

7(a) Street Address of Facility:

6321 Elmer Hill Road

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

Rome, NY 13440

7(c) School District:

Rome

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

Manufacturing and Assembly.

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

Commercial

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.***

The building to be constructed is a 22,400 Sqft single story pre fabricated Butler metal building. Pike construction is our General Contractor in charge of this build. The work will be then sub contracted out to various contractors throughout our region.(PIKE to put together design package to send)

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.

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

Construction Commencement: 05/2026

Construction completion: 01/2027

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.

We needed an area use variance, it was approved through the town of LEE Zoning board.

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:

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

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

7(j) What is the useful life of the facility? 40 years

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

If Yes, which Empire Zone? Oneida Cour

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 Agency 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? _____%. **If the answer is less than 33% do not complete the remainder of this retail determination page and proceed to next section, Part V Facility (Pg 13)**

*** 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: Rome Properties, L.L.C
Address: 6321 Elmer Hill Rd Rome NY, 13440
Telephone: 315-336-7600
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.

N/A

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.

The Heico Companies L.L.C. has effective control over Bartell Machinery Systems L.L.C and Rome Properties L.L.C

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.

Rome Properties L.L.C is a real estate holding company.

9(d) Will the title owner of the facility/property also be the user of the facility?
 Yes No **If Yes**, please explain.

Bartell Machinery Systems LLC will be the tenant of the facility.

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.

The Heico Companies L.L.C. has effective control over Bartell Machinery Systems L.L.C and Rome Properties L.L.C

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.

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.

QTY:(2-4) 30 ton EMH Cranes, (Potentially a 200 amp inverter generator), Manufacturing equipment. IT infrastructure.

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.

10(c) What is the useful life of the equipment? 40 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.

40

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.

With this expansion it is expected to bring in 22 permanent positions to Bartell Machinery.

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

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

We have hired over 20 employees in the past 3 years

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 TOTAL PART-TIME EMPLOYEES ARE TURNED INTO FULL-TIME EQUIVALENTS (FTE) for Line B. - See Pg. 17.**

Number of Jobs BEFORE Project	Location 1	Location 2	Location 3	Location 4	Location 5	
Address in NYS						Total
Full-Time Company	110					110
Full-Time Independent Contractors						0
Full-Time Leased						0
A. Total Full-Time BEFORE	110	0	0	0	0	110
Part-Time Company						0
Part-Time Independent Contractors						0
Part-Time Leased						0
B. Total FTE Part-Timers BEFORE						0
C. Total FTE BEFORE*	110	0	0	0	0	110

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

	Location 1	Location 2	Location 3	Location 4	Location 5	Total
Number of Jobs AFTER Project (within 3 years of project completion)						
Full-time Company	132					132
Full-Time Independent Contractors						0
Full-Time Leased						0
A. Total Full-Time AFTER	132	0	0	0	0	132
Part-Time Company						0
Part-Time Independent Contractors						0
Part-Time Leased						0
B. Total FTE Part-Timers AFTER						0
C. Total FTE AFTER *	132	0	0	0	0	132

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

	Location 1	Location 2	Location 3	Location 4	Location 5	Total
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						
A. Full-Time	22					22
B. FTE Part-Timers						0
C. Total AFTER	22	0	0	0	0	22

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

Provide Any Notes To Job Information Below

SALARY AND BENEFITS	Retained Jobs		Created Jobs	
	Average Annual Salary per employee	Average Fringe Benefits (as a percentage of wages)	Average Annual Salary per employee	Average Fringe Benefits (as a percentage of wages)
Management	\$ 0	0 %	\$	0 %
Administrative	\$ 0	0 %	\$	0 %
Production	\$ 62,188	60 %	\$ 62,188	60 %
Independent Contractor	\$ 0	0 %	\$ 0	0 %
Other	\$ 86,667	40 %	\$ 86,667	40 %
Overall Weighted Average	\$ 68,864	100 %	\$ 68,864	100 %

*** By statute, Agency 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:

333248

Part VIII: Estimated Project Cost and Financing

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

LAND Acquisition	\$	0	(If lease value use OTHER below)
Existing Building(s) ACQUISITION	\$	0	
Existing Building(s) RENOVATION	\$	0	
NEW Building(s) CONSTRUCTION	\$	5,268,500	
Site preparation/parking lot construction	\$	1,020,000	
Machinery & Equipment that is TAXABLE	\$	500,000	
Machinery & Equipment that is TAX-EXEMPT	\$	0	
Furniture & Fixtures	\$		
Installation costs	\$		
Architectural & Engineering	\$	201,500	
Legal Fees (applicant, IDA, bank, other counsel)	\$	0	
Financial (all costs related to project financing)*	\$	0	
Permits (describe below)	\$	10,000	
Other (describe below) ie: solar decommissioning expense)	\$	0	

Other:	Cost:	Subtotal \$
1. <input type="text"/>	<input type="text"/>	7,000,000
2. <input type="text"/>	<input type="text"/>	
3. <input type="text"/>	<input type="text"/>	
4. <input type="text"/>	<input type="text"/>	
5. <input type="text"/>	<input type="text"/>	
		Agency Fee ¹ \$ 35,000
		Total Project Cost \$ 7,035,000

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

¹ **See Attached Fee Schedule (Page 22) for Agency Fee amount to be placed on this line.**

Permit/Other Information

Building permit from town of Lee.

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.

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: ----- \$ 0

Equity (excluding equity that is attributed to grants/tax credits) -- \$ 7,035,000

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	<input type="text"/>	\$	<input type="text"/>	
Source	<input type="text"/>	\$	<input type="text"/>	
Source	<input type="text"/>	\$	<input type="text"/>	
Source	<input type="text"/>	\$	<input type="text"/>	

Total Sources of Funds for Project Costs: \$ 7,035,000

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
188.001-4-42	\$ 3,150	\$ 97,410	\$ 100,560	\$ 96,400	\$ 123,260

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):

City of Rome Treasurer
198 North Washington St.
Rome NY, 13440

13(e) Address of Receiver of School Taxes:

Rome City Schools
409 Bell Rd
Rome NY, 13440

13(f) Has the current property owner or user been granted an Ag-District exemption on the tax map parcel anytime during the past 4 years?

Yes No

If Yes explain below.

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

Use space below for additional information

fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

13. The Applicant acknowledges receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. Applicant further acknowledges and understands that it has certain obligations as related thereto pursuant to Section 224-a(8)a) of the New York Labor Law.

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

_____, being first duly sworn, deposes and says:

1. That I am the Facility Manager (Corporate Office) of Bartell Machinery Systems LLC (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.

Alex Stead
(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 7th day of May, 2026.

Steven Shepardson
(Notary Public)

STEVEN SHEPARDSON
Notary Public, State of New York
REG. # 01SH0026686
Qualified in Herkimer County
My Commission Expires July 11, 2026

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: _____

Print 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 Industrial Development Agency, 584 Phoenix Drive, Rome NY 13441-1405, within 14 days prior to the OCIDA 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.

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

Date 4/21/2026

Name of Applicant: Bartell Machinery Systems, L.L.C.

Description of Project: Bartell Machinery is constructing a 22,400 SF manufacturing facility expansion

Name of All Sublessees or Other Occupants of Facility: _____

Principals or Parent of Applicant: Heico Holding Inc.

Products or Services of Applicant to be produced or carried out at facility: Industrial machines

Estimated Date of Completion of Project: Mar-27

Type of Financing/ Structure:

<input type="checkbox"/>	Tax-Exempt Financing
<input type="checkbox"/>	Taxable Financing
<input checked="" type="checkbox"/>	Sale/ Leaseback
<input type="checkbox"/>	Other

Type of Benefits being Sought by Applicant:

<input type="checkbox"/>	Taxable Financing
<input type="checkbox"/>	Tax-Exempt Bonds
<input checked="" type="checkbox"/>	Sales Tax Exemption on Eligible Expenses Until Completion
<input type="checkbox"/>	Mortgage Recording Tax Abatement
<input checked="" type="checkbox"/>	Real Property Tax Abatement

Project Costs

Land Acquisition	\$ -
Existing Building(s) ACQUISITION	\$ -
Existing Building(S) RENOVATION	\$ -
NEW Building(s) CONSTRUCTION	\$ 5,268,500
Installation Costs	
Site Preparation/Parking Lot Construction	\$ 1,020,000
Machinery & Equipment (other than furniture)	\$ 500,000
Furniture & Fixtures	\$ -
Architectural & Engineering	\$ 201,500
Legal Fees (applicant, IDA, bank, other counsel)	
Financial (all costs related to project financing)	
Permits	\$ 10,000
Other	
Agency Fee	\$ 35,000
TOTAL COST OF PROJECT	\$ 7,035,000

Assistance Provided by the Following:

EDGE Loan:	
MVEDD Loan:	
Grants - Please indicate source & Amount:	\$ -
Other Loans - Please indicate source & Amount:	

Company Information

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

110
22
132

Average Salary of these Positions

\$	68,864
\$	68,864
\$	68,864

Earnings Information for Oneida County

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

\$	68,864
\$	25,000
\$	62,646

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

40

Calculation of Benefits (3 Year Period)

	Total Earnings	Revenues
Direct Jobs		
Created	\$ 4,545,024	\$ 193,164
Existing	\$ 22,725,120	\$ 965,818
Indirect Jobs		
Created	\$ 4,125,000	\$ 175,313
Existing	\$ 20,625,000	\$ 876,563
Construction - only one year		
Person Years	\$ 2,505,840	\$ 106,498
TOTALS Calculation of Benefits (3 Yr Period)	\$ 54,525,984	\$ 2,317,354

TAXABLE GOODS & SERVICES

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs	Created	36%	\$ 1,636,209	\$ 159,530
	Existing	0.36	\$ 8,181,043	\$ 797,652
Indirect Jobs	Created	0.36	\$ 1,485,000	\$ 144,788
	Existing	0.36	\$ 7,425,000	\$ 723,938
Construction - only one year	Person Years	0.36	\$ 902,102	\$ 87,955
TOTAL TAXABLE GOODS & SERVICES			\$ 19,629,354	\$ 1,913,862

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.

		Municipality	
Tax Rate for School District where facility is located:	775.250265	Rome	25-26
Tax Rate for Municipality where facility is located:	0	Rome	2025
Tax Rate for County:	10.069977	Oneida	2025
Total Rate:	785.320242		
Real Property Taxes Paid:	\$ 7,049,034		

COSTS: IDA BENEFITS

Real Property Taxes Abatement	\$ 119,521
Mortgage Tax Abated (.75%)	\$ -
Estimated Sales Tax Abated During Construction Period (8.75%)	\$ 350,000
Total:	\$ 469,521

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.

**TOWN OF LEE
PLANNING BOARD
P. O. BOX 191
LEE CENTER, NY 13363**

To: James Genovese, Commissioner, Oneida County Planning Department

From: Robert Kullmann, Chairperson, Town of Lee Planning Board



Date: May 5, 2026

Re: Final Documentation for Bartell Machinery Systems, LLC Manufacturing Facilities Building Addition – Site Plan and SEQR

In response to your request regarding Paragraph 7(h) of the project review, please find the enclosed documentation for the Bartell Machinery Company's 22,000 square foot manufacturing expansion. As the designated Lead Agency, the Town of Lee Planning Board has concluded its State Environmental Quality Review (SEQR). Regarding Paragraph 7(h), a Use Variance was granted by the Town of Lee Zoning Board of Appeals on March 17, 2026, and the Town of Lee Planning Board has subsequently issued a Negative Declaration, determining that the project will not result in significant adverse environmental impacts.

Enclosures:

1. Certified Resolution of Site Plan Approval and SEQR Negative Declaration.
2. Completed Short Environmental Assessment Form (SEAF) Parts 1, 2, and 3.
3. Signed and Stamped Site Plan (dated April 14, 2026).
4. Copy of the ZBA Use Variance Resolution.
5. Determination of Environmental Significance

**TOWN OF LEE
PLANNING BOARD
P. O. BOX 191
LEE CENTER, NY 13363**

**RESOLUTION OF THE TOWN OF LEE PLANNING BOARD
SEQR NEGATIVE DECLARATION AND SITE PLAN APPROVAL**

WHEREAS, the Town of Lee Planning Board has received an application from Bartell Machinery Systems, LLC for a 22,000 square foot addition to their existing manufacturing facility located at 6321 Elmer Hill Road, Tax Map I.D 188.001-4-42; and

WHEREAS, the Town of Lee Planning Board was duly designated as Lead Agency for the State Environmental Quality Review (SEQR) and has classified this as an **Unlisted Action**; and

WHEREAS, the Town of Lee Planning Board on April 14, 2026 has reviewed the Short Environmental Assessment Form (EAF), the site plan, and comments from the Oneida County Planning Department; and

WHEREAS, a Use Variance for the property was previously granted by the Town of Lee Zoning Board of Appeals (ZBA) on March 17, 2026; and

WHEREAS, the Town of Lee Planning Board has performed a Site Plan Review that included an evaluation of potential environmental impacts. The subject expansion involves no new water/sewage demands, and stormwater will be managed via the enlargement of an existing retention pond.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Lee Planning Board hereby determines that the proposed action will not result in any significant adverse environmental impacts and issues a Negative Declaration; and

BE IT FURTHER RESOLVED that the Town of Lee Planning Board hereby grants Site Plan Approval for the project as depicted in the plans dated February 5, 2026, as prepared by Pike Construction Services subject to the following conditions:

1. Compliance with the approved Stormwater Pollution Prevention Plan (SWPPP) during construction.

Planning Board Motion by: Dennis Sexton Seconded by: Jessica Perry

Vote: Ayes: 7 Nays: 0

Date: April 14, 2026

2. Adherence to all conditions set forth in the ZBA Use Variance dated March 17, 2026.

ZBA Motion by: Joseph Gates Seconded by: Derek Utter

Vote: Ayes: 3 Nays: 0

Date: March 17, 2026


Robert Kullmann, Chairperson
May 5, 2026

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.

Part 1 – Project and Sponsor Information			
Bartell Machinery Systems L.L.C.			
Name of Action or Project: Hig Bay Expansion			
Project Location (describe, and attach a location map): 6321 Elmer Hill Rd			
Brief Description of Proposed Action: 112'x202' addition to manufacturing facility, <div style="border: 1px solid black; padding: 2px; display: inline-block;">including additional pavement and stormwater facility expansion.</div>			
Name of Applicant or Sponsor: Bartell Machinery Systems L.L.C.		Telephone: 315-927-4508	
Address: 6321 Elmer Hill Rd		E-Mail: mstools@bartellmachinery.com	
City/PO: Rome		State: NY	Zip Code: 13440
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.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
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: Building Permit Town of LEE <div style="border: 1px solid black; padding: 2px; display: inline-block;">Town of Lee Planning Board approval, NYS DEC SPDES permit</div>			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 1 acres	
b. Total acreage to be physically disturbed?		_____ 1.625 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 17.7 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Insulation and air handling requirements per NYS code along with Snow load. _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ There will be no Bathrooms in this addition. _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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?	<input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>		
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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Storm Water Retention Pond		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		
But we have a retention pond in order to facilitate any unforeseen impoundment of water,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Bartell Machinery Systems L.L.C./ Mike Stoots</u> Date: <u>12/18/2025</u></p> <p>Signature: <u>Michael Stoots</u> Title: <u>EHS Compliance and Facilities Manager</u></p>		

PRINT FORM

Agency Use Only [If applicable]

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--OK
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--OK
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--OK
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--OK
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--OK
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--OK
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--OK
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--OK
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--OK
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--OK
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	--OK

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

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.

There will not be any negative impacts to the environment or other with this building addition. It will be built in accordance with applicable codes and requirements.

<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<u>Town of Lee Planning Board</u>	<u>4/14/20</u>
Name of Lead Agency	Date
<u>ROBERT E. KULLMAN</u>	<u>2020 CHAIRPERSON</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

**ZONING BOARD OF APPEALS
TOWN OF LEE**

Date: March 17, 2026

TAX MAP PARCEL #188.001-4-42

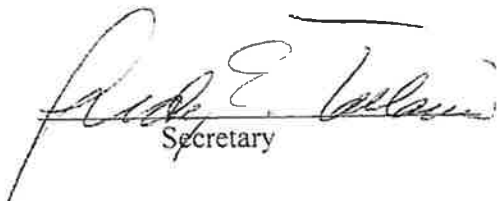
APPEAL No: 789

APPELLANT(S): **Bartell Machinery Systems L.L.C.**
ADDRESS: **6321 Elmer Hill Road**
Rome, NY 13440

DECISION: APPROVED: _____

DENIED: _____

REMARKS: Applicant seeks to appeal from Section 106. Schedule of District Uses {Commercial/R-20}. for an area variance for a commercial structure to extend out of the commercial zone into a R-20 zone at property designated as Tax Map Parcel No. 188.001-4-42.


Secretary


Chairman

**Determination of Environmental Significance under SEQRA
for the consideration of the Site Plan Review requested by Mr. Michael Stoots,
SGE, Facilities Manager of the Bartell Machinery Corp.**

Background:

As specified in the Town of Lee Zoning Law, the Town of Lee Planning Board has accepted designation as Lead Agency for the State Environmental Quality Review (SEQR) of a proposed 22,000 square foot manufacturing facility expansion on the lands owned by the Bartell Machinery Corporation located along the northeast corner of the intersection of Route 26 (Turin Road) and Elmer Hill Roads.

Actions:

The Planning Board has notified all involved agencies and additional interested agencies and requested their review and comment on the proposed installation.

- a) The Town of Lee Planning Board has been designated as the lead agency, Robert Kullmann, Chairperson, Lee Center, NY 13363;
- b) 6 NYCRR Section 617.49(b)(2) requires this action to be SEQR Type "Unlisted", based on definitions within the SEQRA. A Short Environmental Assess Form (EAF) was completed. That EAF Form, including the Part II Impact Statement, was reviewed during the March 3, 2026 Planning Board meeting.
- c) The location of the proposed action is entirely within the Town of Lee, Oneida County, State of NY;
- d) Only an area of the Bartell Machinery property that extends 600 feet to the north of Elmer Hill Road and 600 feet to the east of Route 26 was designated as lying within the commercial property zone per Town of Lee Commercial District Map, Plate 3, originally prepared by the Oneida County Department of Planning.
 - A public hearing for the zoning Use Variance was held on March 17, 2026, and no comments from the public were received.
 - On March 17, 2026, the Town of Lee Zoning Board of Appeals voted unanimously to grant a Use Variance to allow manufacturing activities on the remainder of the Bartell Machinery property that was located within an R20 zone.
- e) Copies of the proposed design drawings that were prepared by Pike Construction Services, the consultant group for the Bartell expansion, and the Short EAF Forms were provided for review and comment to the New York Department of Environmental Conservation and the Oneida County Planning Department.
- f) No comments were received from involved and interested agencies.

Review of Specific Criteria on EAF Form II:

a. Impacts on Land:

The Board notes that the proposed installation is a 200' long addition onto an existing building that is currently a manufacturing facility. This addition, which will be used as a machinery assembly area, will be compatible with allowed uses in a commercial district and with the Town Comprehensive Plan. The Town of Lee Zoning Law permits such facilities with a Use Variance.

b. Impacts on Geological Features:

The Planning Board finds that the proposed building addition is essentially identical to the existing building, and no special or unique geological features exist within the boundaries of the proposed installation.

c. Impacts on Surface Water:

Although the expansion increases impervious surface area by way of the 22,000 sq. ft. building addition and additional paved areas, the project design includes the enlargement of an existing stormwater retention pond to accommodate 100% of the new runoff. Proper management and erosion controls will be maintained during construction.

d. Impacts on Groundwater:

The Planning Board finds that the proposed facility will use existing city water facilities. In addition, no additional installation of water lines is anticipated within the new addition, except for the installation of a fire-sprinkler system.

e. Impacts on Flooding:

The Board finds that the completed installation will not redirect or increase the quantity of rain water onto adjacent properties as the existing stormwater retention pond is being enlarged to accommodate the additional runoff created by the impervious areas associated with the building expansion and additional paved areas. or change the existing topology of the area during actual use. The installation of stormwater catch basins on the paved areas and roof leaders with drain pipes routed to the retention pond along with minimal changes to the existing topology will ensure that stormwater drainage is contained.

f. Impacts on Air:

The Planning Board finds that the proposed installation will not produce any emissions during operation other than those associated with heating the building space.

g. Impact on Plants and Animals:

The property is currently used as a manufacturing site. No species of plant or animal requiring protection were identified. A County Planning Department review did not identify any concerns. The plans call for the removal of three spruce trees to be removed to facilitate construction. The final landscaping plans include the addition of four new trees to replace the trees to be removed.

h. Impact on Agricultural Resources:

There are currently no agricultural activities on Bartell properties.

i. Impact on Aesthetic Resources:

The Planning Board finds that there are no aesthetic resources located within the proposed installation area and finds no impact will occur.

- j. Impact on Historical and Archaeological Resources:**
The Planning Board finds that this property has accommodated a manufacturing facility for over 40 years and the proposed installation will not result in an impact.
- k. Impact on Open Space and Recreation:**
There are no recreational areas or open spaces located on the Bartell Properties.
- l. Impact on Critical Environmental Areas:**
The Planning Board finds that, based on review of the Department of Environmental Conservation EAF Mapper application and the New York State Natural Heritage maps of heritage and protected areas, there are no critical environmental areas within the boundaries and finds no impact will occur.
- m. Impact on Transportation:**
The Planning Board finds no potential for impact on traffic would occur. Bartell's estimates for additional employees range from fifteen to twenty.
- n. Impact on Energy:**
The Planning Board finds that the proposed installation should use electrical power primarily for lighting, electrical tools industrial support and an overhead crane. These uses will not impose a significant amount or electrical load on the public utility infrastructure.
- o. Impact on Noise, Odor and Light:**
The Planning Board finds that the installation will not produce any noxious odors or air pollutants. Pike Construction Services provided a lighting plan that included outdoor security and safety lighting. Their plan will not affect neighboring properties.
- p. Impact on Human Health:**
There will be no additional restrooms or sewage disposal facilities associated with the proposed building expansion.
- q. Consistency with Community Plans and Community Character:**
The architectural features of the proposed addition have been designed to match the existing building. The surrounding grounds will be maintained in the same well-kept fashion as they have been.

Determination:

In reaching the above conclusions, the Planning Board considered the short-term, long-term and cumulative effects of this proposed addition to the existing Bartell Machinery Systems building, along with reasonably likely impacts. Based on the foregoing considerations and conclusions, and pursuant to 6 NYCRR Section 617.7, SEQR Regulations, the Planning Board determines that the proposed action is Unlisted under those regulations, will have no significant environmental impact, determines that a Negative Declaration is appropriate and that an Environment Impact Statement, as defined in the SEQR regulations, is not required for the proposed action. The Planning Board further resolves that:

- a.** The Town of Lee Planning Board received the Short Environmental Assessment Form (Short EAF Form, Part I, II and III) and has reviewed and evaluated the information contained therein, and resolves that a finding of Negative Declaration based on the provisions of the SEQRA be made and documented on EAF Part III;
- b.** This determination, including the Negative Declaration, has been prepared in accordance with 6 NYCRR Section 617.12(a) and Article 8 of the New York Environmental Conservation Law.



Department of
Environmental
Conservation

MS4 SWPPP Acceptance Form

for construction activities seeking authorization under the

SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP)

(In accordance with CGP Part I.D.2.b., the completed form must be attached to the eNOI and submitted to NYSDEC electronically.)

I. Project Owner/Operator Information

1. Owner/Operator Name: Bartell Machinery Systems, LLC
2. Contact Person: Michael Stoots
3. Street Address: 6321 Elmer Road
4. City/State/Zip: Rome, NY 13440

II. Project Site Information

5. Project/Site Name: Bartell Machinery Systems
6. Street Address: 6321 Elmer Road
7. City/State/Zip: Rome, NY 13440

III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information

8. SWPPP Reviewed by: Town of Lee, NY - Planning Board
9. Title/Position:
10. Date Final SWPPP Reviewed and Accepted: 4/14/2026

IV. Regulated MS4 Information

11. Name of MS4 Operator:
12. MS4 SPDES Permit Identification Number: NYR20A
13. Street Address:
14. City/State/Zip:
15. Telephone Number:

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in section II. of this form has been reviewed and meets the substantive requirements in the SPDES General Permit for Stormwater Discharges from Construction Activity, GP-0-25-001 (CGP).
Note: The MS4 Operator, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 Operator does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name¹: Robert E Kullmann

Title/Position: 2026 Chairperson - Town of Lee, NY Planning Board

Signature: 

Date: 4/14/2026

VI. Additional Information

SWPPP was reviewed By the 7 Memeber Town of Lee, NY Planning Board on 4/14/2026.

Drawings were stamped approved and signed by Robert Kullmann, 2026 Chairperson

¹ Printed name of the principal executive officer or ranking elected official for the MS4 Operator or their duly authorized representative in accordance with CGP Part VII.J.2.

Information on Real Property Proposed For PILOT		
Estimated Full Market Value (in thousands)		\$ 1,158.2
Muni Equalization Rate % at time of application**		1.96%
Estimated Assessment in 1,000s		\$ 22.70

Bartell 2026

(Provide)
(Provide)
Auto calculates

Tax Rates Per 1k of Assessment at time of application*			Full Payment	Rate Year	Muni
Oneida County	\$ 183.4140960	\$ 4,164	2026	Oneida	
City or Township**	\$ -	\$ -			
Village**	\$ -	\$ -			
School District	\$ 775.250265	\$ 17,598	25-26	Rome	
Total	\$ 958.66	\$ 21,762			

(Provide)
(Provide)
(Provide)

*Do not include Special District Tax Rates

**Verify equalization rates with jurisdiction for parity with other jurisdictions

Annual rate increase factor of 2% is used in calculator

1.02

PILOT PYT Estimates

PILOT VALUE CALCULATOR VALUES			Full	PILOT PYT Estimates	IDA-Industrial
Year 1	\$ 977.84	\$ 22,197	\$ 7,399		
Year 2	\$ 997.39	\$ 22,641	\$ 7,547		
Year 3	\$ 1,017.34	\$ 23,094	\$ 7,698		
Year 4	\$ 1,037.69	\$ 23,556	\$ 7,852		
Year 5	\$ 1,058.44	\$ 24,027	\$ 8,009		
Year 6	\$ 1,079.61	\$ 24,507	\$ 16,338		
Year 7	\$ 1,101.20	\$ 24,997	\$ 16,665		
Year 8	\$ 1,123.23	\$ 25,497	\$ 16,998		
Year 9	\$ 1,145.69	\$ 26,007	\$ 17,338		
Year 10	\$ 1,168.61	\$ 26,527	\$ 17,685		
Total Due:		\$ 243,050	\$ 123,529		\$ 119,521.29

PILOT VALUE

RESOLUTION OF THE ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY DETERMINING THAT ACTION TO PROVIDE FINANCIAL ASSISTANCE RELATING TO A PROJECT FOR THE BENEFIT OF BARTELL MACHINERY SYSTEMS, L.L.C. WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT

WHEREAS, Bartell Machinery Systems, L.L.C. (the "Company") has requested that the Agency provide certain financial assistance consisting of exemptions from sales taxes and reduction of real property taxes (the "Financial Assistance"), for a project consisting of construction of a 22,400± square foot high-bay structure and all site preparation and infrastructure relating to the same (collectively, the "Improvements") to expand on an existing manufacturing facility (the "Existing Improvements") situated on a 1.625 acre portion of a 1.17 acre parcel of land located at 6321 Elmer Hill Road, Town of Lee, Oneida County, New York (the "Land") and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of increasing production capacity to manufacture industrial machines that serve the oil and gas, wire and cable, and tire industries (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, construction and equipping of the Facility is referred to collectively as 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 Agency desires to determine whether the construction and equipping of the Facility 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, to aid the Agency in determining whether the Project may have a significant effect upon the environment, the Company has prepared and submitted to the Agency a short environmental assessment form (the "EAF"), a copy of which was presented to and reviewed by the Agency at this meeting and copies of which are on file at the office of the Agency; and

WHEREAS, to aid the Agency in determining whether the Project may have a significant effect upon the environment, the Agency has also reviewed certain documents, findings and determinations included in a May 5, 2026 memorandum (the "Lead Agency Review") from the Town of Lee Planning Board (the "Lead Agency") to the Oneida County Planning Department, a copy of which was presented to and reviewed by the Agency at this meeting and copies of which are on file at the office of the Agency; and

WHEREAS, pursuant to the Regulations, the Agency has examined the EAF and the Lead Agency Review in order to make a determination as to the potential environmental significance of the Facility.

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

Section 1. Based on an examination of the Application, the EAF, the Lead Agency Review, and based further upon the Agency's knowledge of the area surrounding the Facility and such further investigation of the Facility and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings and determinations with respect to the Facility:

- (A) The Facility is as described in the Application and the EAF;
- (B) The Facility constitutes an "Unlisted Action" (as defined in the Regulations);
- (C) No potentially significant impacts on the environment are noted in the EAF for the Facility, and none are known to the Agency;
- (D) The Facility will not result in (i) substantial adverse change in existing air quality; ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems; (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of a resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on threatened or endangered species of animal or plant, or the habitat of such species; or (iii) other significant adverse impacts to natural resources;
- (E) The Facility will not affect a critical environmental area as designated pursuant to 6 NYCRR 617.14(g);
- (F) The Facility will not conflict with the community's current plans or goals as officially approved or adopted;
- (G) The Facility will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;

(H) The Facility will not result in a major change in the use of either the quantity or type of energy;

(I) The Facility will not result in the creation of a hazard to human health;

(J) The Facility will not result in a substantial change in the use, or intensity of use, of land including architectural, open space or recreational resources, or in its capacity to support existing uses;

(K) The Facility will not result in encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

(L) The Facility will not result in the creation of a material demand for other actions that would result in one or more of the above consequences;

(M) The Facility will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and

(N) The Facility will not result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR Section 617.7(c).

Section 2. The Agency hereby concurs with the determinations and findings of the Lead Agency contained in the Lead Agency Review and determines that the Facility will not have a significant impact on the environment and as such, the Agency will not require the preparation of an environmental impact statement with respect to the Facility. As a result, the Agency has prepared a negative declaration with respect to the Facility.

Section 3. The Executive Director of the Agency is hereby directed to file in the Agency's records a negative declaration with respect to the Facility (said negative declaration to be substantially in the form and substantially to the effect of the negative declaration attached hereto).

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 Industrial Development Agency, DO HEREBY CERTIFY THAT:

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

Such resolution was passed at a meeting of the Board of Directors of the Agency duly conducted on May 15, 2026 at 8 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, which resulted as follows:

and, therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all directors of the Agency had due notice of said meeting, (ii) the meeting was open for the public to attend in person and public notice of the time, place of, and instructions to access, said meeting was duly given, (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 _____, 2026.

Tim Fitzgerald, Secretary

**Inducement Resolution
Bartell Machinery Systems, L.L.C. Facility**

RESOLUTION OF THE ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING BARTELL MACHINERY SYSTEMS, L.L.C. THE PRINCIPALS OF BARTELL MACHINERY SYSTEMS, L.L.C., AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AS AGENT OF THE AGENCY IN CONNECTION WITH A LEASE-LEASEBACK TRANSACTION, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AGREEMENT AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE PROJECT.

WHEREAS, Bartell Machinery Systems, L.L.C., on behalf of itself and/or the principals of Bartell Machinery Systems, L.L.C. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has requested the Oneida County Industrial Development Agency (the "Agency") assist with a project consisting of construction of a 22,400± square foot high-bay structure and all site preparation and infrastructure relating to the same (collectively, the "Improvements") to expand on an existing manufacturing facility (the "Existing Improvements") situated on a 1.625 acre portion of a 17.7 acre parcel of land located at 6321 Elmer Hill Road, Town of Lee, Oneida County, New York (the "Land") and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of increasing production capacity to manufacture industrial machines that serve the oil and gas, wire and cable, and tire industries (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, construction and equipping of the Facility is referred to collectively as the "Project"); and

WHEREAS, the Company will lease the Facility to the Agency pursuant to a Lease Agreement (the "Lease Agreement"); and

WHEREAS, the Agency will lease the Facility back to the Company pursuant to a Leaseback Agreement (the "Leaseback Agreement"); and

WHEREAS, the Act authorizes and empowers the Agency to promote, develop, encourage and assist projects such as the Project and to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company in connection with the Project in the form of exemptions from sales and use taxes and reduction in real property taxes on the increase in assessment resulting from the Project for a period of ten years (the "Financial Assistance"), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, and which will be more particularly set forth in a final authorizing resolution; and

WHEREAS, based upon representations made by the Company in the Application, the value of the Financial Assistance is described as follows:

- Sales and use tax exemption not to exceed \$350,000
- Exemptions from real property taxes valued at approximately \$648,969

WHEREAS, the Company has committed to retain its existing 110 FTEs for the term of the Leaseback Agreement and create an additional 22 FTEs at the Facility within three years of completion of the Project, and the Agency will condition the proposed Financial Assistance on the Company achieving the same (the "Employment Obligation"), or else be subject to recapture or termination of Financial Assistance; and

WHEREAS, prior to the closing of a lease-leaseback transaction, and the granting of any Financial Assistance, a public hearing (the "Hearing") will be held so that all persons with views in favor of or opposed to either the Financial Assistance contemplated by the Agency, or the location or nature of the Facility, can be heard; and

WHEREAS, notice of the Hearing will be given prior to the closing of a lease-leaseback transaction, and the granting of any Financial Assistance, and such notice (together with proof of publication) will be substantially in the form annexed hereto as **Exhibit A**; and

WHEREAS, the minutes of the Hearing are or will be annexed hereto as **Exhibit B**; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed lease-leaseback transaction is either an inducement to the Company to maintain and expand the Facility in the County or is necessary to maintain the competitive position of the Company in its industry; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively, the "SEQR Act" or "SEQRA"), the Agency constitutes a "State Agency"; and

WHEREAS, prior to the granting of any Financial Assistance and following the determination of the lead agency, the Agency will complete its environmental review and make determinations for purposes of SEQRA.

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1. (a) The Project and the Agency's Financial Assistance therefor, will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act and the same is, therefore, approved.

(b) It is desirable and in the public interest for the Agency to enter into a lease-leaseback transaction for the purpose of providing financial assistance for the Project, as reflected in the Company's application to the Agency as may be amended from time to time prior to the closing of the lease-leaseback transaction.

Section 2. The form and substance of a proposed inducement agreement (in substantially the Agency's standard form containing the terms contemplated in this resolution) by and among the Agency, the Sublessee and the Company setting forth the undertakings of the Agency, the Sublessee and the Company with respect to the closing of the lease-leaseback transaction, and the completion of the Facility (the "Agreement") is hereby approved. The Chairman of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agreement, with such changes in terms and form as the Chairman shall approve. The execution thereof by the Chairman shall constitute conclusive evidence of such approval.

Section 3. The Agency shall assist the Company in the Project and will provide the Financial Assistance with respect thereto subject to (i) obtaining all necessary governmental approvals, (ii) approval of

the members of the Company, (iii) approval of the members of the Agency, (iv) satisfactory completion of the environmental review of the Facility by the Agency in compliance with the State Environmental Quality Review Act, (v) agreement by the Agency and the Company upon mutually acceptable terms and conditions for the Leaseback Agreement and other documentation usual and customary to transactions of this nature, (vi) the condition that there are no changes in New York State Law which prohibit or limit the Agency from fulfilling its obligation and commitment as herein set forth to enter into the lease-leaseback transaction and (vii) payment by the Company of the Agency's transaction fee and the fees and disbursements of transaction counsel, more particularly described in the Inducement Agreement.

Section 4.

The Company is herewith and hereby appointed the agent of the Agency to acquire, construct, equip and complete the Facility. The Company is hereby empowered to delegate its status as agent of the Agency to the agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company may choose in order to acquire, construct, equip and complete the Facility. The terms and conditions for the appointment of the Company as agent of the Agency for the purposes described in this resolution are set forth in the form of the attached letter addressed to the Company, marked as **Exhibit C** to this resolution. The form of such letter is incorporated herein by reference and is approved and adopted by the Agency, and the Chairman or Executive Director of the Agency or any other duly authorized official of the Agency are authorized to execute and deliver such letter to the Company upon satisfaction of the conditions described in Section 3 hereof. The Agency hereby appoints the Company, the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company as agents of the Agency solely for purposes of making sales or leases of goods, services, and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company, as agent of the Agency shall be deemed to be on behalf of the Agency and for the benefit of the Facility. The Company shall indemnify the Agency with respect to any transaction of any kind between and among the Company, the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company, as agent of the Agency.

- Section 5. The Agency is hereby directed to schedule the Hearing, so that the Agency may receive comments from all interested parties on the financial assistance contemplated by the Agency and the Financial Assistance requested by the Company.
- Section 6. The law firm of Bond, Schoeneck & King, PLLC is appointed Transaction Counsel in connection with the lease-leaseback transaction.
- Section 7. Counsel to the Agency and Transaction Counsel are hereby authorized to work with counsel to the Company and others to prepare, for submission to the Agency, all documents necessary to effect the lease-leaseback transaction.
- Section 8. The Secretary of the Agency is hereby authorized and directed (i) to distribute copies of this resolution to the Company, (ii) to distribute copies of this resolution to all affected tax jurisdictions; and (iv) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.
- Section 9. This resolution shall take effect immediately.

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

I, the undersigned Secretary of the Oneida County Industrial Development Agency DO HEREBY CERTIFY THAT:

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

Such resolution was passed at a meeting of the Agency duly convened in public session on May 15, 2026 at eight a.m., local time, at Rome, New York 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, which resulted as follows:

Voting Aye

Voting Nay

and, therefore, the resolution was declared duly adopted.

The Agreement and the Application are in substantially the form presented to and approved at such meeting.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) the meeting was open for the public to attend and public notice of the date, time and location for the meeting was duly given, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout the meeting.

IN WITNESS WHEREOF, I have set my hand on _____, 2026.

Timothy Fitzgerald, Secretary

DRAFT

EXHIBIT A

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Oneida County Industrial Development Agency (the "Agency") on the ____ day of June 2026 at ____ a.m., local time, at _____, New York in connection with the following matters:

Bartell Machinery Systems, L.L.C., on behalf of itself and/or the principals of Bartell Machinery Systems, L.L.C. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has requested the Agency assist with a project consisting of construction of a 22,400± square foot high-bay structure and all site preparation and infrastructure relating to the same (collectively, the "Improvements") to expand on an existing manufacturing facility (the "Existing Improvements") situated on a 1.625 acre portion of a 17.7 acre parcel of land located at 6321 Elmer Hill Road, Town of Lee, Oneida County, New York (the "Land") and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of increasing production capacity to manufacture industrial machines that serve the oil and gas, wire and cable, and tire industries (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, construction and equipping of the Facility is referred to collectively as the "Project"). The Project will be initially owned and/or operated by the Company.

The Company will lease the Facility to the Agency pursuant to a lease agreement, and the Agency will lease the Facility back to the Company pursuant to a leaseback agreement. At the end of the lease term, the Agency will terminate its leasehold interest in the Facility. The Agency is contemplating providing financial assistance in the form of exemptions from sales tax on materials and equipment acquired and installed in connection with the Project and reduction of real property taxes on the increased assessment resulting to the Project, which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. Comments may also be submitted to the Agency in writing or electronically prior to the hearing. Minutes of the Public Hearing will be transcribed and posted on the Agency's website. A copy of the Application for Financial Assistance filed by the Company with the Agency, including an analysis of the costs and benefits of the proposed Project, is available for public inspection at the offices of the Agency, 584 Phoenix Drive, Rome, New York and on the Agency's website.

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: /s/ Timothy Fitzgerald, Executive Director

Dated: May __, 2026

EXHIBIT B

MINUTES OF PUBLIC HEARING

Oneida County Industrial Development Agency
2026 Real Estate Lease
Bartell Machinery Systems, L.L.C. Facility

1. Timothy Fitzgerald, Executive Director of the Oneida County Industrial Development Agency (the "Agency"), called the hearing to order at ____ a.m.
2. Mr. Fitzgerald, also being the Secretary of the Agency, recorded the minutes of the hearing.
3. Mr. Fitzgerald then described the proposed project and related financial assistance as follows:

Bartell Machinery Systems, L.L.C., on behalf of itself and/or the principals of Bartell Machinery Systems, L.L.C. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has requested the Agency assist with a project consisting of construction of a 22,400± square foot high-bay structure and all site preparation and infrastructure relating to the same (collectively, the "Improvements") to expand on an existing manufacturing facility (the "Existing Improvements") situated on a 1.625 acre portion of a 17.7 acre parcel of land located at 6321 Elmer Hill Road, Town of Lee, Oneida County, New York (the "Land") and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of increasing production capacity to manufacture industrial machines that serve the oil and gas, wire and cable, and tire industries (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, construction and equipping of the Facility is referred to collectively as the "Project"). The Project will be initially owned and/or operated by the Company.

The Company will lease the Facility to the Agency pursuant to a lease agreement, and the Agency will lease the Facility back to the Company pursuant to a leaseback agreement. At the end of the lease term, the Agency will terminate its leasehold interest in the Facility. The Agency is contemplating providing financial assistance in the form of exemptions from sales tax on materials and equipment acquired and installed in connection with the Project and reduction of real property taxes on the increased assessment resulting to the Project, which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, to be more particularly described in a Final

Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein..

4. Mr. Fitzgerald then opened up the hearing for comments from the floor for or against the proposed financial assistance and the location and nature of the Facility. Attached is a listing of the persons heard and a summary of their views.
5. Mr. Fitzgerald then asked if there were any further comments, and, there being none, the hearing was closed at ____ a.m.

Timothy Fitzgerald, Secretary

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

I, the undersigned Secretary of the Oneida County Industrial Development Agency, DO HEREBY CERTIFY:

That I have compared the foregoing copy of the minutes of a public hearing held by the Oneida County Industrial Development Agency (the "Agency") on June __, 2026 at ___ a.m. local time, _____, New York, with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of the minutes in connection with such matter.

I FURTHER CERTIFY that (i) the hearing was open for the public to attend and public notice of the date, time and location for said hearing was duly given, (ii) the hearing in all respects was duly held, and (iii) members of the public had an opportunity to be heard.

IN WITNESS WHEREOF, I have hereunto set my hand as of _____, 2026.

Secretary

EXHIBIT A

[To be printed on IDA letterhead and delivered to the Company when appropriate]

_____, 2026

Bartell Machinery Systems, L.L.C.

Attn.: _____

6321 Elmer Hill Road

Rome, NY 13440

RE: *Oneida County Industrial Development Agency Lease-Leaseback Transaction
(Bartell Machinery Systems, L.L.C. Facility)*

Ladies and Gentlemen:

Pursuant to a resolution duly adopted on May 15, 2026, the Agency appointed Bartell Machinery Systems, L.L.C. (the "Company") its agent in connection with a transaction in which the Agency will assist in construction of a 22,400± square foot high-bay structure and all site preparation and infrastructure relating to the same (collectively, the "Improvements") to expand on an existing manufacturing facility (the "Existing Improvements") situated on a 1.625 acre portion of a 17.7 acre parcel of land located at 6321 Elmer Hill Road, Town of Lee, Oneida County, New York (the "Land") and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of increasing production capacity to manufacture industrial machines that serve the oil and gas, wire and cable, and tire industries (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, construction and equipping of the Facility is referred to collectively as the "Project").

This appointment includes authority to purchase on behalf of the Agency all materials to be incorporated into and made an integral part of the Facility, and the following activities as they relate to any construction, equipping and completion of any buildings, whether or not any materials, equipment or supplies described below are incorporated into or become an integral part of such buildings: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with construction and equipping (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description used in connection with construction and equipping and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property (including installation costs), installed or placed in, upon or under such building, including all repairs and replacements of such property.

The Agency will appoint the Company as its only direct agent for the Project. The agency appointment includes the power of the Company to delegate such agency appointment, in whole or in part, to agents, subagents, contractors, subcontractors, materialmen, suppliers and vendors of the Company and to such other parties as the Company chooses so long as they are engaged, directly or indirectly, in the activities hereinbefore described. Please advise the Executive Director of the Agency if you wish to appoint a contractor or other subagent, and the Agency will issue an ST-60 to that party.

In exercising this agency appointment, you and each of your properly appointed agents and subagents must claim the sales tax exemption for all purchases by giving your vendors New York State Form ST-123. The supplier or vendor should identify the Facility on each bill or invoice as the **"Bartell Machinery Systems, L.L.C. Facility Expansion"** and indicate thereon that the Company, its agents, subagents, contractors and subcontractors acted as agent for the Agency in making the purchase.

You and each of your agents, subagents, contractors and/or subcontractors claiming a sales tax exemption in connection with the Facility must complete a New York State Department of Taxation and Finance Form ST-60. Original copies of each completed Form ST-60 must be delivered to the Agency within five (5) days of the appointment of each of your agents, subagents, contractors or subcontractors. Any agent, subagent, contractor or subcontractors of the Sublessee which delivers completed Form ST-60 to the Agency will be deemed to be the agent, subagent, contractor or subcontractor of the Agency for purposes of constructing and equipping the Facility, and shall only then be authorized to use Form ST-123 as described above. Failure to comply with these requirements may result in loss of sales tax exemptions for the Facility.

It is important to note that contractors and subcontractors who have not been appointed subagent cannot use the sales tax exemption for equipment rental, tools, supplies and other items that do not become part of the finished project. Contractors and subcontractors must be appointed as agent or sub-agent of the Agency to use the Agency sales tax exemption for these purchases. Contractors and subcontractors who have not been appointed a subagent and are making purchases that would otherwise be exempt outside of the Agency's interest in the Facility must claim the sales tax exemption for construction materials by giving their vendors a completed "Contractor Exempt Purchase Certificate" (Form ST-120.1) checking box (a).

The aforesaid appointment of the Company as agent of the Agency to construct and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, or (b) May 15, 2027, provided, however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company if such activities and improvements are not completed by such time, and further provided that the Agency shall not unreasonably withhold its consent to the extension of such appointment. The value of the sales tax to be abated relating to the construction and equipping of the Facility currently authorized by the Agency is not to exceed (i) \$100,000 for the period between May 15, 2026 and the date of the public hearing and (ii) \$350,000 in the aggregate, provided, however, such value may be increased at the discretion of the Agency, upon the written request of the Company accompanied by a revised Project budget.

In accordance with Section 875(3) of the General Municipal Law, the policies of the Agency, and the Resolution, the Company may be subject to recapture of any and all sales and use tax exemptions if it is determined by the Agency that: (a) the Company or its subagents, if

any, authorized to make purchases for the benefit of the Project is not entitled to the sales and use tax exemption benefits; or (b) the sales and use tax exemption benefits are in excess of the amounts authorized by the Agency to be taken by the Company or its subagents, if any; or (c) the sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; or (d) the Company has knowingly made a material false or misleading statement, or knowingly omitted any information which, if included, would have rendered any information in the application or supporting documentation false or misleading in any material respect, on its application for Financial Assistance.

You should be aware that the New York State General Municipal Law requires you to file an Annual Statement (Form ST-340) with the New York State Department of Taxation and Finance regarding the value of sales tax exemptions you, your agents, consultants or subcontractors have claimed pursuant to the authority we have conferred on you with respect to the Project. We are providing a form of a worksheet for you to track all exempt purchases made in completing the Project, using Forms ST-123 or Form ST-120.1. Please provide the Agency with a copy of Form ST-340 along with your annual report to the Agency and this worksheet. The penalty for failure to file such statement, or to provide a copy to the Agency, is the removal of your authority to act as an agent.

If, for some reason, this transaction never closes, you will be liable for payment of the sales tax, if applicable and you are not otherwise exempt, on all materials purchased.

Please sign and return a copy of this letter for our files. The Agency will issue and deliver Form ST-60 to you upon receipt of this signed agency appointment letter. The Agency reserves the right to issue a revised agency appointment letter with respect to the process for utilizing and reporting exemptions hereunder.

Very truly yours,

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Name:
Title:

ACCEPTED & AGREED:

BARTELL MACHINERY SYSTEMS, L.L.C.

By: _____
Name:
Title:

RESOLUTION OF THE ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY DETERMINING THAT ACTION TO SERVE AS PROJECT SPONSOR AND APPLICANT RELATING TO A PROJECT FOR THE BENEFIT OF THE DELONG CO., INC. WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT

WHEREAS, The DeLong Co., Inc., on behalf of itself and its principals ("DeLong") has requested the Agency to serve as a project sponsor and applicant to the New York State Department of Transportation ("NYSDOT") Passenger and Freight Rail Assistance Program ("PFRAP") in connection with the Sangerfield Rail Efficiency Project, which will modernize rail infrastructure at DeLong's existing grain facility located in Sangerfield, New York ("Facility") through installation of a rail winch system, high-capacity conveyance and a rail bulk weighing scale, all to occur within the existing Facility boundary (the service as project sponsor and applicant is referred to as 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 Agency desires to determine whether 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, to aid the Agency in determining whether the Project may have a significant effect upon the environment, the Agency (a) engaged in a coordinated review under the SEQR Act and provided information regarding the Project to the other involved agency, the NYSDOT, including Part 1 of a Short Environmental Assessment Form prepared by DeLong (the "SEAF"), and requested consent to serve as lead agency for the SEQR Act review of the Project, and (b) reviewed documentation including Part 1 of the SEAF which is on file at the office of the Agency, and such other documentation as the Agency deemed appropriate; and

WHEREAS, pursuant to the Regulations, the Agency has examined such documentation in order to make a determination as to the potential environmental significance of the Project.

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

Section 1. Based on an examination of the Application, the documentation referenced above, including the SEAF, and based further upon the Agency's knowledge of the area surrounding the Facility and such further investigation

of the Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings and determinations with respect to the Project:

- (A) The Project is as described in the PFRAP Application;
- (B) The Agency declares itself lead agency for review of the Project under the SEQRA Act;
- (C) The Project constitutes an "Unlisted Action" (as defined in the Regulations);
- (D) No potentially significant impacts on the environment are noted in the documents pertaining to the Project, including the SEAF, and none are known to the Agency;
- (E) The Project will not result in (i) substantial adverse change in existing air quality; ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems; (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of a resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on threatened or endangered species of animal or plant, or the habitat of such species; or (iii) other significant adverse impacts to natural resources;
- (F) The Project will not affect a critical environmental area as designated pursuant to 6 NYCRR 617.14(g);
- (G) The Project will not conflict with the community's current plans or goals as officially approved or adopted;
- (H) The Project will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- (I) The Project will not result in a major change in the use of either the quantity or type of energy;
- (J) The Project will not result in the creation of a hazard to human health;
- (K) The Project will not result in a substantial change in the use, or intensity of use, of land including architectural, open space or recreational resources, or in its capacity to support existing uses;

(L) The Project will not result in encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

(M) The Project will not result in the creation of a material demand for other actions that would result in one or more of the above consequences;

(N) The Project will not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; and

(O) The Project will not result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR Section 617.7(c).

Section 2. The Agency hereby determines that the Project will not have a significant impact on the environment and the Agency will not require the preparation of an environmental impact statement with respect to the Project. The Agency has prepared a negative declaration with respect to the Project which describes the basis for its decision that the Project will not have a significant impact on the environment.

Section 3. The Executive Director of the Agency is hereby directed to file in the Agency's records the negative declaration with respect to the Project.

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 Industrial Development Agency, DO HEREBY CERTIFY THAT:

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

Such resolution was passed at a meeting of the Board of Directors of the Agency duly convened in public session on May 15, 2026 at 8:00 a.m. local time, at 584 Phoenix Drive, Rome, New York at which the following members were:

Members Present:

Members Present – WebEx:

Other Attendees:

Other Attendees – WebEx:

The question of the adoption of the foregoing resolution was duly put to vote, with the members voting as follows:

	Aye	Nay	Abstain
Stephen Zogby	_____	_____	_____
David Grow	_____	_____	_____
Franca Armstrong	_____	_____	_____
James Genovese	_____	_____	_____
Aricca Lewis	_____	_____	_____
Kristen Martin	_____	_____	_____
Timothy Reed	_____	_____	_____

and, therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all directors of the Agency 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 May 2026.

Timothy Fitzgerald, Secretary

DRAFT

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.

Part 1 – Project and Sponsor Information

Name of Action or Project:	Sangerfield Rail Efficiency Project
Project Location:	7598 US-20, Sangerfield, NY 13455 (Town of Sangerfield, Oneida County). Lat: 42.9911, Long: -75.3832. Within NYS Major Basin: Upper Susquehanna. Within NYS Heritage Area: Mohawk Valley Heritage Corridor. See attached location map.
Brief Description:	The Sangerfield Rail Efficiency Project, led by The DeLong Co., Inc., will modernize rail infrastructure at its Sangerfield, NY grain facility to support high-speed rail loading and expanded market access. The project includes the installation of a rail winch system, high-capacity conveyance (receiving drag conveyor, receiving leg, reclaim conveyors), and a rail bulk weighing scale. All improvements are equipment installations within the existing 24.7-acre facility footprint with zero new land disturbance. These enhancements will reduce truck traffic, lower transportation costs, improve regional basis pricing for producers, and cut greenhouse gas emissions by up to 75%.

Name of Applicant or Sponsor:	Telephone:	E-Mail:
Oneida County Industrial Development Agency	315-338-0393	
Address: 584 Phoenix Dr.	City/PO: Rome	State: NY Zip: 13441

		NO	YES
1.	Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?	NO	
2.	Does the proposed action require a permit, approval or funding from any other government Agency? If Yes: NYSDOT (PFRAP Grant Funding – \$1,659,984); Town of Sangerfield (local permits as applicable)		YES

3.	a. Total acreage of the site of the proposed action?	24.7 acres
	b. Total acreage to be physically disturbed?	0 acres
	c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	24.7 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

- Rural (non-agriculture)
 Industrial
 Commercial
 Residential (suburban)
 Urban
 Forest
 Agriculture
 Aquatic
 Parkland

		NO	YES
5a.	Is the proposed action a permitted use under the zoning regulations?		YES
5b.	Is the proposed action consistent with the adopted comprehensive plan?		YES

6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?		YES
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? [EAF Mapper: No]	NO	
8a.	Will the proposed action result in a substantial increase in traffic above present levels? [Project reduces net truck traffic by shifting freight to rail]	NO	
8b.	Are public transportation services available at or near the site of the proposed action?	NO	
8c.	Are any pedestrian accommodations or bicycle routes available on or near the site?	NO	
9.	Does the proposed action meet or exceed the state energy code requirements? [N/A – equipment installation, not building construction]	NO	
10.	Will the proposed action connect to an existing public/private water supply? [Existing facility already served]	NO	
11.	Will the proposed action connect to existing wastewater utilities? [Existing facility already served]	NO	
12a.	Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district on the National or State Register of Historic Places? [EAF Mapper: Data incomplete – verify via SHPO CRIS]	NO	
12b.	Is the project site located in or adjacent to an area designated as sensitive for archaeological sites on the SHPO inventory? [EAF Mapper: No]	NO	
13a.	Does any portion of the site, or lands adjoining, contain wetlands or other waterbodies regulated by a federal, state or local agency? [EAF Mapper: YES – Federal Waters identified on/adjoining site; no NYS DEC freshwater wetlands mapped; no impaired waterbodies]		YES
13b.	Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? [No – zero acres disturbed; all work within existing facility]	NO	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site:

- Shoreline
 Forest
 Agricultural/grasslands
 Early mid-successional
 Wetland
 Urban
 Suburban

		NO	YES
15.	Does the site contain any species of animal, or associated habitats, listed as threatened or endangered? [EAF Mapper: No endangered/threatened species; No rare plants/animals]	NO	
16.	Is the project site located in the 100-year flood plan? [EAF Mapper: No – not in floodway, 100-yr, or 500-yr floodplain]	NO	
17.	Will the proposed action create storm water discharge? [No – zero new impervious surfaces; zero acres disturbed]	NO	
18.	Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids?	NO	
19.	Has the site or an adjoining property been the location of an active or closed solid waste management facility?	NO	
20.	Has the site or an adjoining property been the subject of remediation for hazardous waste? [EAF Mapper: No site within 2,000 ft on DEC Remediation Database]	NO	

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Michael DeLong	Date: <u>05/11/2026</u>
Signature: <u>Michael DeLong</u>	Title: Business Development Assistant

Project: The DeLong Companies PFRAP
 Date: May 8, 2026

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

<u>Oneida County Industrial Development Agency</u> Name of Lead Agency	<u>May 8, 2026</u> Date
<u>Timothy Fitzgerald</u> Print or Type Name of Responsible Officer in Lead Agency	<u>Executive Director</u> Title of Responsible Officer
 Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

B240 LLC

18 Division Street, Suite 401
Saratoga Springs, New York 12866
(518) 992-4406

SUBTENANT PROPOSAL TO ONEIDA COUNTY IDA

- 1. NAME OF TENANT:** Cafe Vinci LLC
- 2. SQUARE FOOTAGE OCCUPIED:** 1,758 sq. ft. (Phase 1)
- 3. TERM OF LEASE AND ANY OPTIONS:** 5 year initial term with one 5 year renewal options
- 4. SUMMARY OF BUSINESS OPERATIONS:** Coffee and Baked Goods Sales
- 5. INSURANCE LIMITS** To be provided by subtenant
- 6. JOB CREATION:** 4 FTE
- 7. BASE RENT SCHEDULE:** Year 1 \$25,491; 2.5% annual escalations

B240 LLC

18 Division Street, Suite 401
Saratoga Springs, New York 12866
(518) 992-4406

SUBTENANT PROPOSAL TO ONEIDA COUNTY IDA

- 1. NAME OF TENANT:** Ian Perfetti DBA Liquor Express
- 2. SQUARE FOOTAGE OCCUPIED:** 1,732 sq. ft. (Phase 1)
- 3. TERM OF LEASE AND ANY OPTIONS:** 5 year initial term with two 5 year renewal options
- 4. SUMMARY OF BUSINESS OPERATIONS:** Liquor Sales
- 5. INSURANCE LIMITS** To be provided by subtenant
- 6. JOB CREATION:** 4 FTE
- 7. BASE RENT SCHEDULE:** Year 1 \$25,980; 2.5% annual escalations

**Resolution Consenting to Sublease
B240 LLC (Air City Lofts Phase 1)
Facility**

Date: May 15, 2026

At a meeting of the Oneida County Industrial Development Agency (the "Agency") held at 584 Phoenix Drive, Rome, New York 13441 on May 15, 2026, the following members of the Agency were:

Members Present:

EDGE Staff Present:

Other Attendees:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to consenting to the sublease of commercial space at the B240 LLC (Air City Lofts Phase 1) Facility.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION CONSENTING TO THE SUBLEASE OF COMMERCIAL SPACE WITH RESPECT TO THE B240 LLC (AIR CITY LOFTS PHASE 1) FACILITY LOCATED IN THE CITY OF ROME, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, the Company previously requested the Agency's assistance in connection with a multi-phased mixed-use community, located at 1371 Floyd Avenue, Griffiss Business and Technology Park, City of Rome, Oneida County, New York and the market-rate apartments and commercial/retail spaces located thereon; and

WHEREAS, the Agency leases the Phase 1 Facility to the Company pursuant to a Leaseback Agreement dated as of December 3, 2019 (the "Phase 1 Leaseback"); and

WHEREAS, under the terms of the Phase 1 Leaseback the Agency must consent to the sublease of any portion of the Phase 1 Facility; and

WHEREAS, the Company has submitted to the Agency a request to consent to sublease portions of the Phase 1 Facility to two commercial subtenants (the "Sublease Consent").

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

- (a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and
- (b) The Facility constitutes a "project", as such term is defined in the Act; and
- (c) The Sublease Consent will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and
- (d) The Sublease Consent is reasonably necessary to induce the Company to maintain and expand its business operations in the State of New York; and
- (e) It is desirable and in the public interest for the Agency to approve the Sublease Consent.

Section 2. In consequence of the foregoing, the Agency hereby determines to grant the Sublease Consent in support of the Phase 1 Project, subject to the review by counsel of the form of the sublease agreement and inclusion of the Agency's standard sublease provisions.

Section 3. The Agency is hereby authorized to do all things necessary or appropriate for the accomplishment of the Sublease Consent, and all acts heretofore taken by the Agency with respect to such Sublease Consent are hereby approved, ratified and confirmed.

Section 4.

(a) The Chairman, Vice Chairman, Executive Director, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any documents necessary to confirm the Sublease Consent, all in substantially the forms thereof presented to or approved by this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Executive Director, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution. The execution thereof by the Chairman, Vice Chairman, Executive Director or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Executive Director, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Leaseback Agreement).

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the Sublease Consent, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Sublease Consent binding upon the Agency.

Section 7. This resolution shall take effect immediately.

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

I, the undersigned Secretary of the Oneida County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on May 15, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

IN WITNESS WHEREOF, I have hereunto set my hand as of May 15, 2026.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Tim Fitzgerald, Secretary

DRAFT



Griffiss Local Development Corporation

584 Phoenix Drive • Rome, New York 13441

315-338-0393 • 800-765-4990 • Fax 315-338-5694

EMAIL: info@mvedge.org • www.mvedge.org

Memorandum

To: Oneida County Industrial Development Agency
From: CJ Hanrahan, GLDC Recording Secretary
CC: Tim Fitzgerald, Shawna Papale, and Laura Roberto
Date: May 8, 2026
Re: Consent to Sublease Building 796 Property

Oneida County IDA (OCIDA) is the fee owner and lessor of the Building 796 Property at the Griffiss Business & Technology Park, with Griffiss Local Development Corporation (GLDC) serving as the lessee and beneficial owner. The property consists of land located on the southerly side of Phoenix Drive with a 22,229± sq. ft. structure on the site (Building 796).

This memorandum requests that OCIDA consent to GLDC entering into a sublease and license agreement with Integrated Community Alternatives Network (or "ICAN") for the utilization of 17,537 sf of the Building 796 property. This will allow ICAN to vacate its current office space in Building 770-774, and occupy more space that will accommodate the creation of a new childcare facility.

The sublease would result in ICAN's tenancy for an initial term of ten years and six months, with additional renewal terms available beyond that. The organization hopes to have its daycare facility operational later in 2026.

**Authorizing Resolution
GLDC Sublease to ICAN
(Building 796)**

Date: May 15, 2026

At a meeting of the Oneida County Industrial Development Agency (the "Agency") held at 584 Phoenix Drive, Rome, New York on May 15, 2026, the following members of the Agency were:

Members Present:

EDGE Staff Present:

Other Attendees:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to consent to a sublease from Griffiss Local Development Corporation to ICAN, Inc.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE AGENCY CONSENTING TO A LICENSE AGREEMENT AND SUBLEASE AGREEMENT FROM GRIFFISS LOCAL DEVELOPMENT CORPORATION TO ICAN, INC. AND AUTHORIZING THE AGENCY TO EXECUTE RELATED DOCUMENTS WITH RESPECT TO THE BUILDING 796 FACILITY LOCATED IN THE GRIFFISS BUSINESS AND TECHNOLOGY PARK, CITY OF ROME, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, Oneida County Industrial Development Agency (the "Agency") leases to Griffiss Local Development Corporation ("GLDC") that certain 4.526± acre portion of Parcel F4B situated at 725 Daedalian Drive together with the 22,229± square foot building located thereon known as Building 796 and the other improvements situate thereon (the "Facility") pursuant to a lease agreement dated as of April 1, 2010 (the "Agency Lease Agreement"); and

WHEREAS, GLDC desires to sublease to Integrated Community Network Alternatives ("ICAN") 17,537± sq. ft. of space located in Building 796 (the "Space") pursuant to a sublease agreement (the "Sublease Agreement") to expand its operations to include a day care center; and

WHEREAS, under the terms of the Agency Lease Agreement, GLDC is required to obtain the consent of the Agency prior to subleasing any portion of the Facility (including the Space) to a third party; and

WHEREAS, GLDC is requesting the Agency consent to such Sublease Agreement to ICAN; and

WHEREAS, no public hearing is required to confirm such action as no additional financial assistance is requested.

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a “project”, as such term is defined in the Act; and

(c) Consenting to the Sublease Agreement between GLDC and ICAN will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) Consenting to the Sublease Agreement between GLDC and ICAN is reasonably necessary to induce GLDC and/or ICAN to maintain and expand their respective business operations in the State of New York; and

(e) It is desirable and in the public interest for the Agency to consent to the Sublease Agreement between GLDC and ICAN.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) consent to the Sublease Agreement from GLDC to ICAN; (ii) execute the Sublease Agreement to the extent necessary to acknowledge its consent.

Section 3. The form and substance of the Sublease Agreement is hereby approved, conditioned upon inclusion of the Agency’s customary language, execution by ICAN of an Environmental Compliance and Indemnification Agreement (the “Environmental Compliance Agreement”), delivery by ICAN of insurance certificates in form and substance satisfactory to the Agency, and subject to review and approval by Agency counsel.

Section 4.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Sublease Agreement and the Environmental Compliance Agreement, both in substantially the forms thereof presented to this meeting or in the forms to be approved by Agency Counsel, with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the “Closing Documents”). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional

Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Closing Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Closing Documents binding upon the Agency.

Section 6. This resolution shall take effect immediately.

DRAFT

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

I, the undersigned (Assistant) Secretary of the Oneida County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on May 15, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) the meeting was open for the public to attend in person, and minutes of the Agency meeting are (or will be) transcribed and posted on the Agency's website, (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 May 15, 2026.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
(Assistant) Secretary

MEMORANDUM

TO: Members of the Oneida County Industrial Development Agency

FROM: Griffiss Local Development Corporation

RE: Request for Approval of License Agreements

DATE: April 30, 2026

Pursuant to a Lease Agreement dated as of June 1, 2023, the Oneida County Industrial Development Agency ("OCIDA") leases to Griffiss Local Development Corporation ("GLDC") certain lands situate within the territorial boundaries of the former Griffiss Air Force Base (the "Leased Premises"). GLDC desires to license (a) a portion of the Leased Premises to the County of Oneida (the "County") and (b) a portion of the Leased Premises to Niagara Mohawk Power Corporation d/b/a National Grid ("National Grid"), and is requesting that OCIDA give its consent to said licenses..

A. **License to National Grid.**

Pursuant to one or more agreements between Chobani, LLC ("Chobani") and the County, Chobani is undertaking a project to construct a 1,800,000± sq. ft. special foods processing facility and related improvements (collectively, the "Chobani Facility"), in multiple phases, on a 146± acre portion of the Griffiss International Airport known as the Triangle Site.

In order to be able to provide gas service to the Chobani Facility, Licensee plans to install its underground gas distribution facilities from a point situate near the southwesterly corner of Griffiss Utility Service Corporation's Ellsworth Road substation and thence running northward along March Street to Hangar Road; thence westward along Hangar Road to a point on lands reputedly owned by Roberts Office Interiors, Inc. ("ROI"), and thence in a generally northwestward direction to the Triangle Site (the "Gas Facilities Installation Project").

To facilitate the Gas Facilities Installation Project, National Grid is also requesting that GLDC grant it a license to use and occupy that certain portion of the "Parade Field" parcel at Griffiss which is shaded in pink on the map attached hereto as **Exhibit A** for a period of up to two (2) years for the purposes of establishing a laydown/staging area (also known as marshalling yard area) for the construction trailers, vehicles, machinery, equipment, materials and supplies it intends to use in connection with the Gas Facilities Installation Project.

The form of the License Agreement between GLDC and National Grid would be subject to the review and approval of OCIDA's legal counsel.

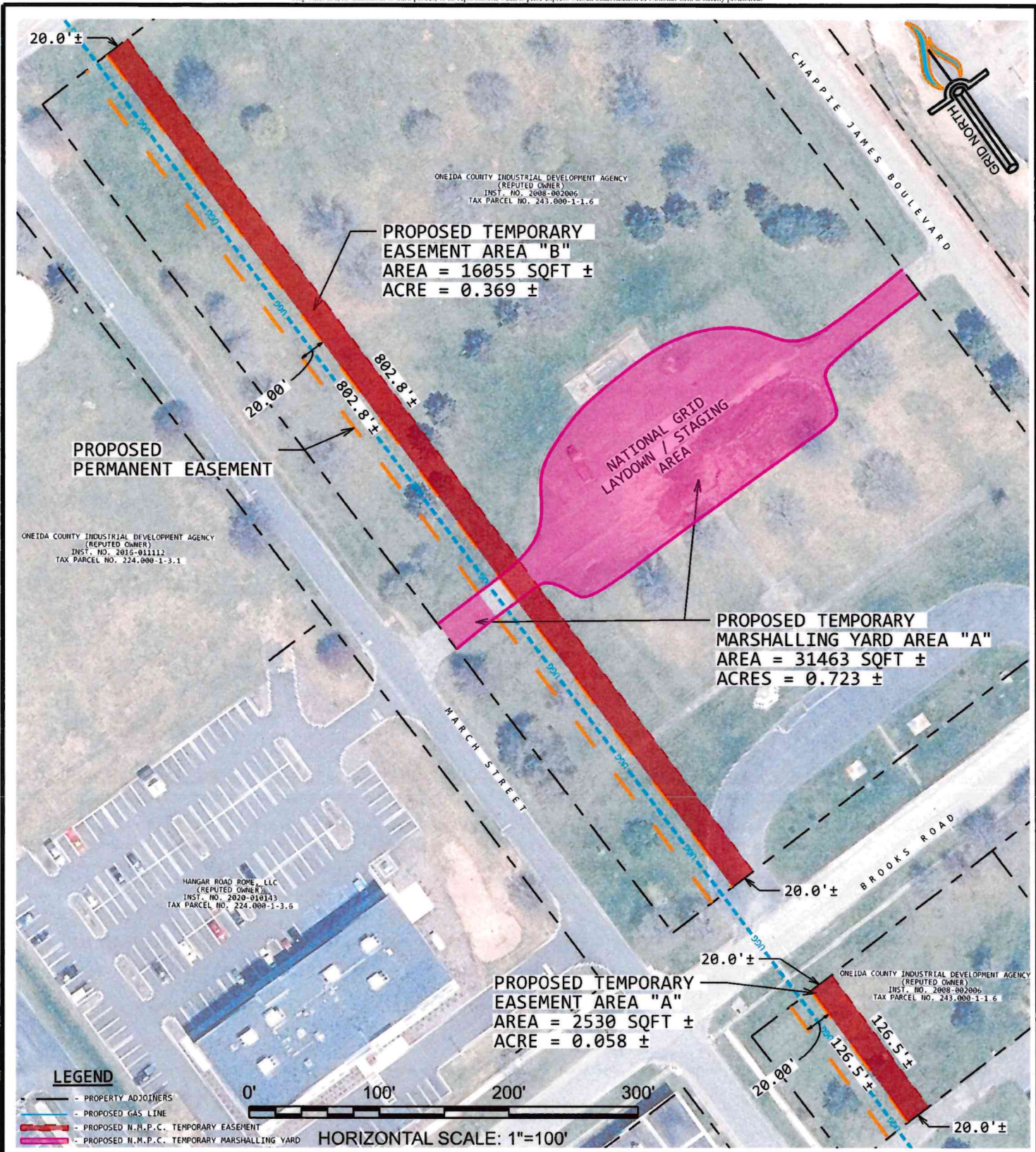
B. License to the County of Oneida.

The County leases to the Rome Baseball Association, Inc. ("RBA") certain County-owned lands at Griffiss which are located near the NYS Route 825/Perimeter Road intersection commonly known as the Delutis Baseball Field Complex (the "Delutis Complex"). Recently, it was discovered that a little more than one-half of Baseball Field 4 in the Delutis Complex is not located on County-owned property but is instead encroaches onto an 11± acre parcel (the "11± Acre Parcel") which comprises a portion of the Leased Premises (such encroaching portion being hereinafter referred to as the "Encroachment Area"). The Encroachment Area is shaded in yellow on the map of the 11± Acre Parcel which is attached hereto as **Exhibit B**. To facilitate the construction of the Chobani Facility, the County has asked GLDC to convey the 11± Acre Parcel to the County, which request has yet to be formally acted upon by either the County or GLDC, but which both are eventually expected to approve. In the meantime, pending the anticipated conveyance of the 11± Acre Parcel by GLDC to the County, the County has asked GLDC to license the Encroachment Area to the County and permit the County, in turn, to sublicense such Encroachment Area to RBA. If, as and when GLDC conveys the 11± Acre Parcel to the County, the License Agreement and Sublicense Agreement would terminate.

The form of the License Agreement between GLDC and the County, and the Sublicense Agreement between the County and RBA, would be subject to the review and approval of OCIDA legal counsel.

EXHIBIT A

Portion of the Parade Field



PREPARED BY



EXHIBIT "A" - TAX PARCEL NO. 243.000-1-1.6

TEMPORARY EASEMENT & MARSHALLING YARD TO BE OBTAINED FROM
 ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
 CITY OF ROME, ONEIDA COUNTY, NEW YORK STATE

DES. RWM	DR. JML	CK. JDM	02/25/2026	SCALE: 1"= 100'
REV. 2				13.2 R1.0 -M49
REV. 1				NO. 89017

EXHIBIT B

Encroachment



**Authorizing Resolution
GLDC License to National Grid
GLDC License to Oneida County**

Date: May 15, 2026

At a meeting of the Oneida County Industrial Development Agency (the "Agency") held at 584 Phoenix Drive, Rome, New York on May 15, 2026, the following members of the Agency were:

Members Present:

EDGE Staff Present:

Other Attendees:

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to consent to licenses from Griffiss Local Development Corporation to National Grid and to the County of Oneida.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE AGENCY CONSENTING TO LICENSE AGREEMENTS FROM GRIFFISS LOCAL DEVELOPMENT CORPORATION TO NATIONAL GRID AND TO THE COUNTY OF ONEIDA, AND AUTHORIZING THE AGENCY TO EXECUTE RELATED DOCUMENTS WITH RESPECT TO PROPERTIES LOCATED IN THE GRIFFISS BUSINESS AND TECHNOLOGY PARK, CITY OF ROME, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the “Act”), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, Oneida County Industrial Development Agency (the “Agency”) leases to Griffiss Local Development Corporation (“GLDC”) certain lands situated within the boundaries of the former Griffiss Air Force Base (the “Facility”) pursuant to a lease agreement dated as of June 1, 2023 (the “Agency Lease Agreement”); and

WHEREAS, pursuant to one or more agreements between Chobani, LLC (“Chobani”) and Oneida County (the “County”), Chobani is undertaking a project to construct a 1,800,000± sq. ft. special foods processing facility and related improvements (collectively, the “Chobani Facility”) on a 146± acre portion of the Griffiss International Airport known as the Triangle Site (such construction of the Chobani Facility being hereinafter referred to as the “Chobani Project”); and

WHEREAS, in order to be able to provide gas service to the Chobani Project, National Grid plans to install its underground gas distribution facilities from the Griffiss Utility Service Corporation’s Ellsworth Road substation to the Triangle Site (the “Gas Facilities Installation Project”); and

WHEREAS, National Grid has asked GLDC to grant it a license to use and occupy a portion of the “Parade Field” parcel for a period of up to two years for the purposes of establishing a laydown/staging area for the construction trailers and materials it intends to use in connection with the Gas Facilities Installation Project; and

WHEREAS, the County of Oneida (the “County”) leases to the Rome Baseball Association, Inc. (“RBA”) certain County-owned lands at Griffiss which are located near the NYS Route 825/Perimeter Road intersection commonly known as the Delutis Baseball Field Complex (the “Delutis Complex”); and

WHEREAS, recently it was discovered that an 11± acre portion of the Delutis Complex (the “11± Acre Parcel”) is not owned by the County but rather encroaches on the Facility; and

WHEREAS, the County has asked GLDC to license the 11± Acre Parcel to the County and permit the County, in turn, to sublicense such 11± Acre Parcel to RBA; and

WHEREAS, under the terms of the Agency Lease Agreement, GLDC is required to obtain the consent of the Agency prior to granting access to any portion of the Facility to a third party; and

WHEREAS, GLDC is requesting the Agency consent to a License Agreement to National Grid in support of the Chobani Project (the “National Grid License Agreement”); and

WHEREAS, GLDC is requesting the Agency consent to a License Agreement to the County in support of the Delutis Complex (the “County License Agreement” and together with the National Grid License Agreement, the “License Agreements”); and

WHEREAS, no public hearing is required to confirm such action as no additional financial assistance is requested.

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a “project”, as such term is defined in the Act; and

(c) Consenting to the License Agreements will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) Consenting to the License Agreements is reasonably necessary to induce Chobani and RBA to maintain and expand their respective operations in the State of New York; and

(e) It is desirable and in the public interest for the Agency to consent to the License Agreements.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) consent to the License Agreements; (ii) execute the License Agreements to the extent necessary to acknowledge its consent.

Section 3. The form and substance of the License Agreements are hereby approved, conditioned upon inclusion of the Agency's customary language, delivery by National Grid, the County and RBA of insurance certificates in form and substance satisfactory to the Agency, and subject to review and approval by Agency counsel.

Section 4.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the License Agreements, in substantially the forms thereof presented to this meeting or in the forms to be approved by Agency Counsel, with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Closing Documents"). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Closing Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Closing Documents binding upon the Agency.

Section 6. This resolution shall take effect immediately.

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

I, the undersigned Secretary of the Oneida County Industrial Development Agency (the “Agency”), DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on May 15, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) the meeting was open for the public to attend in person, and minutes of the Agency meeting are (or will be) transcribed and posted on the Agency’s website, (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 May 15, 2026.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Secretary

Oneida County Industrial Development Agency (OCIDA)
Uniform Tax Exemption and Agency Benefits Policy
Housing Development Initiatives for Rental and Owner-Occupied Projects
5/8/2026

Overview

In furtherance of Oneida County's 2024 "Housing Market Inventory, Assessment, and Strategy," the Oneida County Industrial Development Agency ("OCIDA") has created the following Uniform Tax Exemption and Agency Benefits Policy (the "Policy") to encourage development of all segments of the County's housing market. The expansion of OCIDA's policy to support eligible housing projects reflects the County's housing study, which identifies a critical need for additional units, particularly for workforce and senior housing in both apartments and owner-occupied homes. This need has arisen from an aging housing stock and limited new development, coupled with economic growth that has created job opportunities across several innovative industries, attracting new residents.

The purpose of this Policy is to assist OCIDA in determining whether a housing project promotes employment opportunities, creates workforce or senior housing, prevents economic deterioration in the area served by OCIDA, and is consistent with New York State Controller's Opinion No. 85-51 and the New York State General Municipal Law. This Policy is intended to be annexed to and made a part of OCIDA's Uniform Tax Exemption Policy adopted on January 28, 1994, amended on December 21, 1998, and April 30, 2009 (the "UTEP"). OCIDA reserves the right to deviate from this Policy at its discretion and in accordance with the General Municipal Law.

Eligible Housing Projects:

The types of housing eligible for OCIDA consideration include:

- Rental Housing: Defined as non-owner-occupied dwelling units produced for rent.
 - Multifamily structures
 - Townhomes
 - Condominiums
 - Mixed-Use Projects (Must be over 50% Housing by area)
 - Workforce Housing (60%-120% of Area Median Income)
 - Senior Living: 55 and over.
- Owner-Occupied Housing: Defined as dwelling units produced to be sold to owner-occupants.
 - Single-Family Homes
 - Innovative housing products such as:
 - Modular/prefabricated homes
 - "Tiny homes"
 - Duplex- or triplex-family homes (minimum 3 new duplex buildings, or 6 total new units)

Additional Eligibility Criteria

- Rental Housing projects must have a minimum of five (5) units in a renovation or conversion of a building, or twenty-four (24) units for new construction.
- Owner-Occupied projects must create a minimum of five (5) new units and achieve 50 points to qualify for incentives in accordance with this Policy.
- All projects shall be subject to and in compliance with the New York State General Municipal Law and the UTEP. OCIDA's UTEP requires all applicants to file a Cost/Benefit Analysis that is deemed acceptable to OCIDA.

- As a condition of financial assistance, applicants must submit independent data/information that supports the finding that the project will prevent economic deterioration by promoting employment opportunities.

Eligible Areas:

Projects are situated within Oneida County.

Scoring Criteria:

Rental Housing & Owner-Occupied Projects:

Criteria	Description of Criteria	Points
Rehabilitation or Adaptive Reuse Projects	Projects that rehabilitate structures that are at least 20 years of age, are not currently generating significant rental income, and can demonstrate functional challenges to their redevelopment.	25
Utilizes Existing Infrastructure	Projects that use existing infrastructure, defined as relying on both existing water and sewer services and not requiring system expansions. <i>(Modernizations, such as the replacement of existing pipes where service is already provided, are viewed favorably.)</i>	25
Compact Development Projects	Projects that involve the construction of housing types other than detached single-family homes. Projects could include multifamily housing types such as townhomes, duplexes, triplexes, or other housing forms that are not detached single-family living spaces, built for rental or owner-occupation. Project sites can include single parcels (condo associations, or co-ops), or each homeownership unit can be situated on its own parcel.	25
Micro-Unit Projects	Projects with units approximately 400SF-800SF, including small homes, efficiency or studio flats, or other configurations, either for rent or owner-occupied, that address workforce housing or senior living needs. Units should be designed for a single occupant or a pair of occupants.	25
Community Benefits	Projects that provide benefits to the community, which may include any of the following: -Rebuilding community infrastructure. -Creating or contributing to an existing community amenity.	10

	<p>-Dedicating land to the municipality for a public improvement that benefits public health or safety.</p> <p>-Removing a blighting influence (e.g., Demolition of a deteriorated structure or supporting infill development).</p> <p>-Providing an environmental enhancement (e.g., wetlands creation/restoration).</p> <p>-Brownfield development/remediation, utilizing federal/state historic or low-income housing tax credits, which provide mixed-income rental units to support affordable workforce housing.</p> <p>-Creating childcare options for residents or providing other benefits deemed necessary and relevant by OCIDA.</p>	
Green Projects	<p>Projects that provide a benefit or improvement to the environment or the energy grid, which may include any of the following:</p> <p>-Building on a New York State or federally defined Brownfield; a participant in the State Voluntary Cleanup Program; or within a Brownfield Opportunity Area.</p> <p>-Building a development which qualifies for a LEED Certification from the US Green Building Council (final certification required before commencement of the PILOT Agreement).</p> <p>-Incorporating geothermal or other renewable energy technologies are projected to make a significant impact on the stability, reliability, and resilience of the grid. The renewable energy generated for the Project must be located within Oneida County, turned on and connected to the grid, and provide at least twenty-five percent (25%) of the project's energy needs.</p>	10
Innovative Housing Projects	Housing projects that utilize innovative construction technologies, which can include but are not limited to modular homes, prefabricated homes, 3D printed homes, or other innovative construction methods deemed relevant by OCIDA.	20
Senior Housing	Housing projects reserved for owner-occupancy or rental by seniors (those 55+ in age).	25
Owner-Occupied Dwelling Projects	<p>Housing projects reserved for single-family dwelling projects</p> <ul style="list-style-type: none"> ● 10 units - 25 points ● 20 units - 50 points ● 50 units - 80 points 	25-80
Maximum Points Available		245

Benefits available to eligible projects:

Rental Housing:

OCIDA shall use this scoring system to determine the level of Agency benefits:

Tier 1 Benefits: projects that score at least 70 points may receive abatement of real property taxes, exemptions from sales taxes, and exemptions from mortgage recording taxes

Tier 2 Benefits: projects that score between 50-69 points may receive abatement of real property taxes, exemptions from sales taxes, and exemptions from mortgage recording taxes

Tier 3 Benefits: projects that score 40-49 points may receive exemptions from sales taxes and exemptions from mortgage recording taxes (not eligible for abatement of real property taxes)

Table 1: Schedule of Real Property Tax Abatements

Term of PILOT Exemption Schedule	Tier 1- PILOT Exemption Schedule	Tier 2 - PILOT Exemption Schedule
1	75%	75%
2	75%	75%
3	75%	75%
4	67%	50%
5	67%	50%
6	50%	25%
7	50%	
8	25%	
9	10%	
10	10%	

Applicants will pay 100% of all taxes due and owed until a Certificate of Occupancy is issued for a project. The first exemption year in the schedule will begin, effective the first taxable status date after issuance.

Owner-Occupied Housing:

OCIDA shall require that owner-occupied/single-family housing projects create at least five (5) new units and achieve 50 points to qualify for Agency benefits. There shall be no tiered benefit structure. If a project achieves 50 or more points, it is eligible for sales tax exemption on building materials and property tax abatement

on the undeveloped land on which the housing will be constructed. OCIDA shall use this developer benefit policy to encourage the construction of new owner-occupied housing with the property tax exemption, as illustrated in the example below.

- In Year 1, the developer will pay a PILOT equal to the full taxes on the assessed value of the unimproved land.
- Beginning in Year 2, and for a period of up to two years, there will be a 50% tax exemption on the original land value. If during this period $\frac{3}{4}$ of the units are sold, the tax exemption will increase to 75%.
- In Year 4, there will be a 75% tax exemption on the original land value.
- After Year 4, the PILOT will expire, and the remaining lands owned by the developer will return to the normal valuation process as determined by the Assessor in the municipality in which the project resides.
- Once individual housing units are sold, those new parcels are placed on the tax roll.

Sunset Provision:

The effective date of this policy will commence on the first day of the month following the date on which this Policy is formally approved in accordance with requirements set forth under Article 18A of the General Municipal Law and shall remain in effect until December 31, 2033, unless OCIDA elects to extend further or modify the Policy.

All applicants approved during this period will have twenty-four (24) months to complete their project, as evidenced by the issuance of a Certificate of Occupancy by the applicable local code officer for the political subdivision where the project is situated. Receipt of a Certificate of Occupancy is required to receive all tax benefits granted in the final authorizing resolution approved by OCIDA.

Agency Fees:

The applicant will be required to remit to OCIDA all applicable fees (see fee schedule), including payment of all OCIDA legal costs associated with the project and an annual rent payment of \$750, as required under the lease agreement with OCIDA. A copy of the applicable fee schedule is included with the application package. When the application is submitted, the applicant shall submit a check for \$1,500, which consists of a non-refundable application fee of \$500 and a commitment fee of \$1,000 that will be applied at closing; if the project does not close, \$1,000 is applied to legal fees incurred in connection with the application. Other than the application fee and the annual rent payment, all other fees shall be due and paid at closing.

Housing Recapture Policy
Adopted May 15, 2026

1. **Project Obligation.** The financial assistance granted by the Agency is conditioned upon the Applicant constructing its Project as represented in its Application, within two years from the date the Project is induced (the "Project Obligation"). Each Project receives financial assistance based upon how the Project scored using the criteria described in the Housing Policy (the "Initial Score"). If, after two years or upon completion of the Project, the Final Project is not completed in accordance with the Project Obligation, it may subject the Applicant to recapture of financial assistance.
2. **Reporting to the IDA.** An Applicant will be required to submit one Final Project Report within ten days of receiving a Certificate of Occupancy for all units, or at least ten days before the end of the lease term, whichever is soonest, but in no case longer than five years from the date induced. The Final Project Report will certify completion of the facility in compliance with the Project Obligation, and will provide copies of all Certificates of Occupancy.
3. **Final Project Review.** Upon receipt of the Final Project Report, the Agency will score the Project again using the same criteria contained in the Housing Policy as when the Project was induced (the "Final Score"). In the event the Applicant fails to meet the criteria upon which the project received its Initial Score and the Final Score would have resulted in less financial assistance, the Applicant may be subject to recapture and/or a reduction of financial assistance. If the scoring results in a higher score, the Applicant will not be entitled to additional financial assistance.
4. **PILOT Amendments.**
 - a. If a Project's Initial Score is for Tier 1 Benefits and the Final Score is for Tier 2 Benefits, the PILOT Agreement will be revised to reflect the PILOT Exemption Schedule for Tier 2 Benefits.
 - b. If a Project's Initial Score is for Tier 1 Benefits or Tier 2 Benefits and the Final Score is for Tier 3 Benefits or lower, the PILOT Agreement will be terminated.
5. **Major Shortfall.** If a Project's Final Score is lower than Tier 3 Benefits, the Agency will notify the Company in writing of its intention to recapture benefits and the Company will have thirty (30) days to respond to the letter citing the reason or reasons the Company failed to achieve its Project Obligation, including any request to appear before the Agency. Then the Agency, in its sole discretion, may:
 - a. Take no action if it is determined that the reason or reasons for failing to achieve the Project Obligation are temporary or, in the sole opinion of the Agency, it is in the best interest of economic development of Oneida County;
 - b. Reduce the benefits granted to the Company in an amount proportionate to the percentage of the Project Obligation that was achieved (i.e., if the Company meets 75% of its projections, 25% of benefits are recaptured); or
 - c. Terminate the Leaseback Agreement and the PILOT Agreement and require the Company to repay 100% of the benefits received to date.
6. **Mandatory Recapture.** The Agency is mandated to recapture New York State sales tax benefits where:

- a. The Project is not entitled to receive those benefits.
- b. The exemptions exceed the amount authorized, or are claimed for unauthorized property or services.
- c. The Company fails to use property or services in the manner required by the Leaseback Agreement.

7. **Miscellaneous.**

- a. The Agency in granting benefits retains all rights to impose, delay or waive penalties and the right to deviate from these recapture provisions.
- b. No violation of these provisions will, in and of itself, constitute a default of any financing debt instrument.

**Resolution
Adopting New Housing Policy**

RESOLUTION OF THE ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY ADOPTING A NEW UNIFORM
TAX EXEMPTION POLICY – HOUSING POLICY

WHEREAS, Oneida County Industrial Development Agency (the “Agency”) adopted a Uniform Tax Exemption and Agency Benefits Policy -- Market Rate Rental Housing Development Initiatives, effective March 1, 2015 and revised on April 20, 2018 (the “Former Housing Policy”); and

WHEREAS, the County of Oneida released a study dated March 21, 2025 entitled, *Oneida County, NY Housing Market Inventory, Assessment and Strategy* (the “County Housing Study”), in which it identifies certain types of housing that need to be filled to meet the demands of changing population and workplace demographics within Oneida County; and

WHEREAS, based on the County Housing Study and discussions with Oneida County, the Agency drafted a Housing Policy to encourage development of specific types of market rate rental housing that will attract a new work force to reside within Oneida County, which employment opportunities are being created by several economic development projects in Oneida County, thereby promoting employment opportunities and preventing economic deterioration; and

WHEREAS, the Agency provided a draft of the Housing Policy to all affected tax jurisdictions within Oneida County and requested comments on the same; and

WHEREAS, after notice duly published in the *Daily Sentinel* on April 16, 2026, on April 28, 2026 at 10:00 a.m. the Agency conducted a public hearing during which all affected tax jurisdictions and interested parties were given the opportunity to attend to comment on the draft Housing Policy (or in the alternative submit written comments in advance of the public hearing); and

WHEREAS, no comments were received on the Housing Policy; and

WHEREAS, the Agency wishes to adopt the Housing Policy in the form attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) that:

Section 1. The Housing Policy is hereby adopted, effective immediately.

Section 2. The Secretary of the Agency is hereby authorized and directed to post the Housing Policy on the Agency's public website and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 3. This resolution shall take effect immediately.

DRAFT

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

I, the undersigned Secretary of the Oneida County Industrial Development Agency DO HEREBY CERTIFY THAT:

I have compared the foregoing copy of a resolution of the Oneida County Industrial Development Agency (the “Agency”), with the original thereof on file in the office of the Agency, and that the same is a true and correct copy of such resolution and of the proceedings of the Agency in connection with such matter.

Such resolution was passed at a meeting of the Agency duly convened on May 15, 2026 at eight a.m., local time, at Rome, New York which the following members were:

Members Present:

EDGE Staff Present:

Other Attendees:

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

Voting Aye

Voting Nay

and, therefore, the resolution was declared duly adopted.

I FURTHER CERTIFY that (i) all members of the Agency had due notice of said meeting, (ii) the meeting was open for the public to attend in person and public notice of the time and place of said meeting was duly given, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout the meeting.

IN WITNESS WHEREOF, I have hereunto set my hand on May 15, 2026.

Tim Fitzgerald, Secretary

DRAFT

EXHIBIT A

HOUSING POLICY

DRAFT