

Anthony J. Picente Jr.
County Executive

Shawna M. Papale
Secretary/ Treasurer/
Executive Director

Timothy Fitzgerald
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



584 Phoenix Drive
Rome, New York 13441-4105
(315) 338-0393, fax (315) 338-5694

Stephen R. Zogby
Chairman

David C. Grow
Vice Chairman

Franca Armstrong
James J. Genovese, II

Aricca R. Lewis
Kristen H. Martin

Tim R. Reed

To: Oneida County Industrial Development Agency Board of Directors
From: Timothy Fitzgerald
Date: June 12, 2026
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet at **8:00 AM Friday, June 19, 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 – May 15, 2026
3. Financial Review
4. Consider a final authorizing resolution relating to the **Griffiss Local Development Corporation (Building 770-774 Facility) PILOT Extension** request, approving financial assistance in the form of continuing the abatement of real property tax for a period of ten years (valued at approximately \$510,536), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, subject to counsel review. The Agency conducted a public hearing on June 4, 2026.
5. Consider a final authorizing 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 for a period of ten years (valued at approximately \$119,521), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, subject to counsel review. The Agency conducted a public hearing on June 10, 2026.

Old Business

Next meeting date: **Friday, July 17, 2026, at 8:00 AM at 584 Phoenix Drive, Rome, NY**

Minutes of the Meeting of the
Oneida County Industrial Development Agency

May 15, 2026

584 Phoenix Drive, Rome, NY /Teams Meeting

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

Members Present Virtually: Aricca Lewis

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

EDGE Staff Virtual: Mark Kaucher

Others Present: Laura Ruberto, Bond Schoeneck & King, Mike Stoots, Ben Lunduski, Bartell Machinery.

Others Present Virtually: Linda Romano, Bond Schoeneck & King; Jenna Peppenelli, Levitt & Gordon; Heather Lamendola, and Kevin McAuliffe.

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

Minutes – March 27, 2026

S. Zogby presented the draft March 27, 2026, meeting minutes for review. **J. Genovese moved to approve the May 2026 meeting minutes as presented. F. Armstrong seconded the motion, which carried 7-0.**

Financial Review

S. Papale presented an overview of the finances. Not much has occurred since the last meeting. A few projects closed, like Hangar Road, but weren't reflected in the review. **The Agency received and accepted the financials as presented, subject to audit.**

Chobani LLC Facility Resolution

S. Zogby presented a resolution authorizing a one-year extension of the project inducement. Kevin McAuliffe explains that Chobani is requesting the extension to allow it ample time to perform a diligent review of environmental impacts. **Grow moved to approve the Chobani LLC Facility Resolution. J. Genovese seconded the motion. The motion carried 7-0.**

(Building 770-774 Facility) PILOT Extension Inducement Resolution

S. Zogby presents the Griffiss Local Development Corporation (Building 770-774 Facility) PILOT Extension request, granting preliminary approval for financial assistance in the form of continuing the abatement of real property tax for a period of ten years (valued at approximately \$510,536) which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, deciding for SEQR, waiving the requirement for annual rent and a closing fee consistent with past GLDC projects, and authorizing the Agency to conduct a public hearing. S. Zogby points out the lease issues with BAE's multiple leases, and S. Papale emphasizes the need to align the leases while working on the ICAN lease to allow for a childcare facility in Griffiss Park and to improve the overall park. **T. Reed moved to approve the building 770-774 Facility PILOT Extension Inducement Resolution. D. Grow seconded the motion. The motion carried 7-0.**

Bartell Machinery Systems LLC Facility Expansion SEQR resolution

S. Zogby presented the SEQR resolution relating to the Bartell Machinery Systems LLC Facility Expansion. **J. Genovese made a motion to approve the Bartell Machinery Systems LLC Facility Expansion SEQR resolution. F. Armstrong seconded the motion. The motion carried 7-0.**

Bartell Machinery Systems LLC Inducement Resolution

S. Zogby presented an inducement resolution 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 for a period of ten years (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. T. Fitzgerald explains that Bartell is expanding quickly and promising 22 new jobs. **J. Genovese made a motion to approve the Bartell Machinery Systems LLC inducement resolution. T. Reed seconded the motion. The motion carried 7-0.**

The DeLong Company, Inc., PFRAP grant SEQR Resolution

S. Zogby presented the SEQR resolution. T. Fitzgerald explained that, under the terms of the PFRAP grant, as the project sponsor, the Agency was required to serve as the lead agency for the SEQR review and determined it to be an Unlisted Action. **F. Armstrong made a motion to approve the SEQR resolution. K. Martin seconded the motion. The motion carried 7-0**

B240 LLC (Air City Lofts Phase 1) Resolution

S. Zogby presented the B240 LLC Air City Lofts Phase 1, consenting to two new commercial subleases: Café Vinci and Liquor Express. **J. Genovese made a motion to approve the two new subleases: Café Vinci and Liquor Express. D. Grow seconded the motion. The motion carried 7-0.**

GLDC Building 796 Facility Resolution

S. Zogby introduced a resolution consenting to GLDC subleasing a portion of the building to ICAN. The members received a memorandum outlining the requests, and S. Papale explained that this relates to the previous discussion regarding the childcare facility in Griffiss Park. **T. Reed made a motion to approve the GLDC Building 796 Facility Resolution. F. Armstrong seconded the motion. The motion carried 7-0.**

GLDC Master Lease Facility Resolution

S. Zogby presented a resolution for the agency to consent to a license from GLDC to National Grid in furtherance of the Chobani project, 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. The members received a memorandum outlining the requests. **J. Genovese made a motion to approve the GLDC Master Lease Facility Resolution. K. Martin seconded the motion. The motion carried 7-0.**

Uniform Tax Exemption Policy for Housing Projects

S. Zogby presented a revised 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. T. Fitzgerald notes that the agency hasn't received any comments on the Housing Policy. S. Zogby inquires how the Housing Policy can be circulated to the public to ensure its effectiveness and to incentivize developers. J. Genovese has received many inquiries about the policy and confirmed that the County will do its part to ensure it is made available. D. Grow suggested adding the term "manufactured homes" in the eligibility projects section, and the members concurred with the change. D. Grow also notes that some municipalities may need to update local codes to allow the construction of in-demand homes. J. Genovese points out that the County Planning Department is developing an action plan to assist municipalities with zoning and codes. **J. Genovese made a motion to approve the Uniform Tax Exemption Policy for Housing Projects, with the change noted. D. Grow seconded the motion. The motion carried 7-0.**

ProTrade Garages, LLC Facility Correction

S. Zogby presented a correction to the minutes adopted by the Agency on November 18, 2025, and December 12, 2025, relating to the ProTrade Garages, LLC facility. Due to a clerical error in one section of the Application for Financial Assistance, the resolutions reflect that the mortgage recording tax exemption is valued at \$9,000. In contrast, representations elsewhere in the Application confirm the correct value is \$9,600. **D. Grow made a motion to approve the ProTrade Garages, LLC Facility correction. T. Reed seconded the motion. The motion passed 7-0.**

Executive session

At 8:35, T. Reed moved to enter into executive session to discuss pending contract F. Armstrong seconded the motion, which carried 6-0. **At 8:46 am, a motion to exit executive session and return to the open meeting was moved by D. Grow, seconded by T. Reed, and carried 7-0.**

Adjournment

S. Zogby asked for a motion to adjourn. **Upon a motion by D. Grow, seconded by K. Martin, the members voted 7-0 to adjourn the meeting at 8:47 AM.**

Respectfully Submitted,
Julie Daskiewich

Oneida County Industrial Development Agency
Notes to the Financial Statements
May 31, 2026

Balance Sheet:

1. The balance in cash & cash equivalents and investments has increased by \$216K since April 30th, directly due to receiving the Flex Space PILOT payment from EDGE. The balances due to the taxing jurisdictions were already paid out by month end close, the remaining \$189K is in accounts payable, due back to EDGE to fund the SUNY IT development.
 - Balances making up cash are approximately \$1.864M in total; of this balance \$1.154K is in short-term CD's, the remaining cash is in interest bearing money market accounts.
2. 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
 5. Bartell Machinery – (received May 2026) - TBD

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

Budget Comparison Report (Income Statement):

PILOT Application / Admin Fees

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
5/8/2026	Bartell Machinery	App Fee	500.00
5/31/2026	Sovena Refinance Mortgage	Admin Fee	8,662.50
			247,548.50

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**
 - V. Sovena Refinance Project – **May 31, 2026**
2. Net income for month end: \$174,551

Other Significant Items to Note:

- Wolfsped and the Flex Space PILOT payments are current.

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
May 31, 2026 and 2025

	<u>Current Year</u>	<u>Prior Year</u>
Assets		
Current Assets		
Cash and Cash Equivalents	710,818	345,777 ¹
Investments	1,153,589	387,699 ¹
Restricted Cash - PILOT Holdings	500	2,081
PILOT Holdings	(500)	(2,081)
Accounts Receivable	128,097	13,982
Prepaid Expenses	1,821	3,542
Total Current Assets	<u>1,994,325</u>	<u>751,000</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>1,994,325</u></u>	<u><u>751,000</u></u>
Liabilities & Net Assets		
Liabilities		
Current Liabilities		
Accounts Payable	264,943	4,189 ¹
Accrued Expenses	3,458	3,333
Deferred Revenue	1,005,000	5,000 ²
Total Current Liabilities	<u>1,273,402</u>	<u>12,522</u>
Total Liabilities	<u>1,273,402</u>	<u>12,522</u>
Net Assets		
Fund Balance	320,923	338,478 ³
Fund Balance-Board Restricted	400,000	400,000
Total Net Assets	<u>720,923</u>	<u>738,478</u>
Total Liabilities & Net Assets	<u><u>1,994,325</u></u>	<u><u>751,000</u></u>

Oneida County Industrial Development Agency
 Budget Comparison Report
 Current Period: 5/1/2026 - 5/31/2026
 Budget Period: 1/1/2026 - 12/31/2026
 With Comparative Periods Ending 05/31/2025 and 05/31/2024

	Current Period Actual	Current Period Budget	Year-to-Date Actual	Year-to-Date Budget	5/31/2025	5/31/2024
Revenue						
Reimbursements	0	0	0	0	0	0
Interest Income	2,113	1,333	9,194	6,667	8,549	9,668
Lease Payments	0	5,021	61,000	25,104	61,250	58,500
PILOT Application / Admin Fees	500	37,189	247,549 ¹	185,946	26,504	98,940
Total Revenue	2,613	43,543	317,742	217,717	96,303	167,108
Expenses						
Business Expense	0	167	155	833	287	1,344
Contracted Service-Accounting	692	692	3,458	3,458	3,333	3,230
Contracted Services - Legal	0	850	2,550	4,250	4,250	4,250
Contracted Services- Other	79	316	393	1,582	1,776	1,776
Marketing- Contracted Services	0	792	1,062	3,958	1,002	1,952
Dues & Subscriptions	125	833	625	4,167	1,500	1,250
Insurance - General	390	413	1,948	2,063	1,842	1,849
Special ED Projects Contingency	0	12,500	0	62,500	0	0
Office Supplies & Expense	0	208	0	1,042	200	200
Seminars & Conferences	0	0	0	0	2,061	125
Service Fees	26,600	26,600	133,000	133,000	121,219	118,842
Total Expenses	27,885	43,371	143,191	216,853	137,470	134,818
Excess or (Deficiency) of						
Revenue Over Expenses (Before Depreciation)	(25,272)	173	174,551	864	(41,167)	32,290
Depreciation	0	0	0	0	0	0
Excess or (Deficiency) of						
Revenue Over Expenses (After Depreciation)	(25,272)	173	174,551 ²	864	0	0

Oneida County Industrial Development Agency
Statement of Cash Flows
For the Period Ending May 31, 2026

Cash Flows From (Used by) Operating Activities	
Increase (Decrease) in Net Assets	\$ (17,555)
Adjustments for Noncash Transactions	
Depreciation and Amortization	0
(Increase) Decrease in Assets	
Accounts Receivable	(114,115)
Accounts Receivable-PILOTs billed	0
Investments	(765,890)
Prepaid Expenses	1,721
Increase (Decrease) in Liabilities	
Accounts Payable and Accrued Liabilities	260,880
Deferred Revenue	1,000,000
Net Cash Flows From Operating Activities	<u>365,040</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	365,040
 Cash and Cash Equivalents, Beginning of Period	345,777
 Cash and Cash Equivalents, End of Period	<u><u>\$ 710,818</u></u>

**Final Authorizing Resolution
Griffiss Local Development Corporation
(Building 770/774) Facility**

Transcript Document No. []

Date: June 19, 2026

At a meeting of the Oneida County Industrial Development Agency (the "Agency") hosted at 584 Phoenix Drive, Rome, New York 13441 on June 19, 2026, the following members of the Agency were:

Members Present:

EDGE 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 proposed financial assistance to Griffiss Local Development Corporation (Building 770/774) Facility.

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

RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE THE FIRST AMENDED LEASE AGREEMENT, THE FIRST AMENDED PILOT AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE GRIFFISS LOCAL DEVELOPMENT CORPORATION (BUILDING 770/774) 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, 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 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 16:	\$79,754
Year 17:	\$81,349
Year 18:	\$82,976
Year 19:	\$84,636
Year 20:	\$86,329
Year 21:	\$88,055
Year 22:	\$89,816
Year 23:	\$91,613
Year 24:	\$93,445
Year 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.

WHEREAS, the value of the Financial Assistance is estimated at \$510,536 (approximately) and the Financial Assistance is a deviation from the Agency's Uniform Tax Exemption Policy; and

WHEREAS, the Agency by resolution duly adopted on May 15, 2026 (the "Inducement Resolution") decided to proceed under the provisions of the Act to lease the Facility and directed that a public hearing be held and enter into the Lease Agreement and Leaseback Agreement; and

WHEREAS, the Agency conducted a public hearing on June 4, 2026 and has received all comments submitted with respect to the Financial Assistance and the nature and location of the Facility; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the Project and the Agency's leasehold interest in the Facility; 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 and the Agency’s Financial Assistance with respect thereto, 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 Project is reasonably necessary to induce the Company to preserve the Company’s competitive position in its industry and maintain and expand the Company’s business operations in the State of New York; and

(e) Based upon representations of the Company and Company's Counsel, the Facility conforms with the local zoning laws and planning regulations of Oneida County and all regional and local land use plans for the area in which the Facility is located; and

(f) The SEQRA findings adopted by the Agency at its meeting on May 15, 2026 encompassed the actions to be undertaken by this resolution and no changes have been made to the proposed action that would create new or increased adverse environmental impacts; and

(g) It is desirable and in the public interest for the Agency to undertake the Project; and

(h) The First Amended and Restated Lease Agreement between the Agency and the Company (the “First Amended Lease”) will be an effective instrument whereby the Agency continues to lease the Facility to the Company; and

(i) The First Amended and Restated Payment-In-Lieu-of-Tax Agreement (the “First Amended PILOT”) by and between the Company and the Agency will be an effective instrument whereby the Company agrees to make payments-in-lieu-of-taxes for the duration of the term of the First Amended Lease.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) continue to lease the Facility to the Company pursuant to the First Amended Lease, (ii) execute, deliver and perform the First Amended Lease, (iii) execute, deliver and perform the First Amended PILOT; and (vi) deviate from Policy and provide the Financial Assistance to the Company in support of the Project for the reasons more particularly described in the Inducement Resolution.

Section 3. The Agency is hereby authorized to maintain its ownership of the real property described in Exhibit A to the First Amended Lease and the personal property described in Exhibit B to the First Amended Lease and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 4. The form and substance of the First Amended Lease and the First Amended PILOT (each in substantially the Agency’s customary forms and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 5.

(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 First Amended Lease and the First Amended PILOT, in substantially the forms thereof approved at this meeting 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 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 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 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 June 19, 2026 with the originals thereof on file in my office, and that the same are true and correct copies 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.

That the First Amended Lease and the First Amended PILOT contained in this transcript of proceedings are each in substantially the forms presented to the Agency and/or approved by said 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 in person and public notices of the time and place of said meetings were 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.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Timothy Fitzgerald, Secretary

Anthony J. Picente Jr.
County Executive

Timothy Fitzgerald
Secretary/Treasurer/ Executive
Director

Shawna M. Papale
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

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Tim R. Reed

TO: OCIDA Board of Directors
FROM: Julie Daskiewich
DATE: June 4, 2026
RE: Griffiss Local Development Corporation (Building 770/774) Facility Public Hearing

June 4, 2026, Public Hearing
584 Phoenix Drive, Rome, NY

Representing the Agency: Julie Daskiewich, MV EDGE

Attendees: none

Public hearing opened at 9:39 AM.

Reading of the public hearing notice was waived.

There were no comments.

Public Hearing was closed at 9:57 AM

**Final Authorizing Resolution
Rome Properties, L.L.C.
(Bartell Machinery Systems, L.L.C.) Facility**

Transcript Document No. []

Date: June 19, 2026

At a meeting of the Oneida County Industrial Development Agency (the "Agency") hosted at 584 Phoenix Drive, Rome, New York 13441 on June 19, 2026, the following members of the Agency were:

Members Present:

EDGE 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 proposed financial assistance to Rome Properties, L.L.C. (Bartell Machinery Systems, L.L.C.) Facility.

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

RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE THE LEASE AGREEMENT, THE LEASEBACK AGREEMENT, THE PILOT AGREEMENT, THE ENVIRONMENTAL COMPLIANCE AND INDEMNIFICATION AGREEMENT, THE RECAPTURE AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE ROME PROPERTIES, L.L.C. (BARTELL MACHINERY SYSTEMS, L.L.C.) FACILITY LOCATED IN THE TOWN OF LEE, 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, 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 "Sublessee") 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 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, Rome Properties LLC (the "Company") will lease the Facility to the Agency pursuant to a Lease Agreement (the "Lease Agreement"); and

WHEREAS, the Agency will acquire a leasehold interest in the Facility from the Company pursuant to a Lease Agreement from the Company to the Agency (the "Lease Agreement") and lease the Facility back to the Company pursuant to a Leaseback Agreement from the Agency to the Company (the "Leaseback Agreement"); and

WHEREAS, the Company will further sublease the Facility to the Sublessee for its operation pursuant to a Sublease Agreement (the "Sublease Agreement"); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company and the Sublessee 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

WHEREAS, the value of the Financial Assistance is described below:

- Sales and use tax exemption not to exceed \$350,000
- Exemptions from real property taxes valued at approximately \$119,521

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, the Agency by resolution duly adopted on May 15, 2026 (the “Inducement Resolution”) decided to proceed under the provisions of the Act to lease the Facility and directed that a public hearing be held and enter into the Lease Agreement and Leaseback Agreement; and

WHEREAS, the Agency conducted a public hearing on June 10, 2026 and has received all comments submitted with respect to the Financial Assistance and the nature and location of the Facility; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the Project and the Agency’s leasehold interest in the Facility; 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 construction and equipping of the Facility, the leasing of the Facility to the Company and the Agency’s Financial Assistance with respect thereto, 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 construction and equipping of the Facility is reasonably necessary to induce the Company to preserve the Company’s competitive position in its industry and maintain and expand the Company’s business operations in the State of New York; and

(e) Based upon representations of the Company and Company’s Counsel, the Facility conforms with the local zoning laws and planning regulations of Oneida County and all regional and local land use plans for the area in which the Facility is located; and

(f) The SEQRA findings adopted by the Agency at its meeting on May 15, 2026 encompassed the actions to be undertaken by this resolution and no changes have been made to the proposed action that would create new or increased adverse environmental impacts; and

(g) It is desirable and in the public interest for the Agency to undertake the Project; and

(h) The Lease Agreement will be an effective instrument whereby the Company grants the Agency a leasehold interest in the Facility; and

(i) The Leaseback Agreement will be an effective instrument whereby the Agency leases the Facility back to the Company; and

(j) The Payment-In-Lieu-of-Tax Agreement (the "PILOT Agreement") by and among the Company, the Sublessee and the Agency will be an effective instrument whereby the Company agrees to make (or cause the Sublessee to make) payments-in-lieu-of-taxes for the duration of the term of the Leaseback Agreement; and

(k) The Environmental Compliance and Indemnification Agreement (the "Environmental Compliance and Indemnification Agreement") by and among the Sublessee, the Company and the Agency will be an effective instrument whereby the Sublessee and the Company agree to comply with all Environmental Laws (as defined therein) applicable to the Facility and will indemnify and hold harmless the Agency for all liability under all such Environmental Laws; and

(l) The Job Retention, Creation and Recapture Agreement (the "Recapture Agreement") by and among the Company, the Sublessee and the Agency will be an effective instrument whereby the Company agrees that the Financial Assistance is conditioned upon the Company completing the Project substantially as presented to the Agency and achieving (or causing the Sublessee to achieve) the Employment Obligation.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) acquire a leasehold interest in the Facility pursuant to the Lease Agreement, (ii) execute, deliver and perform the Lease Agreement, (iii) lease the Facility back to the Company pursuant to the Leaseback Agreement, (iv) execute, deliver and perform the Leaseback Agreement, (v) execute, deliver and perform the PILOT Agreement; (vi) execute and deliver the Environmental Compliance and Indemnification Agreement, (vii) execute, deliver and perform the Recapture Agreement, and (viii) provide the Financial Assistance to the Company in support of the Project.

Section 3. The Agency is hereby authorized to accept a leasehold interest in the real property described in Exhibit A to the Lease Agreement and the personal property described in Exhibit B to the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 4. The form and substance of the Lease Agreement, the Leaseback Agreement, the PILOT Agreement, the Environmental Compliance and Indemnification Agreement and the Recapture Agreement (each in substantially the Agency's customary forms and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 5.

(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 Lease Agreement, the Leaseback Agreement, the PILOT Agreement, the Environmental Compliance and Indemnification Agreement, and the Recapture Agreement, all in substantially the forms thereof approved at this meeting 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 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 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 7. 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 (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 June 19, 2026 with the originals thereof on file in my office, and that the same are true and correct copies 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.

That the Lease Agreement, the Leaseback Agreement, the PILOT Agreement, the Environmental Compliance and Indemnification Agreement, and the Recapture Agreement contained in this transcript of proceedings are each in substantially the forms presented to the Agency and/or approved by said 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 in person and public notices of the time and place of said meetings were 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.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Timothy Fitzgerald, Secretary

Anthony J. Picente Jr.
County Executive

Timothy Fitzgerald
Secretary/Executive Director

Shawna M. Papale
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



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Board of Directors

Stephen R. Zogby
Chairman

David C. Grow
Vice Chairman

Aricca R. Lewis
Treasurer

Franca Armstrong
James J. Genovese, II
Kristen H. Martin
Tim R. Reed

TO: OCIDA Board of Directors
FROM: Tim Fitzgerald
DATE: June 10, 2026
RE: Bartell Machinery Systems, LLC Facility Public Hearing Minutes

5808 Stokes Lee Center Road

Wednesday June 10th, 2026

Representing the Agency: Tim Fitzgerald, Executive Director

Other Attendees: Michael Stoots, representing Bartell Machinery; L. James Jones Jr.; Bob Kullmann; Dennis Sexton

Public hearing opened at 5:30 PM.

Reading of the public hearing notice was waived by consensus of attendees.

Tim Fitzgerald, OCIDA Executive Director, reviewed the scope of the project, and the proposed financial benefit for the Bartell Machinery Systems, LLC Facility. Mr. Kullmann asked how many new jobs would be created as a result of the project. Mr. Stoots stated that 22 new jobs would be created. No other questions or comments related specifically to the project or the financial benefit were raised by the attendees. A conversation ensued about Bartell's place in the community, and within the region's manufacturing economy.

At 5:47 PM, there being no additional comments made, the public hearing was closed.