

Anthony J. Picente Jr.
County Executive

Timothy Fitzgerald
Executive Director

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



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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: September 17, 2026
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet at **8:00 AM Friday, September 25, 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 – August 21, 2026
3. Financial Review
4. Budget Approval
5. Consider a resolution relating to the refinancing of the Baggs Square Partners, LLC and Crane-Ballou LLC facilities, authorizing the Agency to mortgage its leasehold interest to the lender and approving the form and execution of related documents, subject to counsel review. The companies are not requesting any financial assistance.
6. Job report follow-up
7. FAST NY 2 Application Request

Next meeting date: **Friday, October 16, 2026, at 8:00 AM at 584 Phoenix Drive, Rome, NY.**

Minutes of the Meeting of the
Oneida County Industrial Development Agency

August 21, 2026

584 Phoenix Drive, Rome, NY /Teams Meeting

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

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

Others Present: Thomas Caputo; Sentinel, Laura Ruberto, Linda Romano, Bond Schoeneck & King, Angela Eicholtz; Pennrose, Aaron Tomczak, Amber Mathias; Bonacio Construction, Wade Abraham; Alder Creek, Dwight Vicks; Vicks Lithograph & Printing

Others Present Virtually: Mark Kaucher, Paul Goldman, Jenna Peppenelli, and Mark Levitt; Levitt & Gordon.

S. Zogby started the meeting at 8:04 am.

Minutes – June 19, 2026

S. Zogby presented the draft June 19, 2026, meeting minutes for review. **T. Reed moved to approve the June 2026 meeting minutes as presented. K. Martin seconded the motion, which carried 6-0.**

Utica Med Building, LLC Resolution

S. Zogby presented a resolution approving a final settlement agreement with Utica Med Building, LLC with respect to its claim for just compensation under the Eminent Domain Procedure Law and approving the form and execution of related documents, subject to counsel review. Paul Goodman gave a quick overview of the project. **F. Armstrong moved to approve the Utica Med Building, LLC Resolution as presented. K. Martin seconded the motion, which carried 6-0.**

Copper Village LLC Facility Inducement Extension Resolution

S. Zogby presented a resolution relating to the Copper Village LLC Facility, extending the project inducement for one year, subject to the Company submitting an updated Application for Financial Assistance. The Company notified the Agency the Project has been modified to consolidate the Copper Village 9% LLC project and the Copper Village 4% LLC project into one phase and requested the project proceed with financial assistance consistent with the Copper Village 4% LLC project (abatement of real property tax for a period of 33 years during which time the Company will make fixed PILOT Payments). The Agency will consider a supplemental inducement resolution upon receipt of the updated application materials. **T. Reed moved to approve the Copper Village LLC Facility Inducement Extension Resolution. K. Martin seconded the motion. The motion carried 6-0.**

Annual Project Review

Alder Creek Beverages reported that the company's delinquent payments and unmet job creation requirements remain unresolved. A potential solution may be reached within the next 60 to 90 days. The Board will reconvene next month to discuss reducing the company's PILOT benefits. **No action required.**

Vicks Lithograph & Printing reported that it is currently below its job creation targets and does not expect to meet the original requirements. The Board agreed to reduce the job creation requirement to 46 positions and adjust the company's PILOT benefits accordingly. **A. Lewis moved to approve the updated job creation requirements and update the PILOT benefits; F. Armstrong seconded the motion. The motion carried 6-0.**

NY Rome Old Oneida Solar, LLC Facility Resolution

S. Zogby presented the resolution relating to the NY Rome Old Oneida Solar, LLC Facility, authorizing the release of certain lands from the lease-leaseback transaction and approving the form and execution of related documents, subject to counsel review. **K. Martin moved to approve the NY Rome Old Oneida Solar, LLC Facility Resolution. A. Lewis seconded the motion. The motion carried 6-0.**

Griffiss Local Development Corporation Master Lease Facility Resolution

S. Zogby presented a resolution relating to the Griffiss Local Development Corporation Master Lease Facility, authorizing the release of an 11-acre parcel of land (the Delutis Parcel) from the Master Lease Agreement and conveyance to GLDC and approving the form and execution of related documents, subject to counsel review. **J. Genovese moved to approve the Griffiss Local Development Corporation Master Lease Facility Resolution. T. Reed seconded the motion. The motion carried 6-0.**

Griffiss Local Development Corporation Master Lease Facility Resolution

S. Zogby presented a resolution relating to the Griffiss Local Development Corporation Master Lease Facility, authorizing the release of a 5.998-acre parcel of land (the Geiger Road Parcel) from the Master Lease Agreement and conveyance to GLDC and approving the form and execution of related documents, subject to counsel review. J. Genovese moved to approve the Griffiss Local Development Corporation Master Lease Facility Resolution. T. Reed seconded the motion. The motion carried 6-0. **F. Armstrong moved to approve the Griffiss Local Development Corporation Master Lease Facility Resolution. A. Lewis seconded the motion. The motion carried 6-0.**

Bonacio Project Update

A. Tomczak and A. Mathias provided an update on the Woodhaven Project, including apartment and single-family home developments. Progress remains positive, with apartments at 98% occupancy and garden apartment construction underway. Future phases are being aligned with Chobani's opening timeline. **No action required.**

FOIL Officer Resolution

S. Zogby presented a resolution appointing Julie Daskiewicz as FOIL Officer for the Agency. **J. Genovese moved to approve Julie Daskiewicz as the Agency FOIL Officer. F. Armstrong seconded the motion. Motion carried 6-0.**

At 9:06 a.m., S. Zogby requested to enter executive session. T. Reed moved to enter executive session. A. Lewis seconded the motion. The motion carried 6-0.

Executive session ended at 9:20 am

Adjournment

With no further business, S. Zogby asked for a motion to adjourn. **At 9:20AM, J. Genovese moved, and A. Lewis seconded a motion to adjourn. Motion carried 6-0.**

Respectfully Submitted,
Julie Daskiewicz

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

Balance Sheet:

1. Cash has increased over the last 12-month period by \$25,163. Total cash and cash equivalents amount to \$1,550,511, while cash available for immediate use is \$386,536.
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. 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 10% 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
6/22/2026	Protrade Garages LLC	Admin Fee	8,728.00
			<u>256,276.50</u>

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**
 - VI. Protrade Garages LLC – **June 22, 2026**
2. An agreement between OCIDA and OCLDC transpired in 2025 which allowed the IDA to advance an annual service fee payment for up to two years at the maximum amount of \$75K each year. In 2025 this fee contributed to the funding of the Fulton County project. This year the IDA's fee was used by the LDC to assist with the Rome Health contribution.
3. YTD Net income for month end: \$28,979

Other Significant Items to Note:

- PILOT payments are current.

Chobani Admin Fee CD Project:

- **First Source – Fully invested:** 12-Month 4% CD for \$275K, account matures 02/23/27
- **Bank of Utica – Fully invested:** 9-Month 3.94% CD for \$225K, account matures 9/22/26
- **Adirondack Bank – Fully invested:** 6-Month 3.10% CD for \$127K, account matures 12/22/26
- **M&T Bank – Fully invested:** 3-Month 3.00% CD for \$125K, account closed 9/14/26 – Funds put into CBNA MMKT

Oneida County Industrial Development Agency
Balance Sheet
August 31, 2026 and 2025

	Current Year	Prior Year
Assets		
Current Assets		
Cash and Cash Equivalents	386,536	361,373 ¹
Investments	1,163,975	392,381 ¹
Restricted Cash - PILOT Holdings	500	2,672
PILOT Holdings	(500)	(2,672)
Accounts Receivable	6,436	1,003,526
Prepaid Expenses	28,917	3,247
Total Current Assets	1,585,864	1,760,527
Fixed Assets		
Furniture/Fixture/Eqpt	6,679	6,679
A/D-Furniture/Fixt/Eqpt	(6,679)	(6,679)
Total Fixed Assets	0	0
Total Assets	1,585,864	1,760,527
Liabilities & Net Assets		
Liabilities		
Current Liabilities		
Accounts Payable	979	36,132
Accrued Expenses	5,533	5,333
Deferred Revenue	1,004,000	1,006,591 ²
Total Current Liabilities	1,010,512	1,048,055
Total Liabilities	1,010,512	1,048,055
Net Assets		
Fund Balance	175,352	312,472 ³
Fund Balance-Board Restricted	400,000	400,000
Total Net Assets	575,352	712,472
Total Liabilities & Net Assets	1,585,864	1,760,527

Oneida County Industrial Development Agency
Budget Comparison Report
Current Period: 8/1/2026 - 8/31/2026
Budget Period: 1/1/2026 - 8/31/2026
With Comparative Periods Ending 08/31/2025 and 08/31/2024

	Current Period Actual	Current Period Budget	Year-to-Date Actual	Year-to-Date Budget	8/31/2025	8/31/2024
Revenue						
Reimbursements	0	0	0	0	0	0
Interest Income	1,996	1,333	21,617	10,667	14,690	18,062
Lease Payments	0	5,021	61,750	40,167	63,250	58,500
PILOT Application / Admin Fees	0	37,189	256,277 ¹	297,513	78,636	202,495
Total Revenue	1,996	43,543	339,643	348,347	156,576	279,057
Expenses						
Business Expense	0	167	415	1,333	307	6,324
Contracted Service-Accounting	692	692	5,533	5,533	5,333	5,168
Contracted Services - Legal	850	850	10,620	6,800	5,950	6,800
Contracted Services- Other	79	316	629	2,531	2,841	2,841
Marketing- Contracted Services	0	792	1,062	6,333	1,002	1,952
Dues & Subscriptions	125	833	1,000	6,667	1,500	1,250
Insurance - General	639	413	3,605	3,300	3,007	2,948
Special ED Projects Contingency	75,000	12,500	75,000 ²	100,000	0	0
Office Supplies & Expense	0	208	0	1,667	360	320
Seminars & Conferences	0	0	0	0	2,061	125
Service Fees	26,600	26,600	212,799	212,799	193,950	190,147
Total Expenses	103,984	43,371	310,664	346,964	216,311	217,875
Excess or (Deficiency) of Revenue Over Expenses (Before Depreciation)	(101,988)	173	28,979	1,383	(59,735)	61,182
Depreciation	0	0	0	0	0	0
Excess or (Deficiency) of Revenue Over Expenses (After Depreciation)	(101,988)	173	28,979 ³	1,383	0	0

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

Cash Flows From (Used by) Operating Activities

Increase (Decrease) in Net Assets \$ (137,120)

Adjustments for Noncash Transactions

Depreciation and Amortization 0

(Increase) Decrease in Assets

Accounts Receivable 997,090

Accounts Receivable-PILOTs billed 0

Investments (771,594)

Prepaid Expenses (25,670)

Increase (Decrease) in Liabilities

Accounts Payable and Accrued Liabilities (34,953)

Deferred Revenue (2,591)

Net Cash Flows From Operating Activities 25,163

Cash Flows From (Used By) Investing Activities

Capital Expenditures 0

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 0

Net Cash Flows (Used by) Financing Activities 0

Net Increase (Decrease) in Cash and Cash Equivalents 25,163

Cash and Cash Equivalents, Beginning of Period 361,373

Cash and Cash Equivalents, End of Period \$ 386,536

Oneida County Industrial Development Agency 2027 Budget

REVENUES

Bank Interest Income
Annual Lease Payments
PILOT Application / Admin Fees
TOTAL REVENUES

EXPENSES

- Contracted Services (Annual Audit)
- Contracted Services Legal Fees
- Website Marketing Program
- Consultant/IT Services
- Dues, Subscriptions & Marketing Insurance
- Spec Eco Dev Projects Contingency
- Office Supplies and Expense
- Training, Seminars and Conferences Travel

EDGE Staff Service Contract
Depreciation Expense

TOTAL EXPENSES

Projected Excess/(Loss) Revenues Over Expenses

2026 Budget	Year To Date 7/31/2026	Annualized 12/31/2026	2026 Remaining Budget	2027 Budget
16,000	19,621	33,636	(17,636)	22,000
60,250	61,750	61,750	(1,500)	60,250
3,393,270	256,277	630,330	2,762,940	3,303,500
3,469,520	337,648	725,716	2,743,804	3,385,750
8,000	4,842	8,140	(140)	8,303
10,200	8,920	15,720	(5,520)	10,700
9,500	1,062	1,062	8,438	6,500
3,797	551	945	2,853	2,864
10,000	875	1,500	8,500	6,500
4,950	2,967	5,086	(136)	8,000
150,000	75,000	225,000	(75,000)	150,000
2,000	414	414	1,586	2,000
2,500	-	-	2,500	2,500
319,199	186,199	319,198	1	412,949
1,063	-	-	1,063	-
521,209	280,830	577,065	(55,856)	610,316
2,948,310	56,818	148,651	2,799,659	2,775,434

NOTES

Interest Rates are ranging from 3%-4%, expected to continue for 2027

2026-27 project list (8,19,26 followed up about open projects)

Annualized is estimated closings from July-2026, projected Chobani to close in ?

2026 Annual Audit \$8,140 2027 Assume 2% Increase

Includes Levitt & BSK Legal costs budgeted for misc matters (2026 cost included in Actuals for BSK to review policies)

Target Industry Specific Site Selector/s/ keeping IDA webpage maintained **ASK CU ABOUT WEBSITE UPDATES

IT Services - Using Teams for conferencing 25% of MA Police bill from EDGE (\$72.02), \$2K for random IT expenses

Annual NYS Economic Development Council \$1500, \$5000 Misc for Dues/Subscriptions

D&O coverage: General Liability and Umbrella - Increase in Crime/GL/Umbrella

Reserved for Special Economic Development Projects

Bank service charges, telephone, and misc. office & conferencing

IDA seminar fees (NYS EDC) Travel

2026 Contract \$319,199 - 2027 to include LDC's Portion that was Decreased \$93,750

All Assets Fully Depreciated, No New Assets Scheduled for 2027

All Assets Fully Depreciated, No New Assets Scheduled for 2027

4

Bank Interest not yet reflected in cash remaining in 2026+2027

Remaining 2026 Budgeted Expenses

2027 Budgeted Expenses

Projected Cash on Hand as of 12/31/2027 + Future Restricted Funds from Chobani Admin Fee

Restricted Cash from Chobani for Future Economic Development (Possible Loans/Grants or other?)

Net Cash on Hand at 12/31/2027

\$	1,758,938
\$	39,636
\$	(55,856)
\$	610,316
\$	4,607,864
\$	3,000,000
\$	1,607,864

CD's Reflected in Cash	
Berkshire - 13 Mo - Matures 08/20/2026	4.05% \$ 115,517
FSource - 12 Mo - Matures 02/28/2027	4% \$ 280,652
ADK Bank - 6 Mo - Matures 12/22/26	3.10% \$ 127,000
Key - 11 Mo - Matures 07/08/27	3.86% \$ 290,540
Bank of Ullica - 9 Mo - Matures 9/22/26	3.94% \$ 230,600

Projected Balance at Maturity

Estimated projects closing in 2026; if the closing is TBD, the admin fees are estimated to be

2026	2027
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Open Project List: As of 08/19/26

Penrose/Copper Village Phase 1 & 2 (Received Sept 2024)	\$ 339,053.00	\$ -
Park Grove, LLC (received May 2024)	\$ 254,643.00	

Bartell Machinery (Received May 2026)	\$ 35,000.00	\$ -	New Project 2027 Projections
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Hotel Project	-\$	-	\$
Townhome - Maybe	-\$	-	\$
tech barn - marcy maybe?	-\$	-	\$

Chobani	\$ -	\$ 3,055,000.00	expected to increase after finalized project costs come back from company
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Expected to increase after finalized project costs come back from company

**Authorizing Resolution
Project Financing
Baggs Square Partners, LLC Facility**

Date: September 25, 2026

At a meeting of the Oneida County Industrial Development Agency (the “Agency”) held via teleconference on the 25th day of September 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 refinancing of the Baggs Square Partners, LLC/Crane-Ballou LLC Facility.

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

Voting Aye

Voting Nay

RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE LOAN DOCUMENTS
WITH RESPECT TO THE BAGGS SQUARE PARTNERS, LLC AND CRANE-BALLOU
LLC FACILITIES LOCATED IN THE CITY OF UTICA, 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, Baggs Square Partners, LLC ("Baggs Square Partners") previously requested that the Agency provide certain financial assistance in support of a facility located at 310 Broad Street, City of Utica, Oneida County, New York (the "Baggs Square Partners Facility"); and

WHEREAS, Baggs Square Partners leases the Baggs Square Partners Facility to the Agency pursuant to a Lease Agreement dated as of June 4, 2019 (the "Baggs Square Partners Lease Agreement") and the Agency leases the Baggs Square Partners Facility back to Baggs Square Partners pursuant to a Leaseback Agreement dated as of June 4, 2019 (the "Baggs Square Partners Leaseback Agreement"); and

WHEREAS, Crane-Ballou LLC ("Crane-Ballou") previously requested that the Agency provide certain financial assistance, in support of facilities located at 316 and 326 Broad Street in the City of Utica, Oneida County, New York (the "Crane-Ballou Facility"); and

WHEREAS, Crane-Ballou leases the Crane-Ballou Facility to the Agency pursuant to a Lease Agreement dated as of June 1, 2016 (the "Crane-Ballou Lease Agreement") and the Agency leases the Crane-Ballou Facility back to Crane-Ballou pursuant to a Leaseback Agreement dated as of June 1, 2016 (the "Crane-Ballou Leaseback Agreement"); and

WHEREAS, Baggs Square Partners and Crane-Ballou intend to refinance its existing debt through Canandaigua National Bank (the "Bank") and has requested the Agency enter into a Mortgage, a Consolidation Agreement, an Assignment of Leases and Rents, and any other such documents as the Bank may require to secure its loan (collectively, the "Loan Documents"); and

WHEREAS, Baggs Square Partners and Crane-Ballou are not requesting the Agency extend any benefit in connection with the Loan Documents.

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 Baggs Square Partners Facility and the Crane-Ballou Facility each constitute a "project," as such term is defined in the Act; and

(c) The refinancing of the Baggs Square Partners Facility and the Crane-Ballou Facility 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 refinancing of the Baggs Square Partners Facility and the Crane-Ballou Facility is reasonably necessary to induce Baggs Square Partners and Crane-Ballou to maintain and expand their respective business operations in the State of New York; and

(e) The Loan Documents, in forms satisfactory to the Chairman and Agency Counsel, will be effective instruments whereby the Agency grants the Bank a mortgage and security interest in its interest in the Baggs Square Partners Facility and the Crane-Ballou Facility.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) grant to the Bank a mortgage and security interest in the Baggs Square Partners Facility and the Crane-Ballou Facility; and (ii) execute, deliver and perform the Loan Documents, subject to review and approval by Agency counsel.

Section 3. The form and substance of the Loan Documents are hereby approved, subject to the 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 Loan Documents, 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 Baggs Square Partners Leaseback Agreement and the Crane-Ballou 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 September 25, 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.

That the Loan Documents contained in this transcript of proceedings are each in substantially the form 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) 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 this 25th day of September 2026.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Tim Fitzgerald, Secretary



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SYRACUSE, NY 13202
(315) 476-1010

25 CANTERBURY ROAD, SUITE 204
ROCHESTER, NY 14607
(585) 460-9200

50 MAIN STREET
WHITE PLAINS, NY 10606

WWW.LDTS-LAW.COM

September 1, 2026

Oneida County Industrial Development Agency
584 Phoenix Drive
Rome, New York 13441

Re: Baggs Square Partners, LLC project at 310 Broad Street, Utica
Crane-Ballou LLC project at 326 Broad Street, Utica

Dear Sir or Madam:

We represent both Baggs Square Partners, LLC and Crane-Ballou LLC with respect to the above referenced projects. In 2016, Crane-Ballou LLC entered into a lease/leaseback with OCIDA and in 2019, Baggs Square Partners, LLC entered into a lease/leaseback with OCIDA.

Currently, both properties are being refinanced together with Canandaigua National Bank. Frederick Marty, Esq., of MacKenzie Hughes, LLP is representing Canandaigua National Bank. We are not requesting any financial assistance, merely OCIDA joinder on the new mortgage, assignment of leases and rents and a consolidation agreement, consolidating the prior mortgages held by M&T Bank with the new mortgage from Canandaigua National Bank. Frederick Marty, Esq., can be reached at (315) 233-8219 or email at fmarty@mackenziehughes.com.

Please advise as to what, if anything is required to obtain OCIDA joinder.

LYNN D'ELIA TEMES & STANCZYK LLC

Anthony J. D'Elia
(315) 76-2122
Anthony@LDTS-Law.com

Anthony J. Picente Jr.
County Executive

Timothy Fitzgerald
Secretary/ Treasurer/
Executive Director

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



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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: Steve Zogby, OCIDA Chairman
From: Timothy Fitzgerald, Executive Director of OCIDA
CC: Julie Daskiewich, OCIDA FOIL Officer
Date: September 25, 2026
Re: Marcy Nanocenter – FAST NY 2 Application – OCIDA as Project Sponsor

New York State Empire State Development (ESD) created the FAST NY Program in 2022 to identify sites, secure permitting approvals, and advance engineering and infrastructure improvements to create shovel-ready sites for certain targeted industries (semiconductor and semiconductor supply chain companies, clean technology, other high technology industries, advanced manufacturing, and distribution and logistics). The program has \$400 million in authorized funding and recently promulgated regulations. The application portal is still accepting applications from eligible applicants.

Eligible applicants include the following entities:

- Municipalities - a municipal subdivision that is a county, city, town, or village in New York State
- Municipally designated non-profit economic development organizations - New York State-based nonprofit economic development corporations designated to act on behalf of the municipality in which the site is located.
- Municipally designated Local Development Corporation/Industrial Development Agency – New York State-based nonprofit industrial development agencies and authorities designated to act on behalf of the municipality in which the site is located

In 2023, the OCIDA was the applicant, in partnership with EDGE, for a FAST NY grant to support site development at the Marcy Nanocenter. Work related to that grant is still ongoing, and additional improvements have been identified which will further ready the site for development in the semiconductor industry. To that end, EDGE is requesting that the Agency apply for a second FAST NY grant for the Marcy Nanocenter site to improve several critical path items for the remaining parcel of land, "Parcel 2." ESD notified EDGE that an intent to apply should come from the OCIDA to provide continuity from an administrative perspective, and invited the OCIDA to submit a full application consistent with program eligibility requirements.

Anthony J. Picente Jr.
County Executive

Timothy Fitzgerald
Secretary/ Treasurer/
Executive Director

ONEIDA COUNTY INDUSTRIAL
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OCIDA



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Because this funding request would be processed as an amendment to the original FAST NY award, the OCIDA must remain the applicant of record to ensure continuity with the existing grant framework and compliance with program requirements.

In addition, OCIDA's consent to this request would allow EDGE to reduce the required documentation and expedite the application review and decision timeframe. Applications are being reviewed on a rolling application basis. The FAST NY Program is expected to be oversubscribed, so there is urgency in filing a complete application that ESD can consider. Given the Nanocenter site's current condition, these improvements are critical to enhancing site readiness and marketability. Advancing this project will help ensure the site is shovel-ready as quickly as possible, positioning it to accommodate future development opportunities and expedite prospective projects.

The estimated funding request to ESD as part of this application is currently anticipated to range between \$35 million and \$50 million, pending further refinement of the project scope and budget. While this range represents our best estimate at this stage, the final funding request will be informed by the completed scope and budget analysis. Project scope items include:

- Site Development
- Geotechnical Investigation
- Site Surveying
- Site Access/Logistics Preparation/Laydown Preparation
- Excavation – Cut/Fill – Import/Export
- Stormwater Management Feature Construction
- Electrical Utility Relocation
- Retaining Wall Construction
- Grading of Parcel #2
- Engineering & Design
- Construction Management & Inspections.

The grant comes with a match requirement. Staff is communicating with County leadership to determine its ability to contribute towards this match. Any additional match will be paid via Marcy Nanocenter PILOT Increment Financing proceeds.

Staff is requesting that OCIDA agree to be the application sponsor, in partnership with Mohawk Valley EDGE, for the Marcy Nanocenter site.