



# REQUEST TO AMEND PREVIOUSLY SUBMITTED APPLICATION FOR FINANCIAL ASSISTANCE

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## 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](mailto:spapale@mvedge.org)

*Please also deliver an electronic copy of all.*

***All applications must be submitted at least 14 days prior to meeting.***

Project Number

Project Name Chobani Facility, LLC

3001-25-Chobani

Applicant Name Chobani, LLC

Date of Original Submission April 22, 2025

Date of AMENDED Submission October 22, 2025

**Reasons for Project AMENDMENT Request** - Please explain in detail how and why you want to AMEND the original project application. Please explain any differences in scope of original application (plans, costs, jobs, time-frame, etc.) Please use additional sheets if more space needed.

The Company wishes to amend the original project application due to the availability of the Mohawk Glen golf course property, and the expansion of facilities unrelated to manufacturing, such as the Gateway Building, which will be utilized primarily as a visitor's center.

Pursuant to anticipated separate lease agreements with the County of Oneida, the project is now being developed across two parcels of land; the "triangle" portion of the main airport property, and the adjoining Mohawk Glen golf course.

This amended project proposal consists of the leases of lands from the County of Oneida, the construction of a 2,200,675 square foot campus plan consisting of eight buildings that include the following: main facility (1,271,550 sq. ft.), gateway building (148,600 sq. ft.), dairy receiving (50,050 sq. ft.), utility/physical plant (132,800 sq. ft.), driver facility (23,550 sq. ft.), Automated Storage and Retrieval System building (373,200 sq. ft.), and fruit facility (62,250 sq. ft.).

The project will also include a Wastewater Treatment Plant (45,675 sq. ft.) and a connective corridor (93,000 sq. ft.) for the movement of goods after production to the Automated Storage and Retrieval System building .

The project scope also consists of site work including parking, landscaping, and buffering where appropriate.

# REVISED BUDGET REQUEST

## Part IX: Estimated Project Cost and Financing

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

Difference  
(Auto Calculates)

|   | Original         | Revised |   |
|---|------------------|---------|---|
| LAND Acquisition                                    | \$ 0             |         | 0 |
| Existing Building(s) ACQUISITION                    | \$ 0             |         | 0 |
| Existing Building(s) RENOVATION                     | \$ 0             |         | 0 |
| NEW Building(s) CONSTRUCTION                        | \$ 540,000,000   |         | 0 |
| Site preparation/parking lot construction           | \$ 45,000,000    |         | 0 |
| Machinery & Equipment that is TAXABLE               | \$ 285,000,000   |         | 0 |
| Machinery & Equipment that is TAX-EXEMPT            | \$ 300,000,000   |         | 0 |
| Furniture & Fixtures                                | \$ 15,000,000    |         | 0 |
| Installation costs                                  | \$               |         | 0 |
| Architectural & Engineering                         | \$ 25,000,000    |         | 0 |
| Legal Fees (applicant, IDA, bank, other counsel)    | \$ 1,000,000     |         | 0 |
| Financial (all costs related to project financing)* | \$ 0             |         | 0 |
| Permits (describe below)                            | \$ 1,000,000     |         | 0 |
| Other (describe below)                              | \$               |         | 0 |
| Subtotal  | \$ 1,212,000,000 | 0       | 0 |
| Agency Fee <sup>1</sup>                             | \$ 3,055,000     | 0       | 0 |
| <b>Total Project Cost</b>                           | \$ 1,215,055,000 | 0       | 0 |

\* See below "Other Information"

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

<sup>1</sup> **See Attached Fee Schedule (Page 25) for Agency Fee amount to be placed on this line.**

### Permit Information

NYSDEC Air Facility Permit/Registration  
NYSDEC Bulk Tank Storage Registration

### Other Information

\* The Company will require additional analysis of the impact of the project modifications on the total project cost. As that information materializes, we will return to the IDA with an update on the total capital expenditure and whether or not any additional benefits may be needed in the form of additional sales tax exemption.

# REVISED FINANCING

## 11(b) Sources of Funds for Project Costs

Bank Financing: \$ 0

Equity (excluding equity that is attributed to grants/tax credits) \$ 1,215,055,000

Tax Exempt Bond Issuance (if applicable) \$ 0

Taxable Bond Issuance (if applicable) \$ 0

Public Sources (Include sum total of all state and federal grants and tax credits) \$                     

Comments:

Identify each state and federal grant/credit:

\$ 75,000,000 (ESD)\*

\$                                     

\$                                     

\$                                     

\* Refundable tax credit over 10 years

1,215,055,000

**Total Sources of Funds for Project Costs: \$ 0**

## Real Estate Taxes

12(a) For each tax parcel which comprises the facility, please provide the following information, using figures from the most recent tax year.

| Tax Map Parcel #     | Current Assessed Value (Land) | Current Assessed Value (Building) | Current Total Assessment | Current Real Estate Taxes |
|----------------------|-------------------------------|-----------------------------------|--------------------------|---------------------------|
| 224.000-0001-004.001 | \$1,985,800                   |                                   | \$1,985,800              | \$0                       |
| 224.000-0001-005     | \$20,848,080                  | \$33,167,850                      | \$54,015,930             | \$0                       |
| 224.000-0001-004.002 | \$1,300,000                   | \$100,000                         | \$1,400,000              | \$0                       |
|                      |                               |                                   |                          |                           |
|                      |                               |                                   |                          |                           |

**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.**

## REPRESENTATIONS AND CERTIFICATION BY APPLICANT

The undersigned requests that the attached materials be submitted as an amendment to the Applicant's original Application for Financial Assistance for review to the Oneida County Industrial Development Agency (the "Agency") and its Board of Directors.

Approval of the modifications to the Application can be granted solely by this Agency's Board of Directors. The Agency reserves the right to request Applicant complete a full Application for Financial Assistance if, after reviewing the attached materials, the Agency determines one is required to properly evaluate the Applicant's request. The undersigned acknowledges that Applicant shall be responsible for all costs incurred by the Agency and its counsel in connection with the attendant negotiations whether or not the transaction is carried to a successful conclusion.

The Applicant further understands and agrees with the Agency as follows:

1. **Annual Sales Tax Filings.** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
2. **Annual Employment, Tax Exemption & Bond Status Reports.** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site as well as tax exemption benefits received with the action of the Agency. For Applicants not responding to the Agency's request for reports by the stated due date, a \$500 late fee will be charged to the Applicant for each 30-day period the report is late beyond the due date, up until the time the report is submitted. Failure to provide such reports as provided in the transaction documents will be an Event of Default under the Lease (or Leaseback) Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Annual Employment, Tax Exemption & Bond Status Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
3. **Absence of Conflict of Interest.** The Applicant has consulted the Agency website of the list of the Agency members, officers and employees of the Agency. No member, officer, or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as herein after described (if none, state "none"):
4. **Hold Harmless.** Applicant hereby releases the Agency and its members, officers, servants, agents and employees from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final

agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

5. The Applicant acknowledges that the Agency has disclosed that the actions and activities of the Agency are subject to the Public Authorities Accountability Act signed into law January 13, 2006 as Chapter 766 of the 2005 Laws of the State of New York.
6. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
7. The Applicant acknowledges that it has been provided with a copy of the Agency's recapture policy (the "Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture of Agency financial assistance so provided and/or previously granted.
8. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

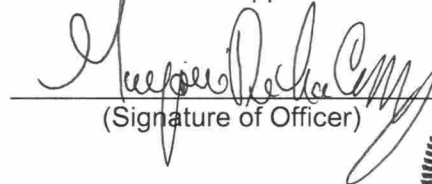
§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
9. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
10. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
11. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
12. The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material

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

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

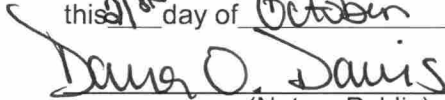
Marjorie De La Cruz, being first duly sworn, deposes and says:

1. That I am the Chief Legal Officer (Corporate Office) of Chobani, 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.

  
(Signature of Officer)



Subscribed and affirmed to me under penalties of perjury  
this 21<sup>st</sup> day of October, 20 24

  
(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: \_\_\_\_\_

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

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

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

- Any applicant submitting this form should submit it with a non-refundable application fee of **\$500**.
- If the applicant is requesting an increase in the value of the sales tax exemption, the applicant will also pay an additional fee equal to the increased OCIDA fee (see page 25 of original application) relating to the additional financial assistance. This fee will be payable as a condition of the sales tax exemption being issued.
- If the request is the first request for an extension of time, the \$500 application fee will be the only fee payable.
- If the request is for an extension of time that is not the first request, the OCIDA has the discretion of charging an additional fee.

Please submit 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.