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April 18, 2025

Oneida County Industrial Development Agency
584 Phoenix Drive
Rome, New York 13441
Attn: Stephen Zogby, Chairman

Re: Rome Community Brownfield Restoration Corporation
Request to Extend Lease Agreement and Extend PILOT Agreement
220 South Madison Street, IWG Facility

Dear Chairman Zogby:

We are counsel to Rome Community Brownfield Restoration Corporation. RCBRC was formed for the sole purpose of remediating properties formerly owned and operated by Rome Cable Corporation in the City of Rome, so that the properties could be remediated and redeveloped for end users.

The Oneida County Industrial Development Agency ("OCIDA") acquired title to the IWG Facility to ensure that the IWG Facility could be redeveloped. OCIDA and Rome Community Brownfield Restoration Corporation ("RCBRC") entered into a lease agreement dated as of December 22, 2004 (the "Original Lease") which was Amended and Restated by First Amended and Restated Lease Agreement dated as of December 1, 2015 (collectively, the "Lease"), pursuant to which OCIDA, as Landlord, leases to RCBRC, as Tenant, that certain 10.2± acre parcel of land and the industrial facilities located thereon. RCBRC subleases a 5± acre portion of the land to Owl Wire & Cable, Inc. ("IWG") pursuant to a sublease agreement dated January 10, 2005, as amended on April 27, 2015 and December 1, 2015 (collectively, the "Sublease Agreement"). In March of 2020, 5.393 acres of land was released from the Lease for the Cold Point Project.

IWG and RCBRC entered into a Payment in Lieu of Tax (PILOT) Agreement dated July ____, 2006 as amended by First Amended and Restated PILOT Agreement dated December 1, 2015 which contained a PILOT formula for a term of ten (10) years with the most recent payment percentage of ninety-four percent (94%) of taxes. Under the PILOT Agreement, the 2025 calendar year (January 1, 2025-December 31, 2025) is the last exemption year for County and City taxes and the 2025-2026 school tax year

(July 1, 2025-June 30, 2026) is the last exemption year for School taxes.

The Sublease Agreement with IWG expired by its own terms on April 30, 2025. In the summer of 2024, IWG advised RCBRC that it would be vacating the IWG Facility on or before the expiration date.

On July 16, 2024 a devastating tornado hit Rome, New York and did significant damage to the IWG Facility. RCBRC is in the process of repairing the damage and restoring the IWG Facility with the insurance proceeds received. In addition, in December of 2024, RCBRC and the City of Rome applied for an up to \$3,500,000.00 RESTORE NY grant to rehabilitate the IWG Facility and anticipate an announcement any time. There is uncertainty as to the ability of RCBRC to restore the IWG Facility with the insurance proceeds as this process is ongoing. The award of the RESTORE NY grant would significantly alter the opportunity for the rehabilitation and restoration of the IWG Facility.

On February 18, 2025, a facility owned and occupied by IWG in Williamstown, New York collapsed under the weight of snow, creating substantial damage to the facility, leading IWG to extend its occupancy at the IWG Facility on a month-to-month basis, currently projected through October 31, 2025, after which time, unless RCBRC finds a purchaser or a new tenant, the IWG Facility will be vacant.

RCBRC now intends to put together a proposal to IWG and/or other end users to lease or purchase the IWG Facility. It is critical that RCBRC collects income from the IWG Facility as it does not have any other source of revenue and has significant financial obligations with respect to the IWG Facility, including an Environmental Remediation payment of over Two Hundred Thousand Dollars (\$200,000.00) which will be due to OCIDA for the DEC clean-up in the near future.

The purpose of this letter is to request that OCIDA assist RCBRC in its efforts to find a tenant/purchaser to maintain manufacturing employment in the City of Rome at a facility that is economically feasible for its operations.

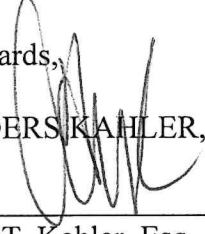
Accordingly, RCBRC is requesting the following:

- (i) OCIDA extend the Lease for a term of five (5) years from July 1, 2026-June 30, 2031
- (ii) OCIDA establish a fixed PILOT payment for the IWG Facility when occupied by a for-profit tenant and that the PILOT obligation decrease to zero (0) if the facility is vacant or occupied by a not-for-profit tenant (a one hundred percent (100%) exemption).

With the assistance of OCIDA, RCBRC is very close to achieving the mutual goal of reuse and development of the properties described herein.

Best regards,

SAUNDERS KAHLER, L.L.P.



Camille T. Kahler, Esq.