

**Inducement Resolution
Rome Community Brownfield Restoration Corporation
220 South Madison Street/IWG Facility
PILOT Extension**

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

WHEREAS, from the 1920s until 2003, Rome Cable Corporation ("Rome Cable") and its predecessors owned and operated a wire manufacturing and spinning business on 61.338± acres of land located on the west side of South Madison Street, City of Rome, County of Oneida, State of New York (the "Rome Cable Site"); and

WHEREAS, following Rome Cable's bankruptcy and closure, it was determined that the Rome Cable Site constituted a "brownfield" site in need of environmental investigation, remediation, restoration and/or clean-up (collectively, the "Environmental Remediation") so to enable its eventual re-use and/or redevelopment; and

WHEREAS, on February 2, 2004, Rome Community Brownfield Restoration Corporation ("RCBRC," and sometimes referred to as the "Company") was formed for the corporate purpose "to promote the development or re-use of property, including Brownfield sites within the City of Rome and its environs, to and including acting as an entity for title holding and managing said properties for economic development purposes;" and

WHEREAS, the Agency leases to RCBRC the premises described in the 2004 Deed, being an approximately 5 acre parcel of land located at 220 South Madison Street in the City of Rome, County of Oneida and State of New York (the "Land"), pursuant to a First Amended and Restated Lease Agreement dated as of December 1, 2015 (the "Lease Agreement"), the term of which Lease Agreement is scheduled to expire on June 30, 2026; and

WHEREAS, the Company subleases the Facility to International Wire (the "Sublessee") for its operation, the term of which sublease expired on April 30, 2025; and

WHEREAS, the Facility is the subject of a First Amended and Restated PILOT Agreement dated as of December 1, 2015 (the "PILOT Agreement") among the Agency, the Company and the Sublessee; and

WHEREAS, the Company submitted a letter to the Agency describing the damage the Facility suffered during the tornados as well as the status of the ongoing Environmental Remediation, and requesting an extension of the Lease Agreement to allow the Company to continue to undertake the Environmental Remediation and the rehabilitation work needed to return the Facility to a leaseable condition, all as an inducement to the Sublessee to continue to lease the Facility and retain employment in the City of Rome (the "Project"); and

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

WHEREAS, under the terms of the PILOT Agreement, the Company is currently paying PILOT Payments equal to 94% of taxes; and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company in the form of extending the existing PILOT Agreement for an additional five years with PILOT Payments to (a) be converted to fixed payments equal to the current PILOT Payment plus an annual escalator if the Facility is occupied by a for-profit tenant (value estimated at \$20,201) and (b) to be fully exempt if the Facility is vacant and occupied by the Company (maximum value estimated at \$249,425), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy (the "Policy"); and

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

1. **The nature of the Project:** The purpose of the Agency's acquisition of the property was to assist the Company in its remediation and redevelopment of the former Rome Cable site. Extending the Lease Agreement, and the Agency's related financial assistance to the Company, will promote, encourage and assist the Company to complete the Environmental Remediation, to rehabilitate the Facility after the tornado damage, and to serve as an inducement for the Sublessee to continue its tenancy, and will thereby advance the job opportunities, general prosperity and economic welfare of Oneida County residents.

2. **The nature of the property before the project begins:** The Company continues to undertake Environmental Remediation of the "brownfield" site.
3. **The economic condition of the area:** The Facility is located in an area that has been designated an economic development zone (Empire Zone) pursuant to Article 18-B of the General Municipal Law, and is therefore located in a "highly distressed area" (as defined in Section 854(18) of the New York General Municipal Law).
4. **The extent to which financial assistance will create or retain permanent, private sector jobs:** The Company has been successful in facilitating redevelopment of the balance of the Rome Cable Site, and the proposed financial assistance will support the Company in achieving further success.
5. **Impact of the proposed tax exemptions on affected tax jurisdictions:** Keeping the PILOT Payments at the current level if occupied by a for-profit tenant will not reduce the amount of tax revenue presently realized by the affected tax jurisdictions.
6. **Impact on existing and proposed businesses and economic development projects in the vicinity:** Continuing the Environmental Remediation and repairing the tornado damage is necessary to attract new businesses and investment to the City of Rome and will also help existing businesses to grow and prosper.
7. **The extent to which additional sources of revenue for municipalities and school districts will be created:** To date the Company's redevelopment of the Facility has generated tax revenues and/or PILOT payments for the benefit of the County of Oneida, the City of Rome and the Rome City School District. Continuing the Environmental Remediation and the rehabilitation of the Facility will generate additional tax revenues and/or PILOT payments by ensuring the Facility is leaseable to end users.

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

WHEREAS, the Agency has determined for purposes of SEQRA that the environmental conditions at the Facility are not impacted by the current action, and

therefore the environmental reviews conducted by the Agency at the time of the Project are sufficient and are hereby ratified; and

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

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

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

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

- Section 1.
- (a) The Project, and the Agency's continued financial assistance therefor, will promote job opportunities, health, general prosperity and the economic welfare of the inhabitants of the County and the people of the State of New York and improve their standard of living, and thereby serve the public purposes of the Act and the same is, therefore, approved.
 - (b) It is desirable and in the public interest for the Agency to enter into an amended sale-leaseback transaction, for the purpose of providing additional financial assistance to the Project, as reflected in the Company's letter to the Agency and as amended from time to time prior to the closing of the amended sale-leaseback transaction, all subject to the satisfaction of the conditions of financial assistance described herein.
 - (c) In consideration of the Project, the Agency agrees to waive the requirement for the Company to pay annual rent under the Leaseback Agreement and waives the Agency's closing fee for the transaction.

- Section 2. The form and substance of a proposed inducement agreement (in substantially the form presented to this meeting) by and between the Agency and the Company setting forth the undertakings of the Agency and the Company with respect to the closing of the amended sale-leaseback transaction, and the continued development of the Facility (the "Agreement") are hereby approved. The Chairman of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agreement, with such changes in terms and form as the Chairman shall approve. The execution thereof by the Chairman shall constitute conclusive evidence of such approval.
- Section 3. Subject to the conditions set forth in Section 4.02 of the Agreement and the conditions described above, the Agency shall continue to assist the Company in the Project and will continue to provide Financial Assistance with respect thereto.
- Section 4. The law firm of Bond, Schoeneck & King, PLLC is appointed Transaction Counsel in connection with the amended sale-leaseback transaction.
- Section 5. Counsel to the Agency and Transaction Counsel are hereby authorized to work with counsel to the Company and others to prepare, for submission to the Agency, all documents necessary to effect the sale-leaseback transaction.
- Section 6. The Chairman of the Agency is hereby authorized and directed (i) to distribute copies of this resolution to the Company and (ii) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.
- Section 7. This resolution shall take effect immediately.

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

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

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

Such resolution was passed at a meeting of the Agency duly convened in public session on May 2, 2025 at eight a.m., local time, at Rome, New York which the following members were:

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

EDGE Staff Present: Shawna Papale, Tim Fitzgerald, CJ Hanrahan, Marc Barraco, Maureen Carney, and Mark Kaucher.

Others Present: Oneida County Executive Anthony Picente; Jenna Peppenelli and Mark Levitt, Levitt & Gordon; Kevin McAuliffe, Barclay Damon; Anthony Tubolino, IUOE 158; Donald Darcangelo, Plumbers & Pipefitters Local 112; Bill Maxim, North Atlantic States Regional Council of Carpenters; Robert Korrie, Mohawk Valley Builders Exchange

Others Present Virtual: Larry Novik, Bonacio Construction; Linda Romano, Bond, Schoeneck & King; Joseph Gehm and Steve Surace, 126 Business Park Holdings LLC

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

Voting Aye

Steve Zogby
David Grow
Aricca Lewis
Franca Armstrong
Kristen Martin

Voting Nay

and, therefore, the resolution was declared duly adopted.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of July 2025.


(Assistant) Secretary

EXHIBIT A
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law, will be held by the Oneida County Industrial Development Agency (the "Agency") on May 29, 2025 at 9:30 a.m., local time, at 584 Phoenix Drive, City of Rome, Oneida County, New York in connection with the following matters:

The Agency owns a 5± acre parcel of land located at 220 South Madison Street in the City of Rome, County of Oneida and State of New York (the "Land") and leases the Land to Rome Community Brownfield Restoration Corporation (the "Company") pursuant to a First Amended and Restated Lease Agreement dated as of December 1, 2015 (the "Lease Agreement"), all for the purpose of the Company undertaking the environmental investigation, remediation, restoration and/or clean-up of the Facility (collectively, the "Environmental Remediation") so to enable its eventual re-use and/or redevelopment. The Company subleases the Facility to International Wire (the "Sublessee") and the Facility is the subject of a First Amended and Restate PILOT Agreement dated as of December 1, 2015 among the Agency, the Company and the Sublessee (the "PILOT Agreement"). The Company is requesting an extension of the Lease Agreement and the PILOT Agreement to allow the Company to continue to undertake the Environmental Remediation and to repair and rehabilitate the Facility following significant tornado damage, all to enable its redevelopment and as an inducement to the Sublessee to continue to lease the Facility and retain employment in the City of Rome (collectively, the "Project").

The Agency contemplates that it will provide financial assistance to the Company in support of the Project in the form of extending the abatement of real property taxes for an additional five years with PILOT Payments (a) to be converted to fixed payments equal to the current PILOT Payment plus an annual escalator if the Facility is occupied by a for-profit tenant and (b) to be fully exempt if the Facility is occupied by a not-for-profit tenant or the Company, which financial assistance represents a deviation from the Agency's Uniform Tax Exemption Policy, to be more particularly described in a final authorizing resolution.

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

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Dated: May 13, 2025

By: /s/ Shawna M. Papale, Executive Director

AFFIDAVIT OF PUBLICATION

Daily Sentinel
111 Langley Rd
(315) 337-4000

State of Florida, County of Broward, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of Daily Sentinel a Daily newspaper published in **Oneida County, New York**. A notice regarding RCBRC IWG was published in said newspaper as set forth below, or in the annexed exhibit. This newspaper has been designated by the Clerks of **Oneida County, Herkimer County and Madison County**, as a newspaper of record in their respective counties and as such, is eligible to publish such notices.

PUBLICATION DATES:

May, 16, 2025

NOTICE ID: ZOv6Sv6oorFoLDLa6Cg5

NOTICE NAME: RCBRC IWG

Edmar Corachia



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 06/05/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

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The Agency owns a 5+ acre parcel of land located at 220 South Madison Street in the City of Rome, County of Oneida and State of New York (the "Land") and leases the Land to Rome Community Brownfield Restoration Corporation (the "Company") pursuant to a First Amended and Restated Lease Agreement dated as of December 1, 2015 (the "Lease Agreement"), all for the purpose of the Company undertaking the environmental investigation, remediation, restoration and/or clean-up of the Facility (collectively, the "Environmental Remediation") so to enable its eventual re-use and/or redevelopment. The Company sub-leases the Facility to International Wire (the "Sublessee") and the Facility is the subject of a First Amended and Restated PILOT Agreement dated as of December 1, 2015 among the Agency, the Company and the Sublessee (the "PILOT Agreement"). The Company is requesting an extension of the Lease Agreement and the PILOT Agreement to allow the Company to continue to undertake the Environmental Remediation and to repair and rehabilitate the Facility following significant tornado damage, all to enable its redevelopment and as an inducement to the Sublessee to continue to lease the Facility and retain employment in the City of Rome (collectively, the "Project").

The Agency contemplates that it will provide financial assistance to the Company in support of the Project in the form of extending the abatement of real property taxes for an additional five years with PILOT Payments (a) to be converted to fixed payments equal to the current PILOT Payment plus an annual escalator if the Facility is occupied by a for-profit tenant and (b) to be fully exempt if the Facility is occupied by a not-for-profit tenant or the Company, which financial assistance represents a deviation from the Agency's Uniform Tax Exemption Policy, to be more particularly described in a final authorizing resolution.

A representative of the Agency will at the above-stated time and place hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the location or nature of the Facility. Comments may also be submitted to the

Agency in writing or electronically prior to the hearing. Minutes of the Public Hearing will be transcribed and posted on the Agency's website. A copy of the letter requesting the extension from the Company to the Agency, including an analysis of the costs and benefits of the proposed financial assistance, is available for public inspection at the offices of the Agency, 584 Phoenix Drive, Rome, New York and on the Agency's website.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY
By: /s/ Shawna M. Papale, Executive
Director
Dated: May 13, 2025

EXHIBIT B

MINUTES OF PUBLIC HEARING

Oneida County Industrial Development Agency
2025 Real Estate Lease Amendment

ROME COMMUNITY BROWNFIELD RESTORATION CORPORATION
(220 South Madison Street/IWG Facility)

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

The Agency owns a 5± acre parcel of land located at 220 South Madison Street in the City of Rome, County of Oneida and State of New York (the "Land") and leases the Land to Rome Community Brownfield Restoration Corporation (the "Company") pursuant to a First Amended and Restated Lease Agreement dated as of December 1, 2015 (the "Lease Agreement"), all for the purpose of the Company undertaking the environmental investigation, remediation, restoration and/or clean-up of the Facility (collectively, the "Environmental Remediation") so to enable its eventual re-use and/or redevelopment. The Company subleases the Facility to International Wire (the "Sublessee") and the Facility is the subject of a First Amended and Restate PILOT Agreement dated as of December 1, 2015 among the Agency, the Company and the Sublessee (the "PILOT Agreement"). The Company is requesting an extension of the Lease Agreement and the PILOT Agreement to allow the Company to continue to undertake the Environmental Remediation and to repair and rehabilitate the Facility following significant tornado damage, all to enable its redevelopment and as an inducement to the Sublessee to continue to lease the Facility and retain employment in the City of Rome (collectively, the "Project").

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is occupied by a not-for-profit tenant or the Company, which financial assistance represents a deviation from the Agency' s Uniform Tax Exemption Policy, to be more particularly described in a final authorizing resolution.

4. Mr. Fitzgerald then opened up the hearing for comments from the floor for or against the proposed financial assistance and the location and nature of the Facility. Attached is a listing of the persons heard and a summary of their views.
5. Mr. Fitzgerald then asked if there were any further comments, and, there being none, the hearing was closed at 9:45 a.m.



Tim Fitzgerald

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

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

That I have compared the foregoing copy of the minutes of a public hearing held by the Oneida County Industrial Development Agency (the "Issuer") on May 29, 2025 at 9:30 a.m. local time, at 584 Phoenix Drive, Rome, New York with the original thereof on file in the office of the Issuer, and that the same is a true and correct copy of the minutes in connection with such matter.

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

IN WITNESS WHEREOF, I have hereunto set my hand as of July 25, 2025.


(Assistant) Secretary

Anthony J. Picente Jr.
County Executive

Shawna Papale
Secretary/
Executive Director

Timothy Fitzgerald
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY



584 Phoenix Drive, Rome, New York 13441
(315) 338-0393, fax (315) 338-5694
info@mvedge.org; www.mvedge.org

Stephen R. Zogby, Chairman
David C. Grow, Vice Chairman
Aricca Lewis, Treasurer

Franca Armstrong
James Genovese
Kristen Martin
Timothy Reed

May 13, 2025

VIA EMAIL
READ RECEIPT REQUESTED

Mr. Anthony J. Picente, Jr.
Oneida County Executive
Oneida County Office Building
800 Park Avenue
Utica, New York 13501

Nerlande Anselme
Superintendent of Schools
Rome City School District
409 Bell Street
Rome, New York 13440

Jeffrey Lanigan, Mayor
City of Rome
Rome City Hall
198 North Washington Street
Rome, New York 13440

Sandra Russell, Clerk
Board of Education
Rome City School District
409 Bell Street
Rome, New York 13440

Re: *Rome Community Brownfield Restoration Corporation*
(220 S Madison Street/IWG) Facility

Ladies and Gentlemen:

On May 2, 2025, Oneida County Industrial Development Agency (the "Agency") adopted an inducement resolution granting preliminary approval for financial assistance in support of the above-referenced project. Enclosed is a copy of the inducement resolution that describes the project and the proposed financial assistance.

On May 29, 2025 at 9:30 a.m., at 584 Phoenix Drive, Rome, New York, the Agency will conduct a public hearing regarding this project. Enclosed is a copy of the Notice of Public Hearing, which has been submitted to the *Daily Sentinel*, Rome, New York for publication.

Anthony J. Picente, Jr.
Jeffrey Lanigan
Nerlande Anselme
Sandra Russell
May 13, 2025
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You are welcome to attend such hearing at which time you will have an opportunity, both orally and in writing, to present your views with respect to the project and the proposed financial assistance. You are also welcome to submit your written comments to the Agency prior to the public hearing.

The proposed financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy. The financial assistance contemplated by the Agency is described in the inducement resolution. The reasons the Agency is considering deviating from its Policy are also contained in the resolution.

On June 20, 2025 at 8:00 a.m. at 584 Phoenix Drive, Rome, New York the Agency will meet to consider an authorizing resolution granting final approval for the financial assistance. You are welcome to attend such meeting or provide your written comments to the Agency in advance.

We are providing this notice to you, pursuant to Chapters 356 and 357 of the Laws of 1993 and Chapter 766 of the Laws of 2022, as the chief executive officer of an affected tax jurisdiction within which the project is located.

Should you desire to discuss this matter or if you have any questions concerning this notice please feel free to contact Shawna Papale at the Agency at telephone number 315-338-0393 or by email at spapale@mvedge.org.

Very truly yours,

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: 
Shawna M. Papale, Executive Director

Enclosures: Inducement resolution, notice of public hearing