ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY
OCIDA

APPLICATION FOR FINANCIAL ASSISTANCE

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

Please submit the signed and notarized completed application (Pages 1-28 ONLY), which must include any applicable addendum or supplemental information requested in the application, along with payment of a non-refundable $500 Application Fee ($5,000 for Solar applications) and a $1,000 Commitment Fee (will be applied to final closing costs) 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. An electronic version of the application must accompany the original application via physical media or e-mail.

GLDC Building 770-774 PILOT Extension

Project Name

Date of Submission

Important Notes to Applicant:

Upon the submission of this application to the OCIDA, the application becomes a public document. Be advised that any action brought before the Agency is public information. All agendas for the OCIDA are issued publicly prior to the full agency meeting. Upon the submission of this application to the OCIDA, the application becomes a public document and OCIDA is required by law to post on its website and make available to the public this Application and supporting materials. If when completing this Application, you deem any information to be specifically exempted from disclosure under Article Six of the Public Officers Law, please answer the question "This information is deemed to be exempt from disclosure under Article Six of the Public Officers Law and is submitted on the attached confidential addendum." It is acceptable to submit any confidential addendum electronically as a .pdf file separate from the application, but any confidential addendum must still be submitted with the hard copy of the full application (see Page 1). Please answer any such questions on a separate Addendum titled, "Confidential and Protected by Article Six of the Public Officers Law." If OCIDA is challenged to produce any information the Applicant identifies as protected, the Applicant will be required at its sole cost to defend such assertion on behalf of OCIDA.

The information requested by this application is necessary to determine the eligibility of your project for OCIDA benefits. Please answer all questions and respond "Not Applicable", "NA", or "none" where appropriate. If you're response is an estimate, please indicate so. Attach additional sheets if more space is needed for a response. **All applications must include a completed and signed NYS SEQR form and Cost Benefit Analysis form (please consult with OCIDA) before the application is considered complete.**

By signing and submitting this Application, the Applicant acknowledges that it received a copy of the Uniform Tax Exemption Policy and the Oneida County IDA Penalty for Failure to Meet Employment Levels as adopted by the Agency and Agency Memorandums pertaining to the benefits of projects financed through the Agency.

A project financed through the Agency involves the preparation and execution of significant legal documents. Please consult with an attorney before signing any documents in connection with the proposed project. You will receive an engagement letter from the OCIDA legal counsel. You will be asked to sign the engagement letter acknowledging you will be responsible for all legal fees of OCIDA legal counsel and that you understand the process. Should you not close and legal services have been rendered by the OCIDA legal counsel, Applicant will be responsible for those costs.

If your project requires a public hearing, a representative of the applicant is required to be present. A date will be coordinated by the OCIDA legal counsel.

If you have any questions how to calculate the OCIDA's application fee please refer to the enclosed Memorandum to Companies -Sale Leaseback Transactions or contact the OCIDA.

Part I: Applicant Information

Note: In responding to the following questions, please keep in mind that the Applicant will be party to all of the documents and is the individual or if entity will be formed which will receive the actual financial assistance from the Agency.

Applicant

1(a) Applicant's Legal Name: Griffiss Local Development Corporation

1(b) Principal Address: 584 Phoenix Drive
Rome, NY 13441

1(c) Telephone/Facsimile Numbers: 315-338-0393/338-5694

1(d) Email Address: spapale@mvedge.org

1(e) Secondary Email Address

1(f) Contact Person: Shawna Papale

1(g) Is the Applicant a

- [x] Corporation:
  If Yes, Public [ ] Private [x]
  If public, on which exchange is it listed?
- [ ] Subchapter S
- [ ] Sole Proprietorship
- [ ] General Partnership
- [ ] Limited Partnership
- [ ] Limited Liability Corporation/Partnership
- [ ] Single-Member LLC (name and EIN below):

  Name:
  EIN #: 16-1471446
- [ ] DISC
- [ ] Other(specify)

1(h) State of Organization (if applicable) New York

Applicant's Stockholders, Members, Directors and Officers, Partners.

2(a) Provide the following information with respect to any person with 15% or more in equity holdings in any entity in ownership chain of the project. Add additional sheets if necessary.

Name	Address	Percentage of Ownership
Not applicable.		

2(b) Is the Applicant, or any of the individuals listed in 2(a) above, related directly or indirectly to any other entity by more than 50% common ownership? **If Yes**, indicate name of such entity and the relationship. ☑ Yes ☐ No

Applicant holds a 100% membership interest in Cardinal Griffiss Realty, LLC ("CGR"), a New York limited liability company. Applicant also hold a 55% membership interest in 99 Otis Street, LLC ("99 Otis") a New York Limited Liability Company. The other 45% membership interest in 99 Otis is held by New York State Technology Enterprise Corporation ("NYSTEC"), a New York not-for profit corporation.

2(c) Is the Applicant affiliated with any other entity, directly or indirectly, other than as listed in the response to 2(a) above? **If Yes**, please indicate name and relationship of such other entity and the address thereof: ☐ Yes ☑ No

Applicant's Counsel and Accountant

3(a) Applicant's Attorney

Name/Title: Joseph E. Saunders, Esq.

Firm: Saunders Kahler, LLP

Address: 181Genesee St.,Suite 501

Utica, NY 13501

Telephone/Fax: 315-724-0419/724-8522

Email: jsaunders@saunderskahler.com

3(b) Applicant's Accountant

Name/Title: Rachel Hadden

Firm: C/O Mohawk Valley EDGE

Address: 584 Phoenix Dr.

Rome, NY 13441

Telephone/Fax: 315-338-0393/338-5694

Email: rhadden@mvedge.org

Business Description

4(a) Describe the nature of your business and principal products and/or services. Attach additional sheets if necessary.

The Applicant is the entity primarily responsible for the redevelopment of the former Griffiss Air Force Base ("Griffiss" or "Griffiss AFB"), including the Griffiss Business and Technology Park (the "Griffiss Business Park"). Applicant has been redeveloping Griffiss in accordance with the Master Reuse Strategy for Griffiss AFB prepared by Hamilton, Rabinowitz & Alschuler, Inc and others circa 1995. Unlike other Griffiss businesses and/or tenants, to the extent that Applicant decides to invest its resources (including its earnings), it is obligated to do so in furtherance of its mission to redevelop Griffiss. Applicant's investment at Griffiss inures to the benefit not only of the other businesses and/or tenants at Griffiss, but also to the benefit of the affected tax jurisdictions, to wit: the City of Rome, the County of Oneida, and the Rome City School District.

Part II: Project Information

5(a) Explain your project in detail. This description should include explanation of all activities which will occur due to this project. Attach additional sheets if necessary.

GLDC is requesting a 10-year extension of the existing PILOT, extending the abatement of real property taxes for Building 770/774 from fifteen years to twenty-five years, during which time GLDC will make fixed PILOT Payments(see PILOT Request addendum) to be pro-rated on an annual basis only to that portion of the Facility that is occupied by a for-profit tenant:

The current PILOT dictates GLDC pay 75% on whatever real property taxes would normally be payable on space sub-leased to for-profit companies, and 0% on space sub-leased to not-for-profit companies, or used by GLDC for its own operations.

There is currently a sublease from GLDC to Integrated Community Network Alternatives("ICAN") Inc. (a not-for-profit corporation) on 3,940 sq.ft. of space in building 770 through November 2026. As of 12/31/25 ICAN employed 11 FTE in the space. The remainder of the 770 building(11,340) sq. ft.) is vacant. BAE Systems Information & Electronic Systems Integration, Inc. (BAE) currently leases 100% of building 774(20,902 sq.ft.) through October 2027. As of 12/31/2025 BAE employed 36 FTE in the space.

CUBRC (currently its tenant in building 796) is interested in re-locating into the space that ICAN currently leases in Building 770. As of 12/31/2025 CUBRC employed 6 FTE in the space. ICAN would move its current 770 operations into building 796 and expand its operations to include a child day-care center.

A significant portion of building 770 has been vacant for several years and has generated nominal revenue for the taxing jurisdicitons during that time.

Reasons for Project

6(a) Please explain in detail why you want to undertake this project.

GLDC is currently in lease negotiations with CUBRC and ICAN, and the PILOT extension will strengthen GLDC's ability to secure these tenants in the Park. GLDC is particularly invested in securing ICAN as a long-term tenant in Building 796. ICAN plans to provide a much needed child daycare center in the 796 facility, which will be a valuable benefit to the tenants and occupants of the GBTP, including the extremely important AF Research Lab, and hopefully help attract new businesses to GBTP.

BAE's lease for its 774 space (and also in Building 798-FL1) expires on October 31, 2027. Uncertainty surrounding US tariff policy, the volatility of the financial markets, additional proposed reductions in the federal workforce, the termination of numerous government contracts, etc., could affect BAE's decision-making on whether or not to extend the leases. GLDC needs to ensure stability in the PILOT payments to reduce negative risk points in their decision making. CUBRC and ICAN hopet to move into the their spaces sometime during 2026 and 2027, respectively. However, neither of them have signed a sublease as of this date.

6(b) Why are you requesting the involvement of the Agency in your project?

WIthout the PILOT requested, the rental rates for the for-profit tenants would become cost prohibitive and efforts to retain existing tenants beyond current sub-lease terms could be hindered. In addition, without the ability to move into the existing in building 796, ICAN may be forced to seek space further away from the desired market for its daycare facility, which market comprises the children who have a parent or guardian who works or resides within the territorial boundaries of the former Griffiss AFB. New York State has identified projects which contain a child care service component as being of critical importance to the success of the state's overall economic development strategy.
Over the last fifteen (15) years, a lot has changed in the world of commercial real estate leasing in the Utica/Rome MSA, particularly with respect to GLDC's tenants in the Griffiss Business Park (who are primarily defense contractors and other tenants that are heavily reliant on federal contracts). In 2020, the COVID-19 pandemic struck which led to large numbers of federal employees and the employees of federal contractors at Griffiss becoming fully remote or hybrid workers. As a result, the need of federal contractors for office space at Griffiss diminished significantly, especially once the federal government barred them from incorporating the cost of unoccupied office space into their respective contract overhead rates. This, in turn has caused federal contractors to start downsizing their office space requirements and/or seeking a reduction in their rent. As a consequence, the vacancy rate in GLDC's buildings at Griffiss began trending upwards.

6(c) Please confirm by checking the box below, if there is the likelihood that the Project would not be undertaken **BUT FOR** the Financial Assistance provided by the Agency.

☑ Yes ☐ No

If the Project could be undertaken without Financial Assistance provided by the Agency, (**"No" is checked above**) then provide a statement in the space provided below indicating why the Agency should approve the requested assistance:

How will the Applicant's plans be affected or scaled back if Agency approval is not granted?

Without this re-structuring of tenants between the GLDC 770/774/796 buildings, ICAN's plans for a GBTP child day-care facility could be abandoned. This would negatively affect the child day-care needs of existing and potential future GBTP tenants. In addition, tenant rental rates and tax payments could become cost prohibitive and efforts to retain existing tenants and attract future tenants could be hindered.

6(d) Will the proposed project result in the Applicant or any project occupant moving from one area of the New York State to another area of the State or abandoning one or more facilities within the State

☐ Yes ☑ No

Is the proposed project reasonably necessary to preserve the competitive position of the Applicant or project occupant in its respective industry?

☐ Yes ☑ No

Is the proposed project reasonabaly necessary to discourage the applicant or project occupant from removing such other plant or facility to a location outside of New York State?

☐ Yes ☑ No

6(e) If you answered YES to any of the questions in 6(d) above, please provide a statement and evidence supporting the same. Include the name of all taxing jurisdictions in which the abandoned facility or plant lies, and whether Applicant has had any discussions with said taxing jurisdictions regarding the abandonment. Please provide as much detail as possible below.

6(f) Has the Applicant or any related entity previously secured financial assistance in Oneida County (whether through the Agency, the Empire State Development Corporation, or any other entity) ? [✓] Yes [ ] No

If Yes, please explain (indicate date of benefit, location of facility and outstanding balance).

Since its formation in 1994, GLDC has secured financial assistance from various sources including OCIDA, NYS and the Federal government to assist in its mission of redeveloping GBTP.

6(g) Has the Applicant or any related entity secured financial assistance anywhere within the United States within the last 90 days or does the Applicant or any related entity anticipate receiving financial assistance within the next 90 days? [ ] Yes [✓] No

If Yes, please explain.

6(h) Check all categories best describing the type of project for all end users at project site **(you may check more than one; if checking more than one indicate percentage of square footage the use represents):**

Please provide percentage of sq. footage for each use (if more than one category):

	Category	%
[ ]	Manufacturing	%
[ ]	Industrial Assembly or Service	%
[✓]	Back office operations	42 %
[✓]	Research and Development	58 %
[ ]	Technology/Cybersecurity	%
[ ]	Warehousing	%
[ ]	Commercial or Recreational	%
[ ]	Retail	%
Add Housing Addendum [ ]	Residential housing (specify) ____________	%
[ ]	Pollution Control (specify) ____________	%
[ ]	Environmental (e.g., Brownfield) (specify) ____________	%
Add Solar Addendum [ ]	Other (specify ie; renewable energy) ____________	%

6(i) Check all categories best describing the **scope of the project**:

- [ ] Acquisition of land
- [ ] Acquisition of existing building
- [x] Renovations to existing building
- [ ] Construction of addition to existing building
- [ ] Demolition of existing building or part of building
- [ ] Construction of a new building
- [x] Acquisition of machinery and/or equipment
- [x] Installation of machinery and/or equipment
- [x] Other (specify) ______________________

6(j) Please indicate the financial assistance you are requesting of the Agency, and provide the estimated value of said assistance. Attach a sheet labeled Annual PILOT that shows the annual utilization of the Real Property Tax Abatement by year and by taxing jurisdiction (PLEASE CONSULT WITH IDA STAFF ON PILOT CALCULATIONS).

Assistance Requested **Estimated Values**

- [x] **Fill-in** Real Property Tax Abatement (value of PILOT savings): $ 510,536
- [ ] Mortgage Tax Exemption (.75%) $0.00

  Amount of mortgage: $______________ **(fill-in)**

- [ ] Sales and Use Tax Exemption ** (8.75%) $0.00 **(Not available for solar)**

  Value of goods/services to be exempted from sales tax: $______________ **(fill-in)**

- [ ] Issuance by the Agency of Tax Exempt Bonds(bond dollar value)$______________

****TOTAL EXEMPTION ASSISTANCE REQUESTED: $ 510,536**

Is the financial assistance requested by the Applicant consistent with the IDA's Uniform Tax Exemption Policy? [ ] Yes [x] No

If No, please provide a written statement describing the financial assistance being requested and detailing the reasons the IDA should consider deviating from its Policy.

See Attachment 6(j) Addendum-PILOT REQUEST

**** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents will include a covenant by the Applicant that the estimate, above, represents the maximum amount of sales and use tax benefit currently authorized by the Agency with respect to this Application. The Agency may utilize the estimate, above, as well as the (9)proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered. It is the responsibility of the applicant to inform the IDA within 10 days if the project amount changes.**

Part III: Facility Information

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.

Facility (Physical Information) If multiple locations please provide information on all.

7(a) Street Address of Facility:

428 & 454 Phoenix Drive, Rome NY 13441

7(b) City, Town and/or Village (list ALL incorporated municipalities):

City of Rome

7(c) School District:

Rome City School District

7(d) For what purpose was the facility site most recently used (i.e., light manufacturing, heavy manufacturing, assembly, etc.)?

Offices-Research & Development/C41

7(e) Zoning Classification of location of the project:

Griffiss Business Redevelopment District GB-Technology Heights Sub District

7(f) Please describe in detail the facility to be acquired, constructed or renovated (including number of buildings, square footage, number of floors, type of construction,) and attach plot plans, photos or renderings, if available. If there are infrastructure improvements (water, sewer, gas, electrical, etc.) please provide details along with who will carry out those improvements and who will fund them. ***Please be as specific as possible***.

B770 is a 15,350 square feet, single story structure. B774 is a 20,902 square feet, single story structure. GLDC will be undertaking renovations to the facility to accomodate tenant's needs.

7(g) Has construction or renovation commenced? [ ] Yes [✓] No

<u>If Yes</u>, please describe the work in detail that has been undertaken to date, including the date of commencement.

NOT APPLICABLE

<u>If No</u>, indicate the estimated dates of commencement and completion:

Construction Commencement: TBD

Construction completion: TBD

7(h) Will the construction or operation of the facility or any activity which will occur at the site require any local ordinance or variance to be obtained or require a permit or prior approval of any state or federal agency or body (other than normal occupancy and/or construction permits)?

[ ] Yes [✓] No

If Yes, please describe.

Has the Project received site plan approval from the Planning Department?

[ ] Yes [ ] No [✓] N/A

<u>If Yes</u>, please provide the Agency with a copy of the planning department approval along with the related State Environmental Quality Review (SEQR) determination. If no, please provide the status of approval:

7(i) Will the project have a significant effect on the environment? [ ] Yes [✓] No

Important: please attach and sign Part 1 of either the the long or short Environmental Assessment Form to this Application.

7(j) What is the useful life of the facility? 36 years

7(k) Is the site in a former Empire Zone? [✓] Yes [ ] No

<u>If Yes</u>, which Empire Zone: City of Ro

Is project located in a Federal HUB Zone or distressed area: [ ] Yes [✓] No

Provide detail.

ALL APPLICANTS MUST ANSWER PART IV-8(a)

Part IV: Retail Project Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

8(a). Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Required ☐ Yes or ☑ No **If the answer is YES, please continue below.**
If the answer is NO, proceed to Section Part V - Facility (Legal Info)

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

8(b). What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project?_______________%. **If the answer is less than 33% do not complete the remainder of this retail determination page and proceed to next section, Part V Facility (Pg 13)**

* **If the answer to A above is Yes AND the answer to B above is greater than 33.33%, indicate which of the following questions below apply to the project:**

1. Will the project be operated by a not-for-profit corporation ☐ Yes ☐ No

2. Is the Project location or facility likely to attract a significant number of visitors from outside Oneida County?

☐ Yes ☐ No

If yes, please provide a third party market analysis or other documentation supporting your response.

3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services?

☐ Yes ☐ No

If yes, please provide a third party market analysis that demonstrates that a majority of the project's customers are expected to come from outside of Oneida County and the project will not directly compete with existing businesses located in Oneida County.

Part V: Facility (Legal Information)

9(a) With respect to the **present owner** of the land or facility, please give the following information and provide a brief statement regarding the status of the acquisition.

(Note: the present owner is not necessarily the user of the facility, but that party which holds legal title to the facility.)

Legal Name: OCIDA-GLDC beneficial owner

Address: 584 Phoenix Drive
Rome, NY 13441

Telephone: (315) 338-0393

Balance of Mortgage: ______

Holder of Mortgage: ______

If the Applicant is not the present owner of the facility, please attach any written agreements and contracts concerning the acquisition of the real property and/or equipment.

The AF conveyed to OCIDA fee title to the GAFB prop.under the EconDev Conveyance Agree.and pursuant to the BaseClosure and RealignAct.('93&'95). OCIDA leases property to GLDC.

9(b) Is there a legal relationship, directly or indirectly, by virtue of common control or through related persons, between the Applicant and the present owner of the facility?
[ ] Yes [✓] No. **If Yes**, please explain.

9(c) Will a related real estate holding company, partnership or other entity, be involved in the ownership structure of the transaction?
[ ] Yes [✓] No. **If Yes**, please explain.

9(d) Will the title owner of the facility/property also be the user of the facility?
[ ] Yes [✓] No **If Yes**, please explain.

9(e) Is the Applicant currently a tenant in the facility? [✓] Yes [ ] No

9(f) Are you planning to use the entire proposed facility?
[✓] Yes [ ] No

If No, please give the following information with respect to tenant(s) which will remain in the facility after the completion of the project, including the square footage the Applicant will occupy:

Name of Tenant	Floors Occupied	Sq. Ft. Occupied	Nature of Business
GLDC	1	11,340	GBTP Redevelopment Authority
CUBRC-Proposed 770	1	3,940	Research contractor
BAE Syst/Infor&Elec/Syst/Integration Inc	1	20,902	Building 774-Fed Defense contractor

9(g) Are any of the tenants related to the owner of the facility?
[✓] Yes [ ] No **If Yes,** please explain.

GLDC occupies the space in the building that it is attempting to remarket.

9(h) Will there be any other users utilizing the facility?
[✓] Yes [ ] No
If Yes, please explain. Provide detail of the contractual arrangement including any financial exchange for the use of the site or property.

GLDC is marketing space in the building to prospective tenants.

Part VI: Equipment

10(a) List the principal items or categories of equipment to be acquired as part of the project. If you are requesting sales tax exemption it is important to be as detailed as possible. (If a complete list is not available at time of application, as soon as one is available but prior to final authorizing resolution, please submit a detailed inventory of said equipment to be covered.) Attach a sheet if needed.

NA

10(b) Please provide a brief description of any equipment which has already been purchased or ordered, attach all invoices and purchase orders, list amounts paid and dates of expected delivery. Attach a sheet if needed.

NA

10(c) What is the useful life of the equipment? _______________years

Part VII: Employment Information

"FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

11(a) Estimate how many construction jobs will be created or retained as a result of this project.

☐

11(b) Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York?

☑ Yes ☐ No **If Yes**, explain below.

The primary purpose of the Project is to provide desirable amenities that retain existing tenants and attract new tenants. The Project will incentivize ICAN to expand operations to include a much-needed child care facility to tenants of Griffiss Park, which will help retain and create extremely desirable jobs, most of which are related to the defense industry.

11(c) Have you experienced any employment changes (+ or -) in the last three (3) years?

☐ Yes ☐ No **If Yes**, explain below.

NA

11(d) Job Information related to project ***

Estimate below how many jobs will be created and retained as a result of this project, if OCIDA assistance is granted. **PLEASE MAKE SURE TOTAL PART-TIME EMPLOYEES ARE TURNED INTO FULL-TIME EQUIVALENTS (FTE) for Line B. - See Pg. 17.**

	Number of Jobs BEFORE Project	Location 1	Location 2	Location 3	Location 4	Location 5	
	Address in NYS						Total
	Full-Time Company						0
	Full-Time Independent Contractors						0
	Full-Time Leased						0
A.	Total Full-Time BEFORE	0	0	0	0	0	0
	Part-Time Company						0
	Part-Time Independent Contractors						0
	Part-Time Leased						0
B.	Total FTE Part-Timers BEFORE						0
C.	Total FTE BEFORE*	0	0	0	0	0	0

**For Total FTE BEFORE add full-time employees (line A) plus part-time employees that have been converted to FTE (line B).*

Continued on next page

	Number of Jobs AFTER Project (within 3 years of project completion)	Location 1	Location 2	Location 3	Location 4	Location 5	Total
	Full-time Company						0
	Full-Time Independent Contractors						0
	Full-Time Leased						0
A.	**Total Full-Time AFTER**	0	0	0	0	0	0
	Part-Time Company						0
	Part-Time Independent Contractors						0
	Part-Time Leased						0
B.	**Total FTE Part-Timers AFTER**						0
C.	**Total FTE AFTER ***	0	0	0	0	0	0

For **Total FTE AFTER add full-time employees (line A) plus part-time employees that have been converted to FTE (line B).*

	Estimate the number of residents from the Labor Market Area** in which the Project is located that will fill the JOBS CREATED within three years of project completion	Location 1	Location 2	Location 3	Location 4	Location 5	Total
A.	Full-Time						0
B.	FTE Part-Timers						0
C.	**Total AFTER**	0	0	0	0	0	0

** Labor Market Area includes Oneida, Lewis, Herkimer, and Madison Counties

Provide Any Notes To Job Information Below

Jobs Continued on next page

	Retained Jobs		Created Jobs	
SALARY AND BENEFITS	**Average Annual Salary *per employee***	**Average Fringe Benefits (as a percentage of wages)**	**Average Annual Salary *per employee***	**Average Fringe Benefits (as a percentage of wages)**
Management	$	%	$	%
Administrative	$	%	$	%
Production	$	%	$	%
Independent Contractor	$	%	$	%
Other	$	%	$	%
Overall Weighted Average	$	%	$	%

*** By statute, Agency staff must project the number of Full-Time Jobs that would be retained and created if the request for Financial Assistance is granted. "FTE" shall mean a full time employee that has a minimum of thirty-five (35) scheduled hours per week, or any combination of two or more part-time employees that work a minimum of fifteen (15) scheduled hours per week, when combined together, constitute the equivalent of a minimum of thirty-five (35) scheduled hours per week, and whose workplace location is the project facility. For this purpose an employee shall include a leased employee regularly retained by the company.

11(e) Please list NAICS codes for the jobs affiliated with this project:

Part VIII: Estimated Project Cost and Financing

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

LAND Acquisition	$	(If lease value use OTHER below)
Existing Building(s) ACQUISITION	$	
Existing Building(s) RENOVATION	$ 104,560	
NEW Building(s) CONSTRUCTION	$	
Site preparation/parking lot construction	$	
Machinery & Equipment that is TAXABLE	$	
Machinery & Equipment that is TAX-EXEMPT	$	
Furniture & Fixtures	$ 35,689	
Installation costs	$ 13,500	
Architectural & Engineering	$	
Legal Fees (applicant, IDA, bank, other counsel)	$	
Financial (all costs related to project financing)*	$	
Permits (describe below)	$	
Other (describe below) ie: solar decommissioning expense)	$ 6,713	

Other:	Cost:
1. Telecom term. fee-CrownCastle	$ 6,713
2.	
3.	
4.	
5.	

TOTAL 160,462

Agency Fee[1] $ XXXX

160,462

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

[1] ***See Attached Fee Schedule (Page 22) for Agency Fee amount to be placed on this line.***

Permit/Other Information

GLDC requests waiver of Agency fee., as it has historically done.

12(b) Has the Applicant contacted any bank, financial institution or private investor with respect to financing the proposed project? ☐ Yes ☑ No **If Yes**, please provide details below.

12(c) Has the Applicant received a commitment letter for said financing? **If Yes**, please provide a copy along with this application. ☐ Yes ☐ No

12(d) <u>Sources of Funds for Project Costs</u>

Bank Financing: -- $ ____________

Equity (excluding equity that is attributed to grants/tax credits) -- $ 160,462

Tax Exempt Bond Issuance (if applicable) -------------------------- $ ____________

Taxable Bond Issuance (if applicable) ------------------------------ $ ____________

Public Sources (Include sum total of all state and federal tax credits and grants) Break out individually below.------------------ $ ____________

Identify each Public state and federal grant/credit:

			Comments:
Source		$	
Source		$	
Source		$	
Source		$	

Total Sources of Funds for Project Costs: $ 160,462

Part IX: Real Estate Taxes

13(a) For each tax parcel which comprises the facility, and for which assistance is being sought, please provide the following information using figures from the most recent tax year. If an increase in the assessment is anticipated due to the proposed project, please indicate the new estimated assessment amount in the **POST- PROJECT** column. Attach copies of the most recent tax bills for all jurisdictions.

Tax Map Parcel #	Current Land Assessment	Current Building Assessment	Current Total Assessment	Current Total Taxes Amount ($)	Estimated Post-Project Assessment
243.000-0001-001.040	$ 253,900	$ 1,561,100	$ 1,815,000	$ 36,000	$ 1,815,000
Curent PILOT payments of $26K					
are based on for-profit tenants					
only					

13(b) Will the entirety of each tax parcel be subject to the PILOT? ☑ YES ☐ NO

13(c) If the entirety of each parcel will not be subject to the PILOT, will the municipality require a subdivision? ☐ YES ☑ NO

***If a subdivision is required, it is the responsibility of the Applicant to complete subdivision approval prior to commencement of the PILOT Agreement, and to provide the Agency with the tax parcel number(s) assigned.**

13(d) Address of Receiver of Town and/or Village Taxes (include all jurisdictions):

Treasurer-City of Rome

198 Washington St.

Rome, NY 13440

13(e) Address of Receiver of School Taxes:

Treasurer-Rome City School District

266-268 W. Dominick St.

Rome, NY 13440

13(f) Has the current property owner or user been granted an Ag-District exemption on the tax map parcel anytime during the past 4 years?

☐ **Yes** ☑ **No**

If **Yes** explain below.

13(g) **Please consult with Agency staff to complete a Cost/Benefit Analysis form to attach to this Application.**

Use space below for additional information

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

13. The Applicant acknowledges receipt of notice from the Agency pursuant to Section 224-a(8)(d) of the New York Labor Law that the estimated mortgage recording tax exemption benefit amount, the estimated sales and use tax exemption benefit amount, and the estimated real property tax abatement benefit amount as so identified within this Application are "public funds" and not otherwise excluded under Section 224-a(3) of the New York Labor Law. Applicant further acknowledges and understands that it has certain obligations as related thereto pursuant to Section 224-a(8)a) of the New York Labor Law.

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

Shawna Papale, being first duly sworn, deposes and says:

1. That I am the Authorized Rep (Corporate Office) of Griffiss Local Development Corp (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 12th day of May, 2026.

(Notary Public)

LAURA S. RUBERTO
COMMISSION EXPIRES
Oneida County
NOTARY
PUBLIC
01RU6081398
AUG. 1, 2026
STATE OF NEW YORK

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: ______________________

Print Name: ______________________

Title: ______________________

Date: ______________________

<u>Please submit the signed and notarized completed application along with payment of a non-refundable $500 Application Fee</u> and a **<u>$1,000 Commitment Fee</u>** (will be applied to final closing costs) to the **<u>Oneida County Industrial Development Agency</u>**, 584 Phoenix Drive, Rome NY 13441-1405, **<u>within 14 days prior to the OCIDA Board of Directors meeting at which you want the Application to be included on the Agenda</u>**. 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.

Addendum 6(j) PILOT REQUEST GLDC 770-774

GLDC is requesting a 10-year extension of the existing PILOT, extending the abatement of real property taxes from fifteen years to twenty-five years, during which time GLDC 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 1/16:	79,754
Year 2/17:	81,349
Year 3/18:	82,976
Year 4/19:	84,636
Year 5/20:	86,329
Year 6/21:	88,055
Year 7/22:	89,816
Year 8/23:	91,613
Year 9/24:	93,445
Year 1/25:	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.

Without the PILOT requested, the rental rates for the for-profit tenants would become cost prohibitive and efforts to retain existing tenants beyond current sub-lease terms could be hindered. In addition, without the ability to move into the existing in building 796, ICAN may be forced to seek space further away from the desired market for its daycare facility, which market comprises the children who have a parent or guardian who works or resides within the territorial boundaries of the former Griffiss AFB. New York State has identified projects which contain a child care service component as being of critical importance to the success of the state's overall economic development strategy.

Over the last fifteen (15) years, a lot has changed in the world of commercial real estate leasing in the Utica/Rome MSA, particularly with respect to GLDC's tenants in the Griffiss Business Park (who are primarily defense contractors and other tenants that are heavily reliant on federal contracts). In 2020, the COVID-19 pandemic struck which led to large numbers of federal employees and the employees of federal contractors at Griffiss becoming fully remote or hybrid workers. As a result, the need of federal contractors for office space at Griffiss diminished significantly, especially once the federal government barred them from incorporating the cost of unoccupied office space into their respective contract overhead rates. This, in turn has caused federal contractors to start downsizing their office space requirements and/or seeking a reduction in their rent. As a consequence, the vacancy rate in GLDC's buildings at Griffiss began trending upwards.

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Griffiss Local Development Corporation (GLDC)

Name of Action or Project:

Building 770 and 774 PILOT Extension

Project Location (describe, and attach a location map):

Griffiss Business and Technology Park, Rome, New York

Brief Description of Proposed Action:

10-year extension of existing PILOT. 428 & 454 Phoenix Drive

Name of Applicant or Sponsor:	Telephone: (315) 338-0393
Griffiss Local Development Corporation	E-Mail: spapale@mvedge.org

Address:

584 Phoenix Drive

City/PO:	State:	Zip Code:
Rome	New York	13441

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 3.39 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1,040 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☑ Urban ☑ Rural (non-agriculture) ☑ Industrial ☑ Commercial ☑ Residential (suburban)

☑ Forest ☑ Agriculture ☑ Aquatic ☐ Other(Specify):

☑ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	✔	☐
b. Consistent with the adopted comprehensive plan?	☐	✔	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	✔
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: ______________________	✔	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✔	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	✔
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	✔
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Not applicable	☐	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: ______________________	☐	✔
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: ______________________	☐	✔
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	✔	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	✔	☐
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	✔
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	✔	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: ______________________		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☑ Early mid-successional ☑ Wetland ☐ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☑	YES ☐
16. Is the project site located in the 100-year flood plan?	NO ☑	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO ☑	YES ☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☑	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: Former USAF landfalls	NO ☐	YES ☑
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Extensive amounts of environmental remediation have been completed and/or are on-going at the former Griffiss AFB.	NO ☐	YES ☑

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Griffiss Local Development Corporation Date: May 11, 2026

Signature: ______________________ Title: Authorized Representative

PRINT FORM

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
COST/BENEFIT ANALYSIS
Required by §859-a(3) of the
New York General Municipal Law

11-May-26

Name of Applicant:	GLDC
Description of Project:	770-774 PILOT Extension
Name of All Sublessees or Other Occupants of Facility:	BAE
Principals or Parent of Applicant:	
Products or Services of Applicant to be produced or carried out at facility:	
Estimated Date of Completion of Project:	

Type of Financing/ Structure:

	Tax-Exempt Financing
	Taxable Financing
X	Sale/ Leaseback
	Other

Type of Benefits being Sought by Applicant

	Taxable Financing
	Tax-Exempt Bonds
	Sales Tax Exemption on Eligible Expenses Until Completior
	Mortgage Recording Tax Abatement
X	Real Property Tax Abatement

C

Project Costs

Land Acquisition		
Existing Building(s) ACQUISITION		
Existing Building(S) RENOVATION	$ 104,560	
NEW Building(s) CONSTRUCTION		
Installation Costs	$ 13,500	
Site Preparation/Parking Lot Construction		
Machinery & Equipment (other than furniture)		
Furniture & Fixtures	$ 35,689	
Architectural & Engineering		
Legal Fees (applicant, IDA, bank, other counsel)		
Financial (all costs related to project financing)		
Permits		
Other	$ 6,713	Telecom Termination fee
Agency Fee		
TOTAL COST OF PROJECT	$ 160,462	

Assistance Provided by the Following:

EDGE Loan:	
MVEDD Loan:	
Grants - Please indicate source & Amount:	$ -
Other Loans - Please indicate source & Amount:	

Company Information

		Average Salary of these Positions
Existing Jobs		
Created Jobs FTE (over three years)		
Retained Jobs		

Earnings Information for Oneida County

Average Salary of Direct Jobs for Applicant	
Average of County Indirect Jobs	
Average of Construction Jobs	

Note: $1,000,000 in construction expenditures generates 15 person - years of employmen

Construction Person Years of Employment:	

Calculation of Benefits (3 Year Period)

		Total Earnings	Revenues
Direct Jobs			
	Created	$ -	$ -
	Existing	$ -	$ -
Indirect Jobs			
	Created	$ -	$ -
	Existing	$ -	$ -
Construction - only one year			
	Person Years	$ -	$ -
TOTALS Calculation of Benefits (3 Yr Period)		$ -	$ -

TAXABLE GOODS & SERVICES

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs				
	Created	36%	$ -	$ -
	Existing	0.36	$ -	$ -
Indirect Jobs				
	Created	0.36	$ -	$ -
	Existing	0.36	$ -	$ -
Construction - only one year				
	Person Years	0.36	$ -	$ -
TOTAL TAXABLE GOODS & SERVICES			$ -	$ -

Local (3 year) real property tax benefit (assuming 60% of jobs existing and created own a residence) with an average assessment of $80,000 and the remainder of jobs existing created pay real property taxes through rent based on an average assessment per apartment of $50,000.

		Municipality	
Tax Rate for School District where facility is located:	36.7851447	Rome	25-26
Tax Rate for Municipality where facility is located:	21.289623	Rome	2026
Tax Rate for County:	10.190723	Oneida	2026
Total Rate:	68.2654907		

Real Property Taxes Paid: $ -

COSTS: IDA BENEFITS

Real Property Taxes Abatement	$ 510,536
Mortgage Tax Abated (.75%)	
Estimated Sales Tax Abated During Construction Period (8.75%)	
Total:	$ 510,536

NOTE: If there is a tax-exempt financing of all or a portion of the project cost, there is a neutral cost/benefit because of lower interest rates by reason of exclusion of interest from gross income of bondholders for purposes of Federal and State income taxes. Taxable financing carries the same cost/benefit for State Income Tax purposes. Such cost/benefits cannot be quantified.