

Anthony J. Picente Jr.
County Executive

Shawna M. Papale
Secretary/ Treasurer/
Executive Director

Jennifer Waters
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



584 Phoenix Drive
Rome, New York 13441-4105
(315) 338-0393, fax (315) 338-5694

David C. Grow
Chairman
Michael Fitzgerald
Vice Chairman

Ferris Betrus Jr.
Kirk Hinman
Mary Faith Messenger
Eugene Quadraro
Stephen Zogby

To: Oneida County Industrial Development Agency Board of Directors
From: Shawna M. Papale
Date: February 12, 2021
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – **8:00 AM FRIDAY, February 19, 2021.**

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Oneida County Industrial Development Agency Meeting scheduled for February 19, 2021 will be held electronically via conference call instead of a public meeting open for the public to attend in person. Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 132 328 7416. The Minutes of the Agency meeting will transcribed and posted on the OCIDA website.

1. Executive Session at 8:00 AM
2. Approve minutes – January 15, 2021 and February 5, 2021
3. Financial Review
 - a) Interim Financials
4. Ratify and Confirm PAAA Submissions
5. OCIDA Mission Statement Ratification & Approval of Performance Measurements for 2021
6. OCIDA Confidential Board Performance (uploaded to the website)
7. Consider an inducement resolution relating to the **One Pull Solutions Wire and Cable, LLC** Facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (estimated at \$10,500 but not to exceed \$11,550) and a reduction in real property taxes (value estimated at \$48,562) for a period of 4 years, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing.
8. Consider a request from **Rome Industrial Development Corporation** to (i) consent to sublease a portion of the 5856 Success Drive (Cold Point/UPS) Facility to One Pull Solutions Wire and Cable, LLC, subject to review of the Sublease Agreement by counsel; (ii) consent to RIDC entering into a

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Participation Agreement with National Grid pertaining to improvements at the Facility, subject to the Agency receiving a full indemnity and subject to counsel review; and (iii) extend the term of the Lease Agreement between the IDA and RIDC for an additional 4 years to run concurrently with the subtenant lease term.

9. Consider a SEQR resolution relating to the **MGS Manufacturing, Inc. Facility**. Based on the EAF submitted by the Company and the resolution of the lead agency (City of Rome Planning Board) adopted on February 2, 2021, the Agency determines the Project is an Unlisted Action that exceeds Type 1 thresholds.
10. Consider a final authorizing resolution relating to **the MGS Manufacturing, Inc facility**, approving financial assistance in the form of exemptions from sales tax during the Construction Period (estimated at \$30,877 but not to exceed \$33,965) and exemptions from real property tax for the balance of the PILOT Agreement during which time the Company will pay PILOT Payments on the increased assessment resulting from the construction of the addition (estimated at \$64,377), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, all in the Agency's customary form and subject to counsel review. The Agency conducted a public hearing on January 11, 2021 and notified the affected tax jurisdictions of its intent to deviate from Policy on February 8, 2021.
11. Consider a request from **Engler Electric, Inc.** to extend the inducement of its project for an additional one year, and authorize the execution of an extension agreement. The project inducement expired on November 22, 2020 and the company provided a letter explaining the reasons for delay. No extension payment is due because the Company has not received any financial assistance and therefore the IDA is not required to report on the project for 2020.
12. Consider a request from **Genesee & Mohawk Valley Railroad Co.** to release a 2.12± acre parcel of land from the Lease Agreement to convey to the railroad for its further conveyance to the County of Oneida, and authorizing the form and execution of related documents, subject to counsel review.
13. Consider a request from **Griffiss Local Development Corporation** to release a 2.0± acre parcel of land from the GLDC/OCIDA Master Lease for Griffiss Business and Technology Park and convey the land to GLDC, and authorize the form and execution of related documents, subject to counsel review. GLDC has contracted to sell property located at 7738 Bell Road.

14. New Business

15. Old Business

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Next meeting date – **Friday, March 26, 2021 at 8 AM at 584 Phoenix Drive, Rome, NY**