

Anthony J. Picente Jr.  
County Executive

Shawna M. Papale  
Secretary/ Treasurer/  
Executive Director

Timothy Fitzgerald  
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

**OCIDA**



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

Stephen R. Zogby  
Chairman

David C. Grow  
Vice Chairman

Franca Armstrong  
James J. Genovese, II

Aricca R. Lewis  
Kristen H. Martin  
Tim R. Reed

To: Oneida County Industrial Development Agency Board of Directors  
From: Shawna M. Papale  
Date: December 9, 2024  
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet at **8:00 AM Friday, December 13, 2024.**

Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 2870 297 0893 or attend in person. The Minutes of the Agency meeting will be transcribed and posted on the OCIDA website.

1. Executive Session
2. Approve minutes – November 15, 2024
3. Financial Review
4. Consider a SEQR resolution relating to the **Yoder Properties, Ltd (Stark Truss Company, Inc.)** facility. The Agency has reviewed and concurs with the findings and determination by the lead agency, the Town of Whitestown Planning Department, and adopts a negative declaration.
5. Consider an inducement resolution relating to **the Yoder Properties, Ltd (Stark Truss Company, Inc.)** facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$133,000.00), exemptions from mortgage recording tax (valued at \$18, 876.00) and reduction in real property tax (valued at \$361,665.00), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy; adopting a finding that the Project is reasonably necessary to (a) discourage the Company and/or the Sublessee from moving out of State and (b) preserve the Company's and/or the Sublessee's competitive position in its industry; and authorizing the Agency to conduct a public hearing.
6. Consider a final authorizing resolution relating to the **Assured Information Security, Inc. Facility**, authorizing financial assistance to AIS in the form of exemptions from sales tax (valued at \$129,124), exemptions from mortgage recording tax (valued at \$18,936) and real property tax abatement through modifying the PILOT Payments in years 14 and 15 of the existing PILOT Agreement and extending PILOT Payments for an additional 10 years during which time AIS will pay a fixed payment (value of additional benefit is \$244,257.80), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy and approving the form and execution

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of related documents, subject to counsel approval. The Agency conducted a public hearing on December 6, 2024.

7. Consider a resolution relating to the **Griffiss Local Development Corporation (Building 796) Facility**, consenting to the extension of an existing sublease and entering into a new sublease with CUBRC, Inc. at 725 Daedalian Drive and approving the form and executed of related documents, subject to counsel approval.
8. Old Business
  - a) Update on EDGE Flex Space Project

Next meeting date: **Friday, January 17, 2025 at 8:00 AM at 584 Phoenix Drive, Rome, NY**

**Minutes of the Meeting of the  
Oneida County Industrial Development Agency**

**November 15, 2024**

**584 Phoenix Drive, Rome, NY /Webex Video/Teleconference**

**Members Present:** Steve Zogby, David Grow, Aricca Lewis, Kristen Martin and James Genovese.

**Members Present WebEx:** Franca Armstrong, Tim Reed.

**EDGE Staff Present:** Shawna Papale, Tim Fitzgerald, Laura Cohen, Maureen Carney, Marc Barraco, and Mark Kaucher.

**Others Present:** Mark Levitt, Levitt & Gordon.

**Others Present Virtual:** Laura Ruberto and Linda Romano, Bond, Schoeneck & King; Jenna Peppenelli, Levitt & Gordon.

S. Zogby called the meeting to order at 8:05 AM.

**Minutes – October 18, 2024**

S. Zogby presented the draft October 18 meeting minutes for review. A. Lewis requested that the spelling of her name be corrected. **A. Lewis moved to approve the October 18, 2024 meeting minutes with the suggested correction. D. Grow seconded the motion, which carried 7-0.**

**Interim Financials**

M. Carney presented the October 31, 2024 interim financial statement. Two application/commitment fees were received in October, as well as the \$500 closing fee from Delta Luxury Townhomes project. The final 2024 PILOT payment has been received from Sovena USA. This means that all 2024 PILOTs for which the Agency administers have been received and disbursed. The Agency's fund balance has decreased by 9% over the past 12 months. M. Carney expects the Marcy Nanocenter Flex Space project to close by the end of 2024. With this closing, the Agency will meet its 2024 budget. **The Agency received and accepted the interim financials as presented, subject to audit.**

**Cardinal Griffiss Realty, LLC (Assured Information Security, Inc.) Facility – Amendment to Inducement Resolution**

S. Zogby introduced an amendment to the inducement resolution relating to the Assured Information Security, Inc. facility. The inducement resolution adopted October 18, 2024 was conditioned upon the company submitting revised employment numbers that included job creation. The company submitted amended application materials and the Agency wishes to amend the inducement resolution to revise the Company's Employment Obligation. T. Fitzgerald shared that based on the Agency's discussion and resolution from the October meeting, staff discussed with AIS a proposed increase in headcount over the term of the proposed financial assistance. AIS was comfortable committing to retaining its existing 100 jobs at the facility, and creating 5 new jobs over the project period. The amendment reflects the commitment to the five net new jobs at the facility. **K. Martin made a motion to approve the amendment to the inducement resolution relating to the Cardinal Griffiss Realty, LLC (Assured Information Security, Inc.) Facility. D. Grow seconded the motion, which carried 7-0.**

**2025 OCIDA-EDGE Staff Services Contract**

S. Zogby introduced the proposed 2025 Staff Services Agreement contract with EDGE. There are no substantial changes to the 2025 contract over the 2024 contract. M. Levitt has reviewed and approved the proposed contract. **A motion to approve the 2025 Staff Services Agreement with Mohawk Valley EDGE was made by K. Martin, seconded by J. Genovese, and carried 7-0.**

**NYSEDC Memo and Request for Funding**

S. Papale shared a memo with the members, in which NYSEDC describes its upcoming partnership with The Business Council of New York to advocate for a more competitive business environment in New York State. NYSEDC is requesting support from its member organizations. If the Agency were to support this effort and contribute \$5,000, the Agency would be able to host a round table discussion between local businesses, NYSEDC, and the Business Council. D. Grow asked how effective this might be in raising local concerns to New York State. S. Papale expressed that this effort is better than not raising any concerns at all. S. Zogby suggesting contributing \$2,500 to this request, and asking the OCLDC to also contribute \$2,500. A. Lewis wanted to clarify that this will be a one-time expense. S. Papale confirmed that it is, and M. Carney stated that this expense would come out of the Agency's 2024 budget. With no further discussion, **D.**

**Grow motioned to approve contributing \$2,500 to the NYSEDC/Business Council Competitiveness Project. J. Genovese seconded the motion, which carried 7-0.**

J. Genovese left the meeting at 8:22 AM

#### **2025 Meeting Schedule**

S. Papale presented the Agency's 2025 proposed meeting schedule. S. Zogby suggested that electronic meeting invitations be sent to the Agency members. S. Papale said staff would do that. K. Martin requested that the December 2025 meeting be moved to Dec. 12. Members and staff agreed to this change.

#### **Executive Session**

At 8:26, S. Zogby asked for a motion to enter executive session to discuss contracts. **A. Lewis moved, and K. Martin seconded a motion to enter executive session. The motion carried 6-0.**

**At 9:05, A. Lewis moved, and K. Martin seconded a motion to exit executive session. The motion carried 6-0.**

#### **Adjournment**

With no further business, S. Zogby asked for a motion to adjourn. **At 9:07 AM D. Grow moved, and K. Martin seconded a motion to adjourn. Motion carried, 6-0.**

Respectfully Submitted,  
Tim Fitzgerald

**Oneida County Industrial Development Agency**  
**Notes to the Financial Statements**  
**November 30, 2024**

**Balance Sheet:**

1. The balance in cash & cash equivalents and investments is approximately \$790K; of this balance \$378K is in short-term CD's and \$413K is in interest bearing money market accounts
2. The \$1,000 commitment fees collected from the following for projects that have not closed as of November 30:
  1. Solitude Solar, LLC (received February 2022) -project is closed- will reverse the commitment fee at a later date
  2. Lodging Kit Company (received February 2024) closing expected prior to 12/31/2024
  3. All Seasonings (received March 2024) closing expected prior to 12/31/2024
  4. Park Grove, LLC (received May 2024)- TBD
  5. National Building & Restoration Corporation (Received May 2024) -TBD
  6. Pennrose LLC/ Copper Village (received September 2024)- TBD
  7. Stark Truss Company (received October 2024)- TBD
  8. Assured Information Security, Inc. (received October 2024)- TBD
3. Fund balance decreased by 2% over the last 12 months

**Budget Comparison Report (Income Statement):**

1. Interest income on deposits and certificates of deposit has exceeded the annual budget; interest on the Key Bank investment has not been booked for November as the statement has not been received
2. Project closings and application fees received in as of 11/30/24 are as follows:

1/5/2024	Above Grid LLC	Admin & Commitment Fee	57,068.00
1/16/2024	Collins Solar	Admin & Commitment Fee	38,841.00
2/2/2024	Kris Tech Wire Company	Project Extension Fee	500.00
2/16/2024	Lodging Kit Company	Application Fee	500.00
3/19/2024	All Seasonings	Application Fee	500.00
5/6/2024	Park Grove, LLC	Application Fee	500.00
5/15/2024	National Building & Restoration Corp	Application Fee	500.00
6/27/2024	Central Utica Building LLC	Admin & Commitment Fee	103,575.00
9/12/2024	Pennrose LLC- Copper Village	Application Fee	500.00
10/1/2024	Delta Luxury Townhomes, LLC	Admin Fee	500.00
10/4/2024	Stark Truss Company	Application Fee	500.00
10/17/2024	Assured Information Security, Inc.	Application Fee	500.00
11/26/2024	BW Solar-NY CDG Oneida 2	Admin & Commitment Fee	26,892.00
<b>Total as of 11/30/24</b>			<b><u>230,876.00</u></b>

3. Business expense is over budget due to the Leading EDGE awards sponsorship
4. The special ED projects contingency has not been drawn against as of November

**Other Significant Items to Note:**

1. Per the PILOT terms, Wolfspeed is billed quarterly each year; the Q4 payment was received in late November and will be disbursed to the jurisdictions and EDGE in accordance with the PILOT Allocation agreement in December
2. All PILOTs administered through Agency with payments due on July 1 have been collected and disbursed
3. All PILOT payments due from Sovena have been received; payments in accordance with the PILOT agreement will be made in the next check run

**Oneida County Industrial Development Agency  
Balance Sheet  
November 30, 2024 and 2023**

	Current Year	Prior Year
Assets		
Current Assets		
Cash and Cash Equivalents	412,918	446,613 <sup>1</sup>
Investments	377,780	469,926 <sup>1</sup>
Restricted Cash - PILOT Holdings	758,044	285,341
PILOT Holdings	(758,044)	(285,341)
Accounts Receivable	3,270	0
Prepaid Expenses	6,630	7,157
Total Current Assets	800,598	923,696
Fixed Assets		
Furniture/Fixture/Eqpt	6,679	6,679
A/D-Furniture/Fixt/Eqpt	(6,679)	(6,679)
Total Fixed Assets	0	0
Total Assets	800,598	923,696
Liabilities & Net Assets		
Liabilities		
Current Liabilities		
Accounts Payable	18,731	138,117
Accrued Expenses	7,106	6,995
Deferred Revenue	8,000	6,000 <sup>2</sup>
Total Current Liabilities	33,837	151,112
Total Liabilities	33,837	151,112
Net Assets		
Fund Balance	366,762	372,584 <sup>3</sup>
Fund Balance-Board Restricted	400,000	400,000
Total Net Assets	766,762	772,584
Total Liabilities & Net Assets	800,598	923,696

Oneida County Industrial Development Agency  
 Budget Comparison Report  
 Current Period: 11/1/2024 - 11/30/2024  
 Budget Period: 1/1/2024 - 12/31/2024  
 With Comparative Periods Ending 11/30/2023 and 11/30/2022

	Current Period Actual	Current Period Budget	Year-to-Date Actual	Year-to-Date Budget	11/30/2023	11/30/2022
Revenue						
Reimbursements	0	0	216	0	0	0
Interest Income	463	1,450	21,214 <sup>1</sup>	15,951	22,006	1,402
Lease Payments	2,000	5,292	61,031	58,208	57,000	51,750
PILOT Application / Admin Fees	26,892	22,500	230,876 <sup>2</sup>	247,500	108,373	257,533
Total Revenue	<u>29,355</u>	<u>29,242</u>	<u>313,337</u>	<u>321,659</u>	<u>187,379</u>	<u>310,685</u>
Expenses						
Business Expense	56	103	6,616 <sup>3</sup>	1,128	1,474	784
Contracted Service-Accounting	646	646	7,106	7,104	6,875	6,417
Contracted Services - Legal	0	850	8,500	9,350	9,350	9,300
Contracted Services- Other	355	250	3,907	2,750	1,861	3,269
Marketing- Contracted Services	0	792	1,952	8,708	8,330	915
Dues & Subscriptions	0	167	1,250	1,833	1,250	1,250
Insurance - General	414	375	4,234	4,125	3,640	3,702
Special ED Projects Contingency	0	2,083	0 <sup>4</sup>	22,917	22,917	22,917
Office Supplies & Expense	0	208	525	2,292	0	0
Seminars & Conferences	0	0	0	0	2,625	3,679
Tuition Agreement	0	0	0	0	3,750	0
Service Fees	23,768	23,768	261,452	261,452	253,367	222,750
Total Expenses	<u>25,239</u>	<u>29,242</u>	<u>295,542</u>	<u>321,658</u>	<u>315,438</u>	<u>274,983</u>
Excess or (Deficiency) of Revenue Over Expenses	<u>4,116</u>	<u>0</u>	<u>17,796</u>	<u>1</u>	<u>(128,059)</u>	<u>35,702</u>

**Oneida County Industrial Development Agency  
Statement of Cash Flows  
For the Period Ending November 30, 2024**

**Cash Flows From ( Used by) Operating Activities**

Increase (Decrease) in Net Assets	\$ (5,822)
<b>Adjustments for Noncash Transactions</b>	
Depreciation and Amortization	0
<b>(Increase) Decrease in Assets</b>	
Accounts Receivable	(3,270)
Accounts Receivable-PILOTs billed	0
Investments	92,146
Prepaid Expenses	527
Increase (Decrease) in Liabilities	
Accounts Payable and Accrued Liabilities	(119,276)
Deferred Revenue	2,000
<b>Net Cash Flows From Operating Activities</b>	<u>(33,695)</u>

**Cash Flows From (Used By) Investing Activities**

Capital Expenditures	<u>0</u>
<b>Net Cash From (Used by) Investing Activities</b>	0

**Cash Flows From (Used By) Financing Activities**

Repayments of Long Term Debt	0
Proceeds from Long Term Debt	<u>0</u>
<b>Net Cash Flows (Used by) Financing Activities</b>	0

**Net Increase (Decrease) in Cash and Cash Equivalents** (33,695)

**Cash and Cash Equivalents, Beginning of Period** 446,613

**Cash and Cash Equivalents, End of Period** \$ 412,918



**PLANNING BOARD OF THE TOWN OF WHITESTOWN**, NEW YORK, HELD AT THE WHITESTOWN TOWN HALL ON MONDAY, NOVEMBER 25, 2024 AT 7:00 P.M.

**PLANNING BOARD MEMBERS PRESENT:**

Steve Cox, Chairman  
Roger Potenski  
Lynda Kiefer  
Frank Sardina  
Thomas Sreca  
Richard Mahoney  
Marty Herthum

**EXCUSED:** Brian Whittaker, Planning Board Engineer Representative

**ALSO PRESENT:**

Mark Bradbury, Codes Enforcement Officer

The Chairman called the meeting to order at 7:00 P.M.

**MINOR SUBDIVISION**

**4913 Henderson St**

**Tax Map No.: 317.009-3-76**

**PROPERTY OWNER: Louis and Frances Inkawhich**

Andrew Bailey, land surveyor of LaFave, White & McGivern L.S., P.C. provided Zoning Board Approval from Town of New Hartford and stated New Hartford Planning Board also approved but the minutes are not available yet.

**RESOLUTION – CLOSE SEQR AND ISSUE NEGATIVE DECLARATION**

Motion by: Frank Sardina

Seconded by: Roger Potenski

**WHEREAS**, the Whitestown Planning Board, as Lead Agency, has considered the full scope of the proposed minor subdivision of a new lot on Henderson Street.

**WHEREAS**, the SEQR process was initiated on September 30, 2024 by the Whitestown Planning Board. New York Mills Fire Department, Town of Whitestown Highway Department, Town of New Hartford, Onedia County Planning Board, New Hartford Fire Department and Onedia County Department of Public Works being identified as Involved or Interested Agencies;

**WHEREAS**, the responding agencies did not offer an objection to the Planning Board's request to assume the role of Lead Agency;

**IT IS RESOLVED** that the Whitestown Planning Board hereby assumes the role of Lead Agency for this Unlisted Action, and hereby closes the SEQR comment period.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman  
Roger Potenski, Member  
Lynda Kiefer, Member  
Richard Mahoney, Member  
Frank Sardina, Member  
Thomas Sreca, Member  
Marty Herthum, Member

The Motion was carried.

**RESOLUTION – PRELIMINARY SUBDIVISION APPROVAL**

Motion by Thomas Sreca  
Seconded by: Marty Herthum

**IT IS RESOLVED**, the Whitestown Planning Board, grants preliminary subdivision approval of a new lot on Henderson Street.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman  
Roger Potenski, Member  
Lynda Kiefer, Member  
Richard Mahoney, Member  
Frank Sardina, Member  
Thomas Sreca, Member  
Marty Herthum, Member

The Motion was carried.

**RESOLUTION – FINAL SUBDIVISION APPROVAL**

Motion by Roger Potenski  
Seconded by: Richard Mahoney

**IT IS RESOLVED**, the Whitestown Planning Board, grants final subdivision approval of a new lot on Henderson Street.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman  
Roger Potenski, Member  
Lynda Kiefer, Member  
Richard Mahoney, Member  
Frank Sardina, Member  
Thomas Sreca, Member

Marty Herthum, Member

The Motion was carried.

### **Application and Review Fees**

Whitestown Planning Board has reviewed the Fee Schedule for Minor Subdivision Approval and has accessed the following fees:

Application Fee \$100  
Schedule C \$200  
Short EAF \$100  
Public Hearing Costs \$31  
Total Fees Assessed \$431

### **MINOR SUBDIVISION & SITE PLAN Review**

**North side of Judd Road (County Rd. 40)**

**Tax Map No.: 290.0-02-24**

**PROPERTY OWNER: Oneida County**

**APPLICANT: Tom Rufener w/Stark Truss Company, Inc.**

Applicant provided updated maps with Stormwater updates. SWPP (Stormwater Prevention Plan) has been forwarded to the Town Engineer, however no comments received back.

There was discussion on what a discharge system was; instead of a point of discharge this design spreads it (the water) out.

There was discussion around truck traffic overtime with compact the gravel and will become impervious. Water will still be collected and sent to ponds based on grading.

There was discussion on gravel being previous vs impervious and SWPP is calculated based on a curve and size of retention ponds based on the calculations.

Applicant confirmed SWPP numbers were calculated based on a 100 year storm by DEC.

### **RESOLUTION – CLOSE SEQR AND ISSUE NEGATIVE DECLARATION with condition**

Motion by: Frank Sardina

Seconded by: Roger Potenski

**WHEREAS**, the Whitestown Planning Board, as Lead Agency, has considered the full scope of the proposed subdivision and site plan approval of the creation of a new ±16-acre lot located on the North Side of Judd Rd, Whitestown, NY and construction of a ±26,100 square foot building and gravel outdoor storage area.

**WHEREAS**, the SEQR process was initiated on September 30, 2024 by the Whitestown Planning Board. New York State Department of Environmental Conservation, Mohawk Valley

EDGE, Oneida County Planning Board, Onedia Country DPW, Whitestown Highway Garage, and Oriskany Fire Department being identified as Involved or Interested Agencies;

**WHEREAS**, the responding agencies did not offer an objection to the Planning Board's request to assume the role of Lead Agency;

**WHEREAS**, if the retention pond needs to be slightly bigger, it will be determined at the discretion of the Whitestown Codes Officer.

**IT IS RESOLVED** that the Whitestown Planning Board hereby assumes the role of Lead Agency for this Unlisted Action, and hereby closes the SEQR comment period.

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman  
Roger Potenski, Member  
Lynda Kiefer, Member  
Richard Mahoney, Member  
Frank Sardina, Member  
Thomas Sreca, Member  
Marty Herthum, Member

The Motion was carried.

There was discussion on the current driveways; one driveway is existing and one more will be created.

#### **RESOLUTION – PRELIMINARY SUBDIVISION**

Motion by: Thomas Sreca

Seconded by: Marty Herthum

**IS RESOLVED**; that the Whitestown Planning Board Grants Preliminary Subdivision Approval for the creation of a new ±16-acre lot located on the North Side of Judd Rd, Whitestown, NY

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman  
Roger Potenski, Member  
Lynda Kiefer, Member  
Richard Mahoney, Member  
Frank Sardina, Member  
Thomas Sreca, Member  
Marty Herthum, Member

The Motion was carried.

#### **RESOLUTION – FINAL SUBDIVISION**

Motion by: Richard Mahoney  
Seconded by: Frank Sardina,

**IS RESOLVED;** that the Whitestown Planning Board Grants Final Subdivision Approval for the creation of a new ±16-acre lot located on the North Side of Judd Rd, Whitestown, NY

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman  
Roger Potenski, Member  
Lynda Kiefer, Member  
Richard Mahoney, Member  
Frank Sardina, Member  
Thomas Sreca, Member  
Marty Herthum, Member

The Motion was carried.

**MOTION – PRELIMINARY SITE PLAN APPROVAL with Condition**

Motion by: Thomas Sreca  
Seconded by: Lynda Kiefer,

**WHEREAS,** if the retention pond needs to be slightly bigger, it will be determined at the discretion of the Whitestown Codes Officer.

**IT IS RESOLVED:** The Whitestown Planning Board Grants Preliminary Site Plan Approval for the construction of a ±26,100 square foot building and gravel outdoor storage area

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman  
Lynda Kiefer, Member  
Richard Mahoney, Member  
Frank Sardina, Member  
Thomas Sreca, Member  
Marty Herthum, Member

The following voted nay:  
Roger Potenski, Member

The Motion was carried.

**MOTION – FINAL SITE PLAN APPROVAL with Condition**

Motion by: Marty Herthum  
Seconded by: Frank Sardina

**WHEREAS**, if the retention pond needs to be slightly bigger, it will be determined at the discretion of the Whitestown Codes Officer.

**IT IS RESOLVED:** The Whitestown Planning Board Grants Final Site Plan Approval for the construction of a ±26,100 square foot building and gravel outdoor storage area

Upon the question of the recommendation of the foregoing resolution, the following voted aye:

Steve Cox, Chairman  
Lynda Kiefer, Member  
Richard Mahoney, Member  
Frank Sardina, Member  
Thomas Sreca, Member  
Marty Herthum, Member

The following voted nay:  
Roger Potenski, Member

The Motion was carried.

Member Roger Potenski expresses concern that the Whitestown Engineer has not yet provided feedback on submitted SWPP.

### **Application and Review Fees**

Whitestown Planning Board has reviewed the Fee Schedule for Minor Subdivision and Site Plan Approval and has assessed the following fees:

#### Site Plan:

Application Fee \$100  
Schedule A \$11,440.80  
Short EAF \$100  
Public Hearing Costs \$69.20  
Total Fees Assessed \$11,710

#### Subdivision:

Application Fee \$100  
Schedule C \$200  
Short EAF \$100  
Total Fees Assessed \$400



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# 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](mailto:spapale@mvedge.org)

Please submit the signed and notarized completed application (Pages 1-25 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.

5974 Judd Rd

Project Name

10/04/2024

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: Yoder Properties, LTD

1(b) Principal Address: 109 Miles Ave SW  
Canton, Ohio 44710

1(c) Telephone/Facsimile Numbers: 330-478-2100 Ext. 1139 & 1136

1(d) Email Address: Mark.Taylor@starktruss.com

1(e) Secondary Email Address Jason.Brown@starktruss.com

1(f) Contact Person: Mark Taylor, CFO

1(g) Is the Applicant a

- Corporation: If Yes, Public  Private   
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 #: \_\_\_\_\_
- DISC \_\_\_\_\_
- Other(specify) \_\_\_\_\_

1(h) State of Organization (if applicable) Ohio

**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
<p>Yoder Properties, LTD, is the real property entity, and shares common ownership with Stark Truss Company, Inc., the operating company.</p> <p>Please see the attached exhibit for a breakdown of owners and their respective ownership percentages.</p>		

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

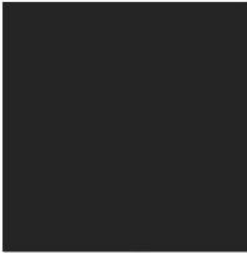
Yoder Properties, LTD, is the real property entity, and shares common ownership with Stark Truss Company, Inc., the operating company.

Please see the attached exhibit for a breakdown of owners and their respective ownership percentages.

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

Yoder Properties

Stark Truss



100.00%

100.00%

## Applicant's Counsel and Accountant

### 3(a) Applicant's Attorney

Name/Title: Jason Brown, Esq. - Risk Manager  
Firm: Stark Truss Company, Inc.  
Address: 109 Miles Ave SW  
Canton, Ohio 44710  
Telephone/Fax: 330-478-2100 ext. 1136  
Email: jason.brown@starktruss.com

\*Local counsel to be retained as necessary.\*

### 3(b) Applicant's Accountant

Name/Title: Dan Kloha  
Firm: 415 Group  
Address: 4300 Munson St. NW  
Canton, OH 44718  
Telephone/Fax: 330-492-0094  
Email: Dkloha@415group.com

## Business Description

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

Stark Truss Company, Inc., founded in 1963, is a leading manufacturer and supplier of wood components for the construction industry. With over 60 years of experience supplying large multi-family and commercial developments, single-family track and custom homes, and agricultural buildings – Stark Truss has the resources to provide expertise to almost any construction project. Stark Truss is dedicated to providing high-quality components from plants located in Ohio, Indiana, Missouri, Kentucky, Virginia, South Carolina, North Carolina, New York, Rhode Island, and Georgia that service 20 states throughout the Central to Eastern US.

Our construction product line includes roof and floor trusses, wall panels, laminated veneer lumber (LVL), I-joists, glulam posts, pre-built stairs, StarkLam beams, and connector hardware.

## 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.

Stark Truss Company, Inc. plans to construct a new 27,200 SF wooden truss/building component manufacturing facility located at 5974 Judd Rd, Oriskany, New York 13424 on a 15-acre site. In addition to the manufacturing facility, there will also be a 2,000 SF 2-story wood-built office building attached to the main manufacturing structure. This project is sited immediately across Judd Rd. from the Onedia County Public Works complex and will result in the development of a previously underutilized lot of undeveloped land. The new facility will create an attractive environment for new talent seeking career opportunities at a respected company with a long track record of success. This expansion will retain the existing 24 employees and will lead to the creation of 8 new full-time positions, many of which will be entry level and thus made available to individuals of all socioeconomic backgrounds. These newly-created jobs will include manufacturing jobs for Roof Truss, Floor Truss, and Wall Panel manufacturing. There will also be additional jobs available serving in support roles for the manufacturing process such as Truck Drivers, Yard/Lift Employees, Office Employees, Design Jobs, and others.

### Reasons for Project

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

Stark Truss Company, Inc. plans to undertake this project because it will create an attractive environment for new talent seeking long-term career opportunities with the company.

The company's current facility in Whitesboro, NY, makes it challenging to attract and retain employee talent and this new site is vital for strengthening and growing Stark Truss Company's presence in the upstate New York region.

The new intended site will also allow for business growth to continue unhindered by the site-specific limitation of its current location. Moving operations from an old industrial facility located in a floodplain to the proposed Judd Rd site will allow for increased manufacturing capacity as well as assisting in growing the company's local workforce.

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

Stark Truss Company, Inc. is requesting the assistance of OCIDA with the project to enable the company to maintain a presence in Oneida County and retain its existing employees along with adding additional employees. The OCIDA benefits make the proposed project feasible due to increased project costs stemming from material pricing and labor inflation.

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?

If funding was not secured, Stark Truss Company, Inc.'s expansion project and growth plans would be severely impeded. Investment and expansion would likely be redirected to a different location resulting in operations being moved outside of Onedia County and potentially to other existing Stark Truss Company plants outside of New York.

6(d) Is the proposed project reasonably necessary to discourage the Applicant from removing such other plant or facility to a location outside the State of New York?

Yes     No    **If Yes**, please explain briefly.

The proposed project will strengthen Stark Truss Company's ties in the region and result in a significant commitment of resources to expand operations and grow the employee base in the county. Being able to build on existing connections and employee networks presents a strong reason for investing in the proposed project.

6(e) Will financing by the Agency result in the removal or abandonment of a plant or other facility of the applicant or any related entity presently located in another area of New York State?

[  Yes    [  No

**If Yes**, is the proposed project reasonably necessary to preserve the competitive position of the Applicant in its respective industry?     Yes     No

**If Yes**, 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.

Stark Truss Company currently leases space for its manufacturing operations at a facility located at 44 Old Mohawk St. Whitesboro, NY 13492 which formerly served as a foundry. The nature and age of the building and limited ground/yard space limits growth and operational efficiency. The site's location in a flood plain also results in disruption to business activities. Importantly, the location and nature of this facility make it difficult to attract and retain a talented workforce.

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).

An application in 2023 for a proposed site at 878 Ellsworth Rd. was submitted to both OCIDA and ESDC but site-specific issues resulted in this project being terminated.

Several years ago the company had some assistance with OJT through local Working Solutions.

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.

Stark Truss Company intends to file an application for CFA incentives for the same proposed project at Judd Rd. within this 180 day window.

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):

- |                                     |                                |                                  |   |
|-------------------------------------|--------------------------------|----------------------------------|---|
| <input checked="" type="checkbox"/> | Manufacturing                  | <input type="text" value="100"/> | % |
| <input type="checkbox"/>            | Industrial Assembly or Service | <input type="text"/>             | % |
| <input type="checkbox"/>            | Back office operations         | <input type="text"/>             | % |
| <input type="checkbox"/>            | Research and Development       | <input type="text"/>             | % |
| <input type="checkbox"/>            | Technology/Cybersecurity       | <input type="text"/>             | % |
| <input type="checkbox"/>            | Warehousing                    | <input type="text"/>             | % |
| <input type="checkbox"/>            | Commercial or Recreational     | <input type="text"/>             | % |
| <input type="checkbox"/>            | Retail                         | <input type="text"/>             | % |

- |                      |                          |  |                      |   |
|----------------------|--------------------------|--|----------------------|---|
| Add Housing Addendum | <input type="checkbox"/> | Residential housing (specify) _____              | <input type="text"/> | % |
|                      | <input type="checkbox"/> | Pollution Control (specify) _____                | <input type="text"/> | % |
|                      | <input type="checkbox"/> | Environmental (e.g., Brownfield) (specify) _____ | <input type="text"/> | % |
| Add Solar Addendum   | <input type="checkbox"/> | Other (specify ie; renewable energy) _____       | <input type="text"/> | % |

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

- Acquisition of land
- Acquisition of existing building
- Renovations to existing building
- Construction of addition to existing building
- Demolition of existing building or part of building
- Construction of a new building
- Acquisition of machinery and/or equipment
- Installation of machinery and/or equipment
- 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).

<u>Assistance Requested</u>	<u>Estimated Values</u>
<input type="checkbox"/> <b>Fill-in</b> Real Property Tax Abatement (value of PILOT savings): \$	361,665
<input type="checkbox"/> Mortgage Tax Exemption (.75%) \$	18,875.45
Amount of mortgage: \$	2,516,726 (fill-in)
<input type="checkbox"/> Sales and Use Tax Exemption ** (8.75%) \$	133,000.00 (Not available for solar)
Value of goods/services to be exempted from sales tax: \$	1,520,000 (fill-in)
<input type="checkbox"/> Issuance by the Agency of Tax Exempt Bonds(bond dollar value)\$	_____

**\*\* TOTAL EXEMPTION ASSISTANCE REQUESTED: \$ 513,540**

Is the financial assistance requested by the Applicant consistent with the IDA's Uniform Tax Exemption Policy?  Yes  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.

\*\* 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.



**PAYMENT IN LIEU OF TAX BENEFIT VALUE CALCULATOR**

To be used as guidance to calculate the PILOT Benefit value on Page 9 of application. Rates and assessments are for example only.

Information on Real Property Proposed For PILOT	
Estimated Assessment in 1,000s	\$ 1,300

**Stark Truss**

Provide

Tax Rates Per 1k of Assessment at time of application*	Full Payment	Rate Year	Muni
Oneida County	\$ 10.290961	24	Oneida
City or Township**	\$ 4.575305	24	Whitestown
Village**	\$ -		
School District	\$ 33.820482	24-25	Oriskany
Total	\$ 48.686748		

\$ 49.66    25    26    27  
\$ 50.65    \$ 51.67

\*Do not include Special District Tax Rates    \*\*Verify equalization rates with jurisdiction for parity with other jurisdictions  
Annual rate increase factor of 2% is used in calculator

PILOT VALUE CALCULATOR VALUES	1.02	1.04	1.06	Estimated Pyt.	PILOT Value
		Full		IDA-Industrial	
Payment Based on 3-31-2026 TSD	\$ 51.67	\$ 67,167		\$ 22,389	\$ 44,778
Year 2 Payment	\$ 52.70	\$ 68,510		\$ 22,837	\$ 45,673
Year 3 Payment	\$ 53.75	\$ 69,880		\$ 23,293	\$ 46,587
Year 4 Payment	\$ 54.83	\$ 71,278		\$ 23,759	\$ 47,519
Year 5 Payment	\$ 55.93	\$ 72,704		\$ 24,235	\$ 48,469
Year 6 Payment	\$ 57.04	\$ 74,158		\$ 24,719	\$ 49,438
Year 7 Payment	\$ 58.19	\$ 75,641		\$ 25,214	\$ 50,427
Year 8 Payment	\$ 59.35	\$ 77,154		\$ 25,718	\$ 51,436
Year 9 Payment	\$ 60.54	\$ 78,697		\$ 26,232	\$ 52,464
Year 10 Payment	\$ 61.75	\$ 80,271		\$ 26,757	\$ 53,514
Totals:		\$ 735,458		\$ 373,792	\$ 361,665

Abatement Percentages	Full	485-b	IDA-Comm	IDA-Industrial
Year 1		50	50	66.66666
Year 2		45	50	66.66666
Year 3		40	25	66.66666
Year 4		35	25	66.66666
Year 5		30	25	66.66666
Year 6		25		33.33333
Year 7		20		33.33333
Year 8		15		33.33333
Year 9		10		33.33333
Year 10		5		33.33333

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

10-Sep-24

Name of Applicant: Yoder Properties, Ltd. (Real Estate Co. for Stark Truss)  
Miles Ave SW Canton, OH 44710  
 Description of Project: New Constuction & equipping facility Jud Road

Name of All Sublessees or Other Occupants of Facility: Stark Truss Company, Inc.  
Currently operates from leased bldg. in Whitesboro  
44 Old Mohawk St.

Principals or Parent of Applicant: Stephen Yoder, President  
Tom Rufener, Proj. Mgr.

Products or Services of Applicant to be produced or carried out at facility: Wooden truss/building component manufacturing

Estimated Date of Completion of Project: Aug-25

Type of Financing/ Structure:  
 Tax-Exempt Financing  
 Taxable Financing  
 Sale/ Leaseback  
 Other

Type of Benefits being Sought by Applicant:  
 Taxable Financing  
 Tax-Exempt Bonds  
 Sales Tax Exemption on Eligible Expenses Until Completion  
 Mortgage Recording Tax Abatement  
 Real Property Tax Abatement

**Project Costs**

Land Acquisition	\$ 240,000
Existing Building(s) ACQUISITION	\$ -
Existing Building(S) RENOVATION	\$ -
NEW Building(s) CONSTRUCTION	\$ 1,968,263
Installation Costs	\$ 90,000
Site Preparation/Parking Lot Construction	\$ 875,680
Machinery & Equipment (other than furniture)	\$ 1,023,713
Furniture & Fixtures	\$ -
Architectural & Engineering	\$ 41,525
Legal Fees (applicant, IDA, bank, other counsel)	\$ 15,000
Financial (all costs related to project financing)	\$ 5,000
Permits	\$ 5,440
Other	
Agency Fee	\$ 21,373
<b>TOTAL COST OF PROJECT</b>	<b>\$ 4,285,994</b>

**Assistance Provided by the Following:**

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

**Company Information**

Existing Jobs  
Created Jobs FTE (over three years)  
Retained Jobs

24
8
24

**Average Salary of these Positions**

\$	61,000
\$	61,000
\$	61,000

**Earnings Information for Oneida County**

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

\$	61,000
\$	25,000
\$	32,000

Note: \$1,000,000 in construction expenditures generates 15 person - years of employment  
Construction Person Years of Employment:

15
----

**Calculation of Benefits (3 Year Period)**

	Total Earnings	Revenues
Direct Jobs		
Created	\$ 1,464,000	\$ 62,220
Existing	\$ 4,392,000	\$ 186,660
Indirect Jobs		
Created	\$ 1,500,000	\$ 63,750
Existing	\$ 4,500,000	\$ 191,250
Construction - only one year		
Person Years	\$ 469,431	\$ 19,951
<b>TOTALS Calculation of Benefits (3 Yr Period)</b>	<b>\$ 12,325,431</b>	<b>\$ 523,831</b>

**TAXABLE GOODS & SERVICES**

		Spending Rate	Expenditures	State & Local Sales Tax Revenues
Direct Jobs	Created	36%	\$ 527,040	\$ 51,386
	Existing	0.36	\$ 1,581,120	\$ 154,159
Indirect Jobs	Created	0.36	\$ 540,000	\$ 52,650
	Existing	0.36	\$ 1,620,000	\$ 157,950
Construction - only one year	Person Years	0.36	\$ 168,995	\$ 16,477
<b><u>TOTAL TAXABLE GOODS &amp; SERVICES</u></b>			<b>\$ 4,437,155</b>	<b>\$ 432,623</b>

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:	33.820482	Oriskany	24-25
Tax Rate for Municipality where facility is located:	4.575305	Whitestown	2024
Tax Rate for County:	10.290961	Oneida	2024
	Total Rate:		
	48.686748		
Real Property Taxes Paid:	\$ 105,942		

**COSTS: IDA BENEFITS**

Real Property Taxes Abatement	\$ 361,665
Mortgage Tax Abated (.75%)	\$ 18,875
Estimated Sales Tax Abated During Construction Period (8.75%)	\$ 133,000
Total:	\$ 513,540

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.

**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:

**5974 Judd Rd**

---

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

**Whitestown**

---

7(c) School District:

**Oriskany School**

---

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

**Vacant - formerly site of a homestead.**

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

**Light Manufacturing**

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.***

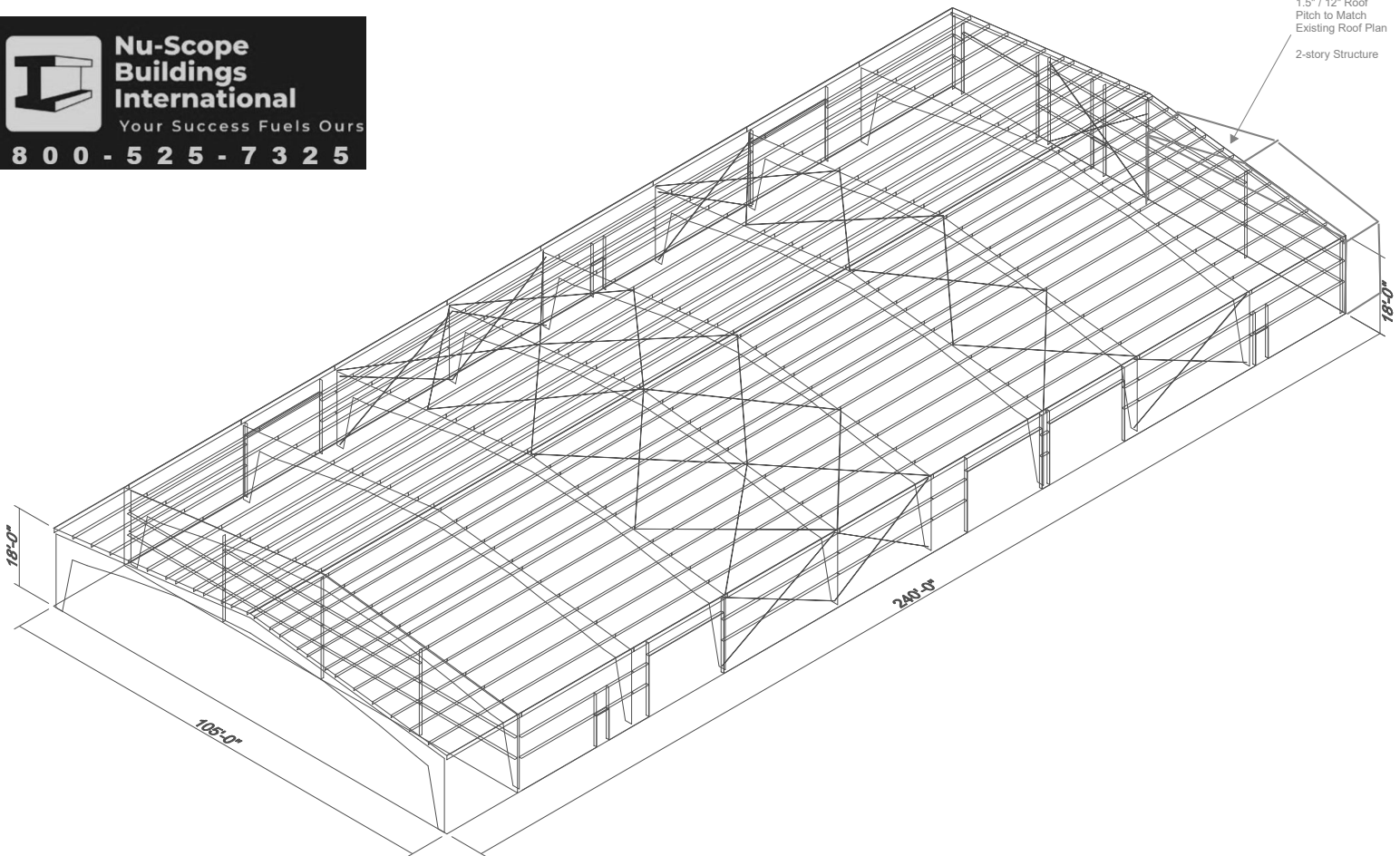
Yoder Properties LTD. plans to, with the acquisition of the 5974 Judd Rd property, build a new 27,200 SF PEMB manufacturing facility. This includes a 2000SF 2-story wood office structure off of the front of the main PEMB structure. The building will be insulated with R30 WMP-VRR insulation in the walls, and R38 Simple Saver's double banded system in the roof. We plan to heat the building with a radiant heating system in the concrete floor of the facility. The building will be powered with 3-phase 600 amp / 480V service. The building will also have a Fire Suppression system.

Attached are the preliminary site plan and building drawings.



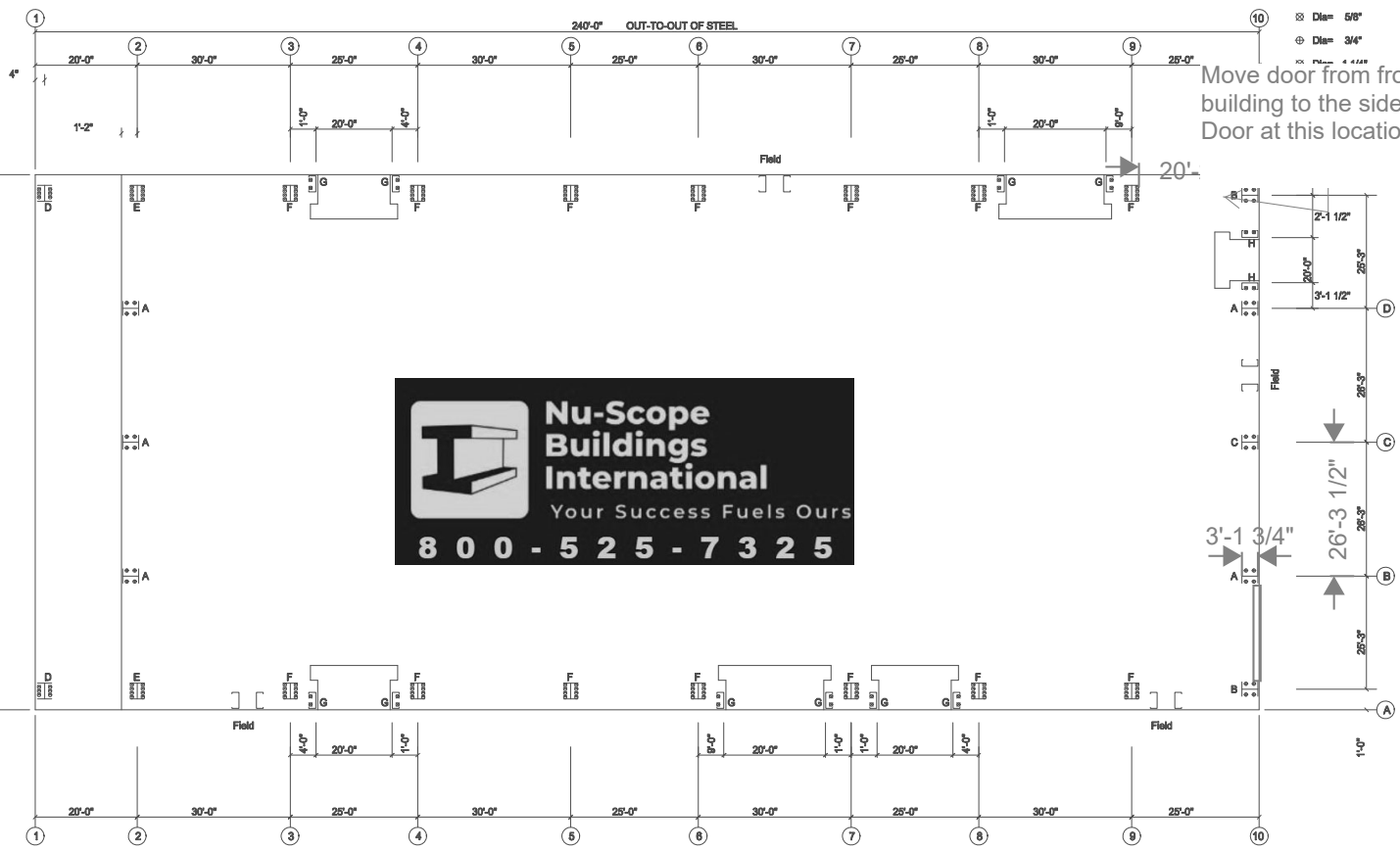


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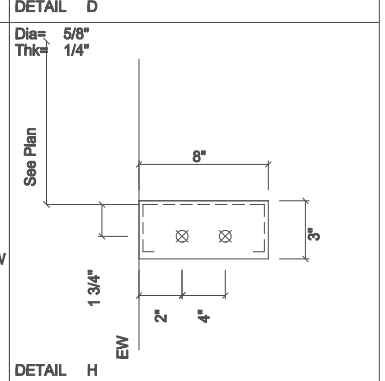
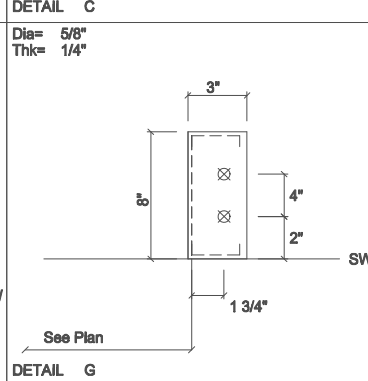
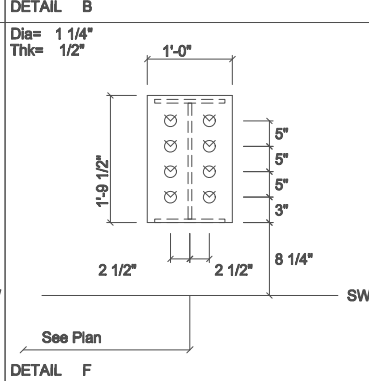
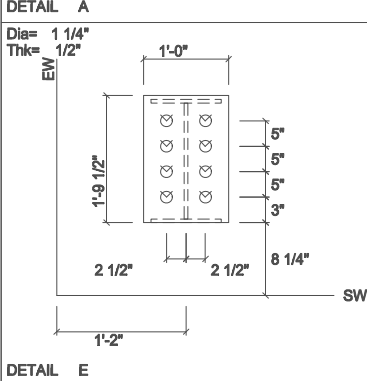
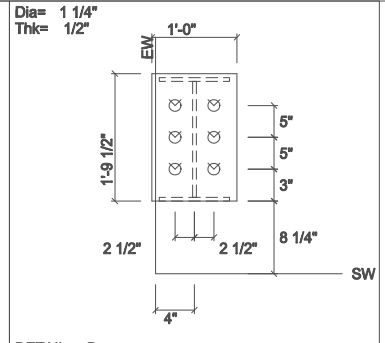
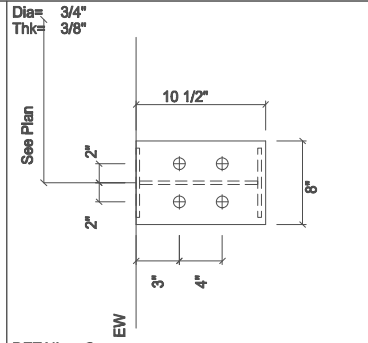
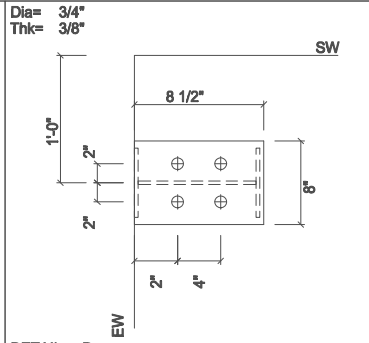
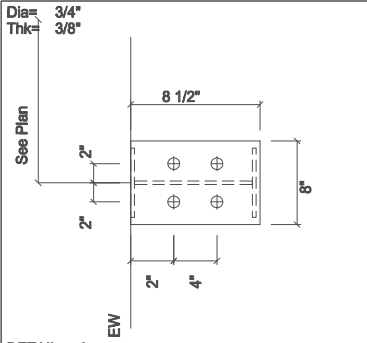




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**ANCHOR BOLT PLAN**  
NOTE: All Base Plates @ 100'-0" (U.N.)

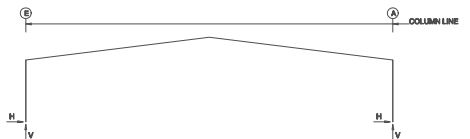
Move door from front building to the side. 10' Door at this location.



**ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frame Line	Col Line	Load Id	Column Reactions (k)	Reactions (k)	Reactions (k)	Bolts Qty	Dia	Base Plate (in)	Thick	Grout (in)		
			Load H	Load V	Load H	V		Length				
2	D	7	2.9	0.1	8	-2.7	0.1	4	0.780	8.000	0.375	0.0
2	C	7	2.4	0.1	8	-3.1	0.1	4	0.780	8.000	0.375	0.0
2	B	7	2.9	0.1	8	-2.7	0.1	4	0.780	8.000	0.375	0.0
10	A	10	1.6	-1.8	11	-1.2	-1.8	4	0.780	8.000	0.375	0.0
10	B	10	3.3	-5.3	11	-3.0	-5.3	4	0.780	8.000	0.375	0.0
10	C	10	3.9	-3.9	8	-3.5	-3.3	4	0.780	8.000	0.375	0.0
10	D	10	0.0	16.5	13	3.9	-3.9	4	0.780	8.000	0.375	0.0
10	E	10	0.0	28.5	14	3.3	-8.8	4	0.780	8.000	0.375	0.0
19	L	1	0.0	-1.9	8	-1.3	-1.8	4	0.780	8.000	0.375	0.0
19	E	1	0.0	-7.9	19	1.2	-1.8	4	0.780	8.000	0.375	0.0

**FRAME LINE: 123466789**



**NOTES FOR REACTIONS**

- Building reactions are based on the following building data:
- Width (ft) = 100.0
- Length (ft) = 240.0
- Eave Height (ft) = 19.0
- Roof Slope (Pitch) = 1:12
- Dead Load (psf) = 20
- Collided Load (psf) = 50
- Live Load (psf) = 40
- Roof Load (psf) = 40
- Wind Speed (mph) = 110
- Wind Code = ASCE 7 (IBC 16)
- Exposure = C
- Classification = 1
- Importance Wind = 1.00
- Importance Seismic = 1.00
- Seismic Zone = B
- Seismic Coef (F<sub>v</sub>/W) = 0.39

**ID Description**

- 1 Dead-Column-Base-Node-Show
- 2 Dead-Column-Right
- 3 Dead-Column-Left
- 4 Dead-Column-LongR
- 5 Dead-Column-LongL
- 6 Dead-Column-Section-0.5Wind-LongR
- 7 Dead-Column-Section-0.5Wind-LongL
- 8 Dead-Column-Section-0.5Wind-Section-0.780
- 9 Dead-Column-Section-0.5Wind-Section-0.780
- 10 Dead-Column-Section-0.5Wind-Section-0.780
- 11 Dead-Column-Section-0.5Wind-Section-0.780
- 12 Dead-Column-Section-0.5Wind-Section-0.780
- 13 Dead-Column-Section-0.5Wind-Section-0.780
- 14 Dead-Column-Section-0.5Wind-Section-0.780
- 15 Dead-Column-Section-0.5Wind-Section-0.780
- 16 Dead-Column-Section-0.5Wind-Section-0.780
- 17 Dead-Column-Section-0.5Wind-Section-0.780

**BUILDING BRACING REACTIONS**

Loc	Line	Col Line	Reactions (k)	Reactions (k)	Reactions (k)	Reactions (k)	Reactions (k)	Reactions (k)	Note
			Wind	Seismic	Wind	Seismic	Wind	Seismic	
L	EW	1	4.5	3.1	2.0	6.1	3.2		(8)
R	EW	1	8.8	3.1	2.0	6.1	3.2		
R	EW	10	0.0	2.8	2.2	1.7	1.6		
R	EW	E	0.7	3.1	2.0	6.1	3.2		
			0.5	3.1	2.0	6.1	3.2		
			0.4	3.1	2.0	6.1	3.2		

(8) Rigid frame at endwall

**RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frame Line	Col Line	Load Id	Column Reactions (k)	Reactions (k)	Reactions (k)	Bolts Qty	Dia	Base Plate (in)	Thick	Grout (in)		
			Load H	Load V	Load H	V		Length				
1	E	1	80.0	83.8	8	-16.8	-16.6	8	12.00	21.60	0.600	0.0
1	A	5	15.8	-15.0	1	-80.0	83.8	8	12.00	21.60	0.600	0.0
		1	-80.0	83.8	8	15.8	-16.6					

**RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frame Line	Col Line	Load Id	Column Reactions (k)	Reactions (k)	Reactions (k)	Bolts Qty	Dia	Base Plate (in)	Thick	Grout (in)		
			Load H	Load V	Load H	V		Length				
2*	E	1	84.2	85.2	2	-12.1	-12.4	8	12.00	21.60	0.600	0.0
2*	A	3	12.1	-11.4	1	-84.2	85.2	8	12.00	21.60	0.600	0.0
		1	-84.2	85.2	8	12.1	-12.4					

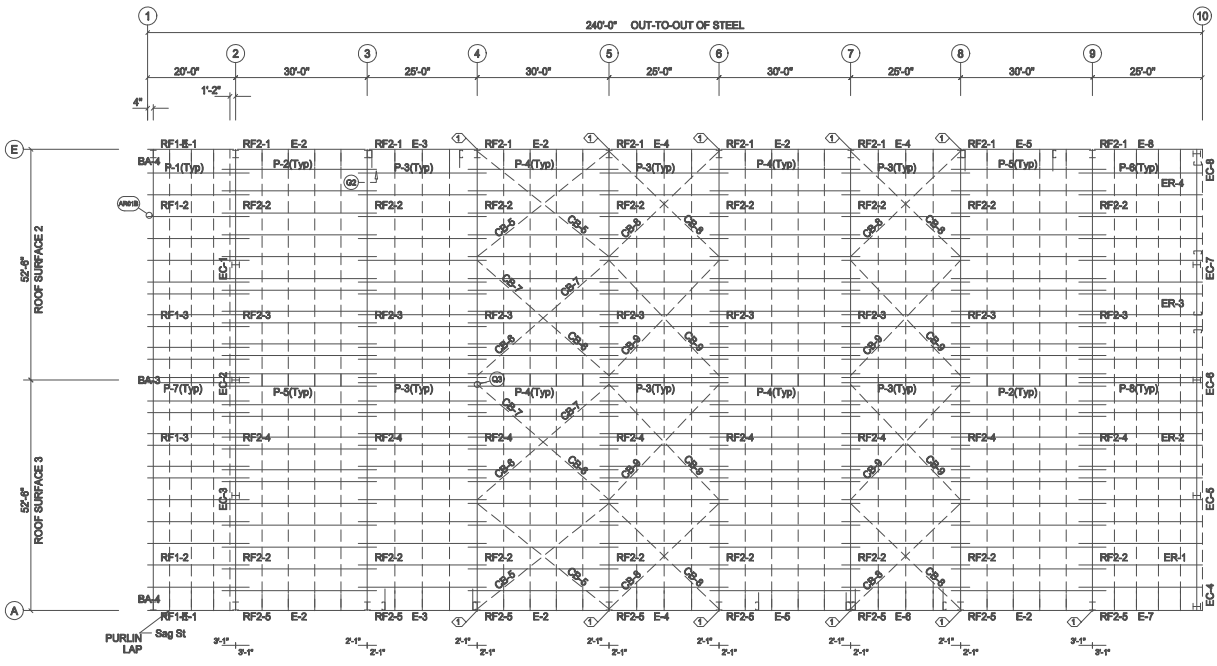
**RIGID FRAME: BASIC COLUMN REACTIONS (k)**

Frame Line	Column Line	Dead	Collided	Live	Wind	Seismic	Wind Left	Wind Right					
Line	Line	H	V	H	V	H	V	V					
1	E	8.8	7.0	6.9	7.1	62.0	63.9	87.5	88.5	-26.7	-28.3	-28.3	
1	A	6.8	7.0	-8.9	7.1	-82.0	83.9	-87.5	88.5	26.7	28.3	28.3	
1	A	21.7	-19.2	20.2	-28.8	31.8	-32.8	-13.3	13.9	-1.7	0.8	1.7	-0.5
1	E	-28.2	-28.8	-21.7	18.2	-31.8	-32.8	13.3	13.9	-1.7	-0.8	1.7	0.5
2*	A	-8.0	7.2	7.3	7.3	85.2	86.0	-71.0	70.7	18.8	-19.7	20.1	-20.1
2*	E	8.0	7.2	7.3	7.3	-85.2	-86.0	71.0	70.7	-18.8	19.7	-20.1	20.1
2*	E	-17.1	-14.3	-7.8	-7.8	-18.7	-27.8	-20.0	-22.9	-1.7	-0.8	1.7	0.8
2*	A	7.8	-7.8	17.1	-14.3	20.0	-22.9	18.7	-27.8	1.7	0.8	-1.7	-0.8
2*	A	0.0	-3.2	-29.0	29.9	-88.5	89.5	40.4	-88.5	70.0			

**ANCHOR BOLT SUMMARY**

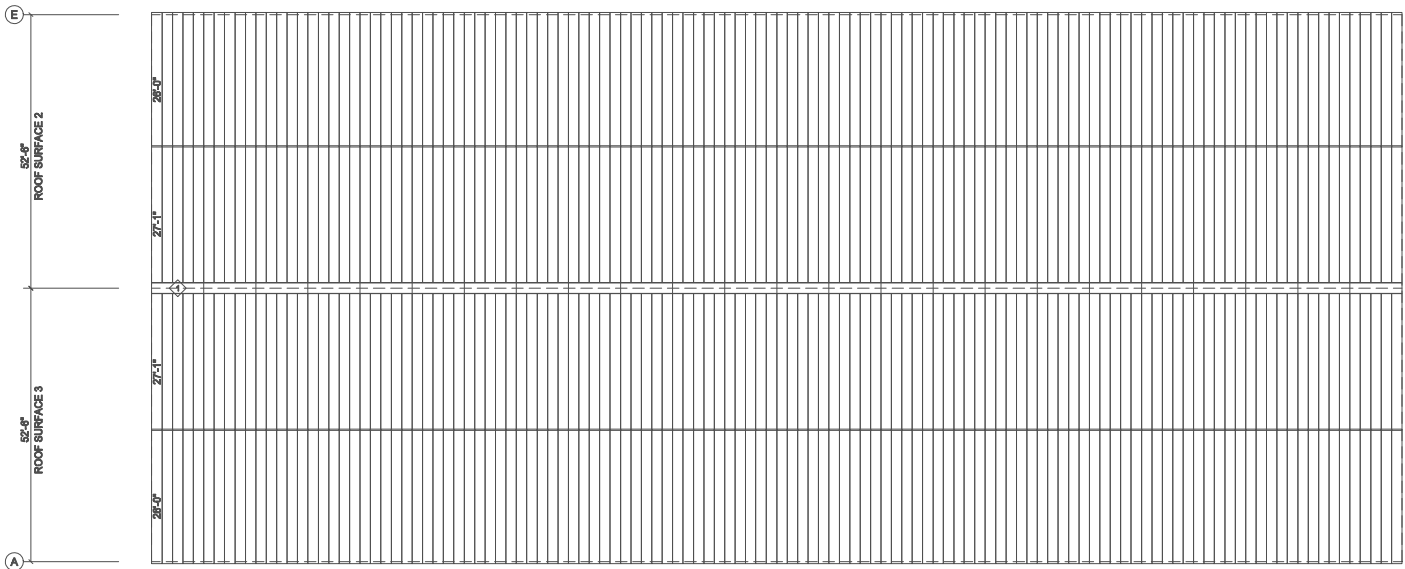
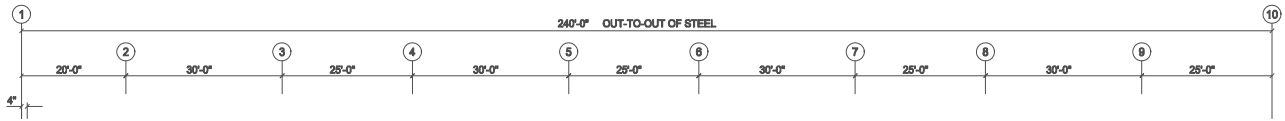
Qty	Locs	Dia (in)	Type	Prod (in)
24	Jamb	3/8"	A307	2.50
24	Endwall	3/4"	A307	2.50
140	Frame	1 1/4"	A307	3.50

SPECIAL BOLTS					
ROOF PLAN					
Q	ID	QUAN	TYPE	DIA	LENGTH WASH
1		4	A307	1/2"	1 1/4" 0



**ROOF FRAMING PLAN**

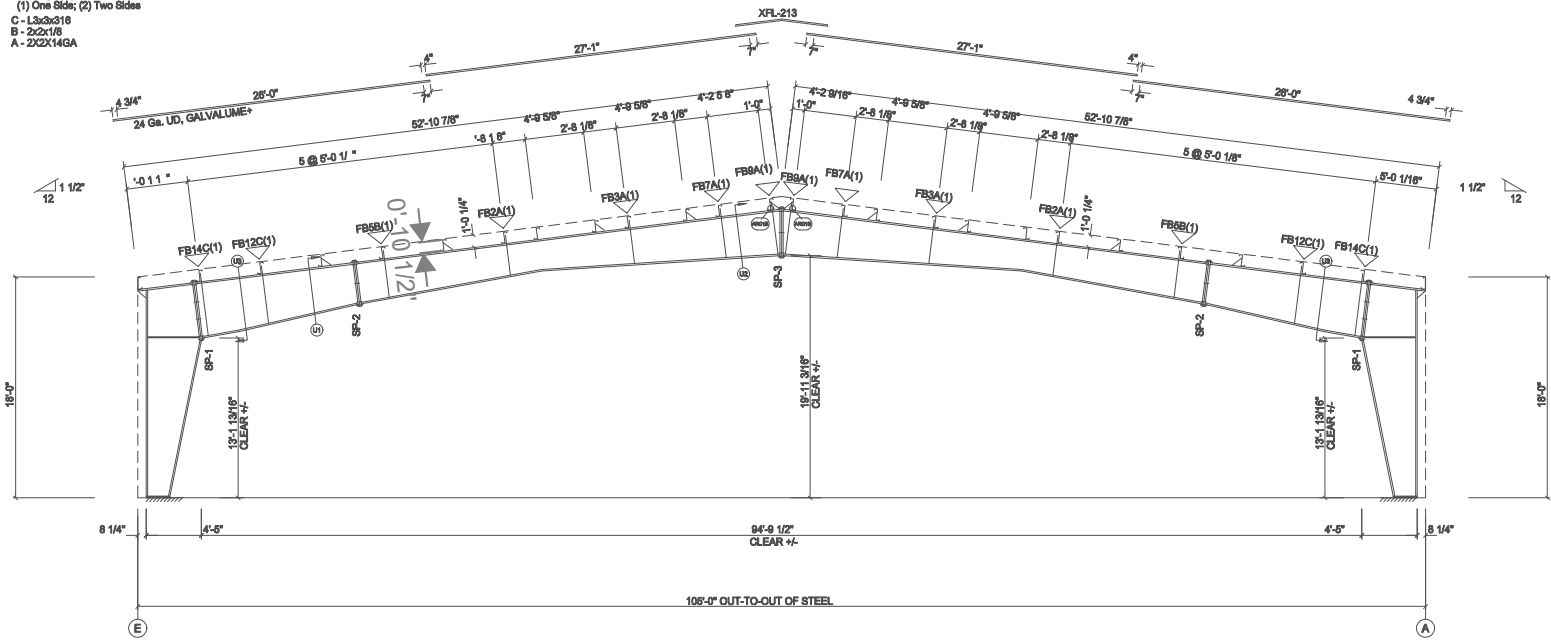
TRIM TABLE				
ROOF PLAN				
ID	QUAN	PART	LENGTH	DETAIL
1	24	XFL-213	10'-2"	TRIM_352



**ROOF SHEETING PLAN**  
 PANELS: 24 Ga. UD - GALVALUME+

SPlice PLATE & BOLT TABLE							
Mark	Qty		Int	Type	Dia	Length	Length
	Top	Bot					
SP-1	4	4	A325	1.250	3.00	1'-0"	3/4" 5'-1 1/8"
SP-2	4	4	A325	1.000	2.50	10"	5/8" 3'-9 3/16"
SP-3	4	4	A325	0.750	2.00	10"	1/2" 4'-1 5/16"

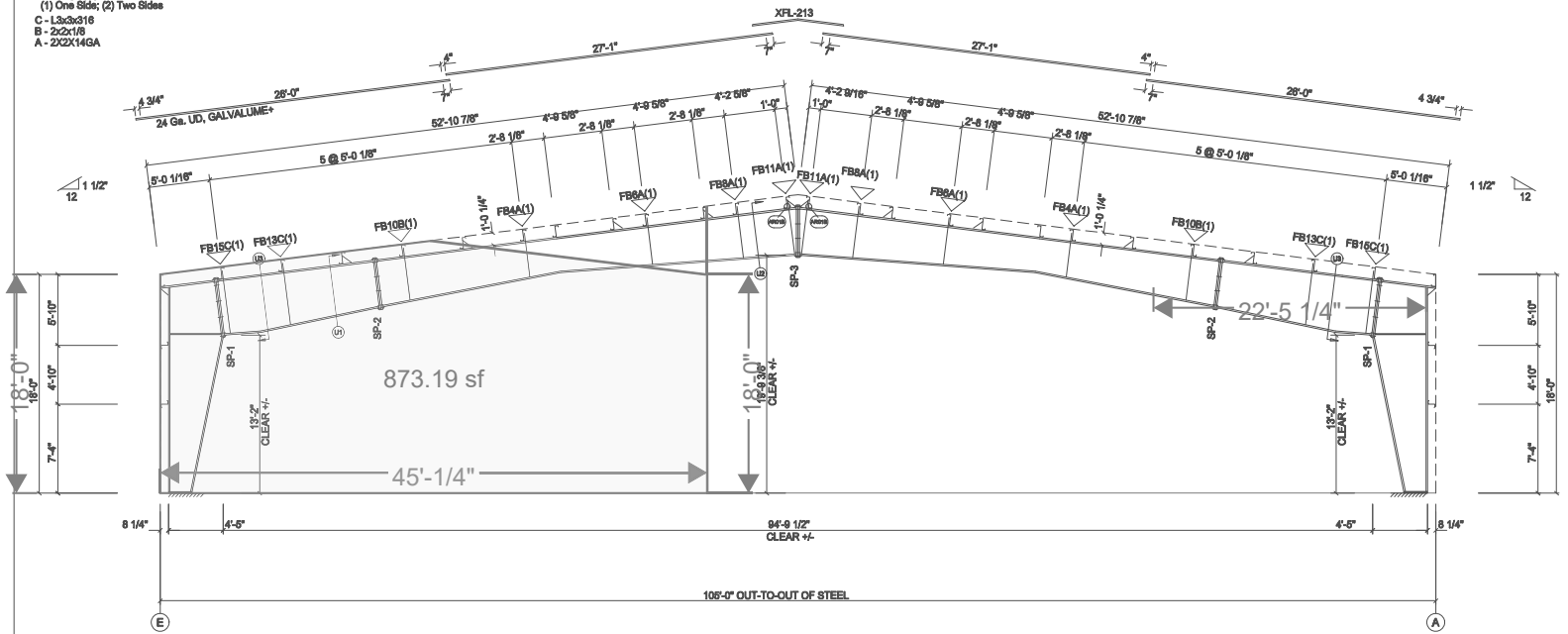
▽ FLANGE BRACES: FBxx (1 or 2)  
 xx=length(in)  
 (1) One Side; (2) Two Sides  
 C - L3x3x216  
 S - 2x2x116  
 A - 2x2x14GA



RIGID FRAME ELEVATION: FRAME LINE 1

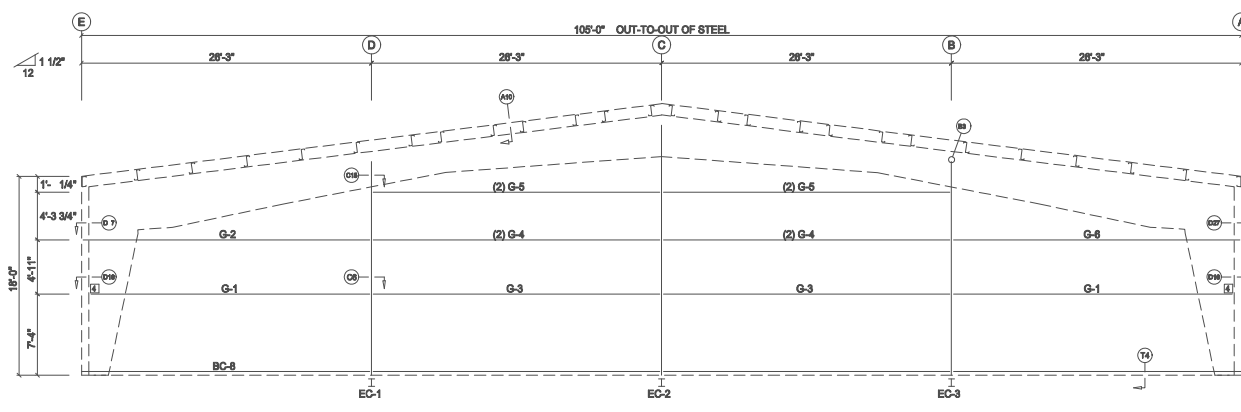
SPlice PLATE & BOLT TABLE										
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	6	4	4	A325	1.250	3.50	1'-0"	1"	1"	5'-0 11/16"
SP-2	4	4	4	A325	1.000	2.50	1'-0"	5/8"	1"	4'-3 1/2"
SP-3	4	4	4	A325	0.750	2.00	8"	1/2"	1"	4'-3 1/4"

▽ FLANGE BRACES: FBxx (1 or 2)  
 xx=length(in)  
 (1) One Side; (2) Two Sides  
 C - 1.25x3.518  
 B - 2x2x1/8  
 A - 2X2X1/4GA



RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5 6 7 8 9





**TRIM TABLE**  
FRAME LINE 2

ID	QUAN	PART	LENGTH	DETAIL
1	11	MF-01C	10'-2"	TRIM_182
2	2	CT-01RC	18'-0"	TRIM_19
1/2	152	XFL-219K	17'-9"	
4	1	PT-01C	8'-11"	
5	1	RT-20LK	11'-1"	
6	1	FL-12BK	1'-8"	TRIM_12
7	1	RT-209K	11'-1"	

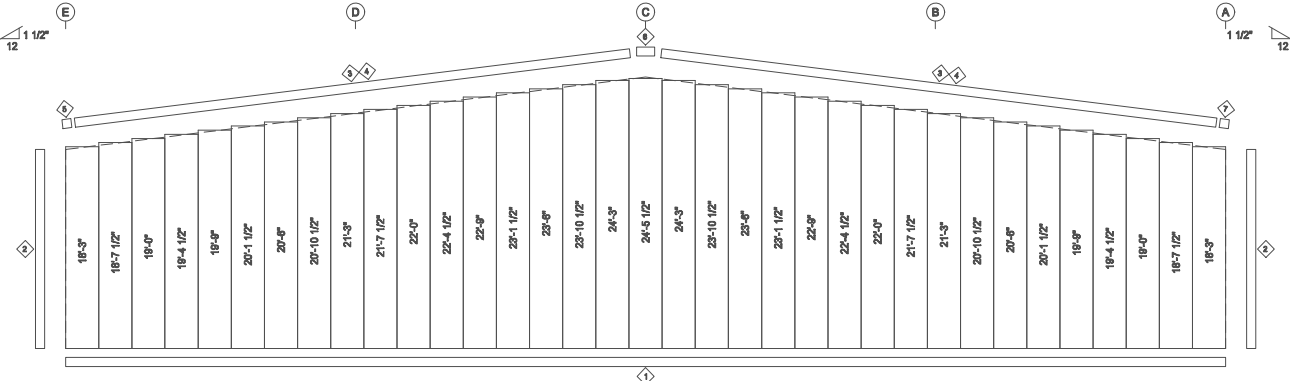
**BOLT TABLE**  
FRAME LINE 2

LOCATION	QUAN	TYPE	DIA	LENGTH
Column/Ref	2	A325	1/2"	1 1/4"

**CONNECTION PLATES**  
FRAME LINE 2

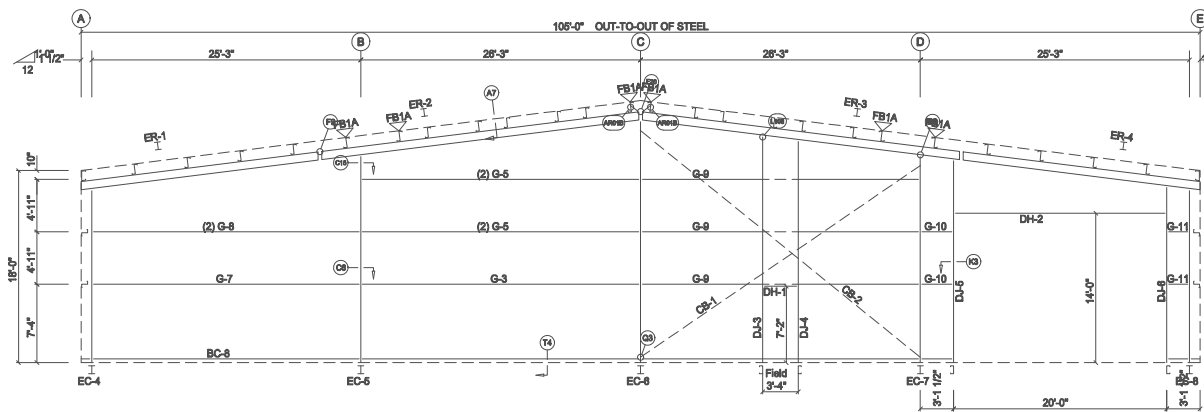
ID	QUAN	MARK/PART
4	2	CC21

ENDWALL FRAMING: FRAME LINE 2



ENDWALL SHEETING & TRIM: FRAME LINE 2

PANELS: 28 Ga. PBR - SIG 200 WALL

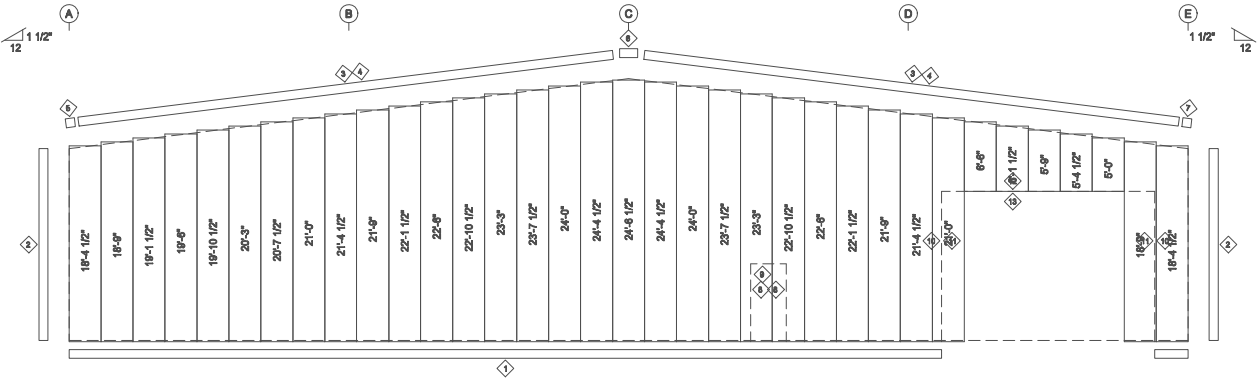


TRIM TABLE			
FRAME LINE 10			
ID	QUAN	PART	LENGTH
1	8	MF-01C	10'-2"
2	2	CT-01RC	18'-0"
3	6	RT-20K	14'-8"
4	12	XFL-21BK	17'-9"
5	1	RT-20LK	11'-1"
6	1	FL-12BK	1'-8"
7	1	RT-20RK	11'-1"
8	2	JT-01RC	7'-4"
9	1	HT-01RC	3'-8"
10	2	XFL-37C	14'-2"
12	2	JT-01RC	10'-3"
13	2	HT-01RC	10'-3"

BOLT TABLE			
FRAME LINE 10			
LOCATION	QUAN	TYPE	DIA
ER-1/ER-2	8	A325	5/8"
ER-2/ER-3	8	A325	5/8"
ER-3/ER-4	8	A325	5/8"
Column/Ref	4	A325	1/2"
Jamb	2	A325	1/2"

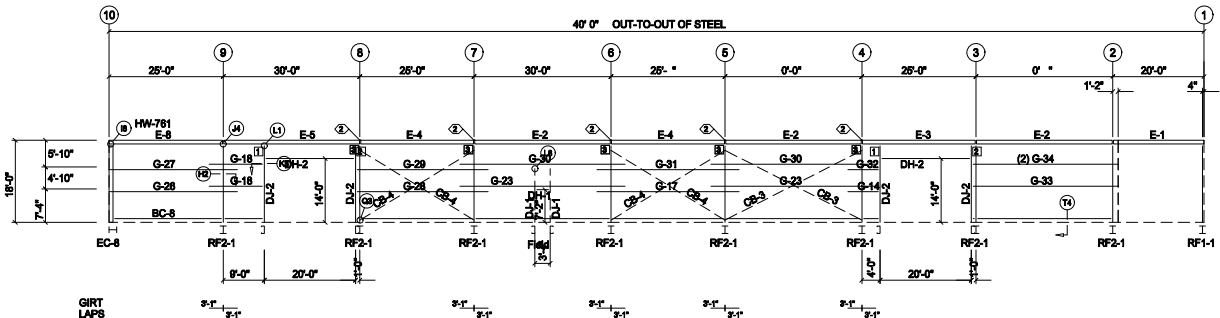
FLANGE BRACE TABLE		
FRAME LINE 10		
V/D MARK	LENGTH	
1   FB1A	1'-8 11/16"	

ENDWALL FRAMING: FRAME LINE 10



ENDWALL SHEETING & TRIM: FRAME LINE 10

PANELS: 28 Ga. PBR - SIG 200 WALL

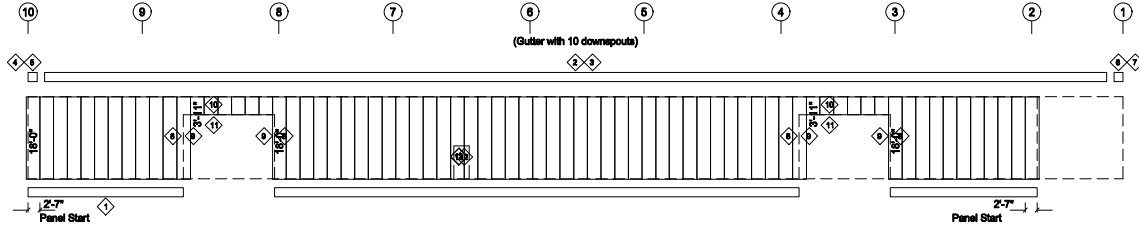


SIDEWALL FRAMING: FRAME LINE E

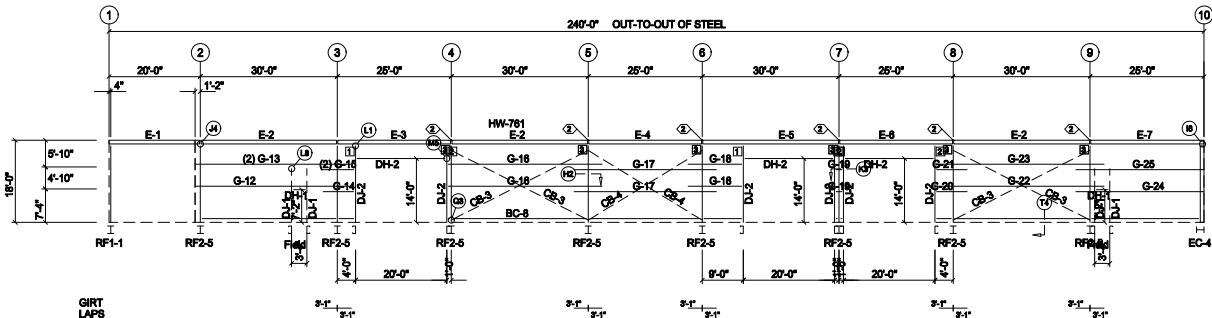
TRIM TABLE				
ID	QUAN	PART	LENGTH	DETAIL
1	18	MF-01C	10'-2"	
2	12	UG-01BK	18'-8"	TRIM_182
3	12	PCT-01	20'-2"	TRIM_382
4	1	UG-01BLK	11'-1"	TRIM_35
5	1	EC-20BLK	10'	TRIM_17
6	1	UG-01BRK	11'-1"	
7	1	EC-20BRK	10'	
8	4	XFL-37C	14'-2"	TRIM_80
9	4	JT-01RC	14'-2"	TRIM_80
10	4	XFL-37C	10'-3"	TRIM_80
11	4	JT-01RC	10'-3"	TRIM_72
12	2	JT-01RC	7'-4"	TRIM_80
13	1	JT-01RC	3'-5"	TRIM_72

SPECIAL BOLTS				
ID	QUAN	TYPE	DIA	LENGTH WASH
2	4	A307	1/2"	1 1/4" 0

CONNECTION PLATES		
ID	QUAN	MARK/PART
1	2	#1
2	2	#2
3	5	CC12A



SIDEWALL SHEETING & TRIM: FRAME LINE E  
PANELS: 26 Ga. FBR - SIG 200 WALL



SIDEWALL FRAMING: FRAME LINE A

**TRIM TABLE**

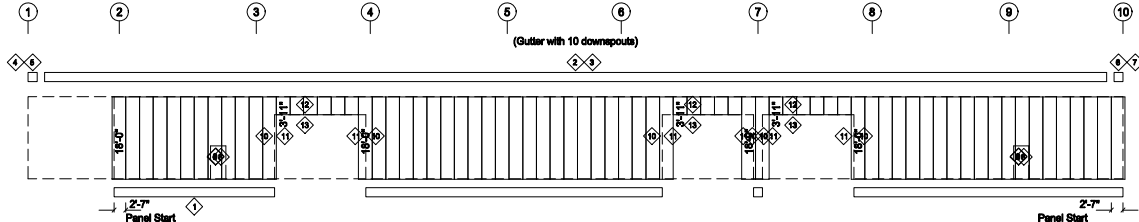
ID	QUAN	PART	LENGTH	DETAIL
1	18	MF-01C	10'-2"	
2	12	UG-01BK	18'-8"	TRIM_182
3	12	FCT-01	20'-2"	TRIM_382
4	1	UG-01BLK	11'-1"	TRIM_35
5	1	EC-20BLK	10"	
6	1	UG-01BRK	11'-1"	TRIM_17
7	1	EC-20BRK	10"	
8	4	JT-01RC	7'-4"	TRIM_80
9	2	HT-01RC	3'-8"	TRIM_72
10	8	XFL-37C	14'-2"	TRIM_90
11	6	JT-01RC	14'-2"	TRIM_80
12	6	XFL-37C	10'-3"	TRIM_80
13	6	HT-01RC	10'-3"	TRIM_72

**SPECIAL BOLTS**

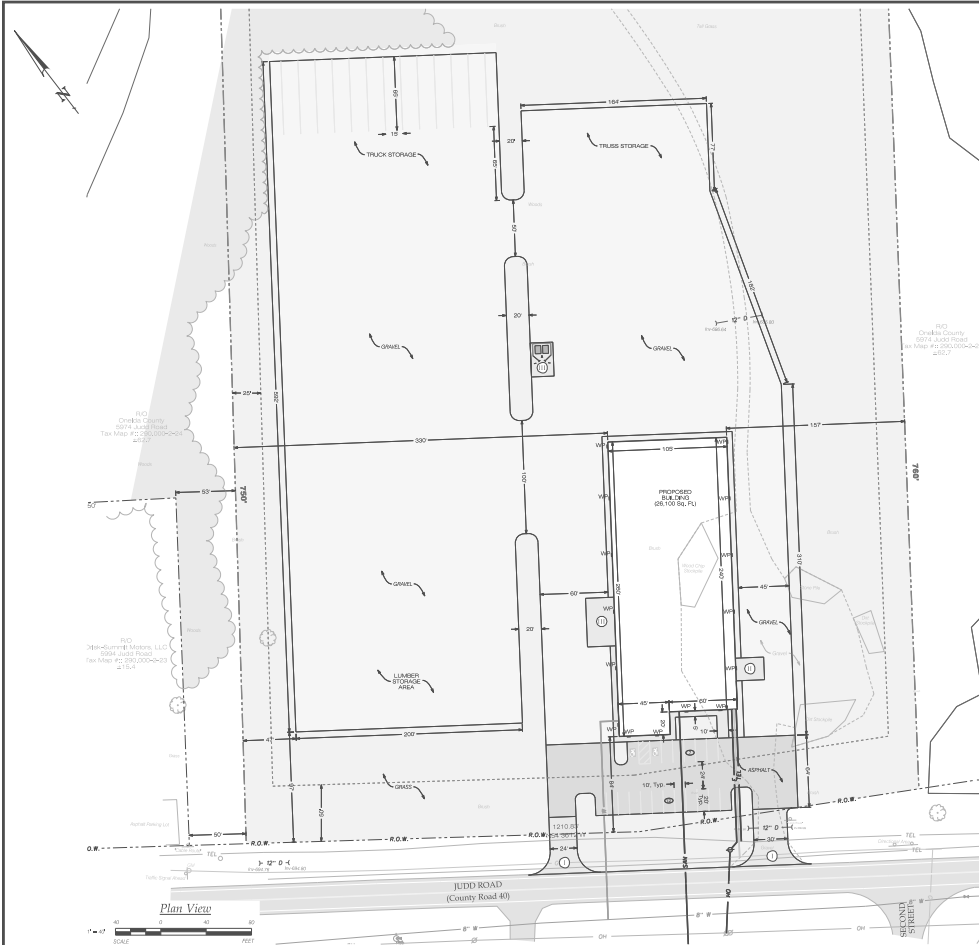
ID	QUAN	TYPE	DIA	LENGTH	WASH
2	4	A307	1/2"	1 1/4"	0

**CONNECTION PLATES**

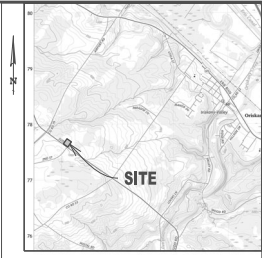
ID	QUAN	MARK/PART
1	3	#1
2	3	#2
3	6	CC12A



SIDEWALL SHEETING & TRIM: FRAME LINE A  
 PANELS: 26 Ga. FBR - SIG 200 WALL



Existing		Proposed	
---	Property Line	---	Proposed Property Line
- - - R.O.W. - - -	Right of Way	○	Number of Parking Spaces
R/O	Reported Owner	⊞	Handicapped Parking w/ Accessible Storage
⊞	Tree	⊞ TEL	Underground Electric / Telephone
OH	Overhead Utility	4" SAN	Sanitary Sewer Lateral
○	Utility Pole	○	Gas Service
8" SAN	Sanitary Sewer w/ Size	12" D	Drainage Pipe w/ Size
○	Sanitary Manhole	---	Drainage Swale
○	Gas Man / Valve	⊞	Catch Basin
12" D	Drainage Pipe w/ Size	⊞	Water Service
⊞	Catch Basin	---	Hydrant / Water Main w/ Size
⊞	Hydrant / Water Main w/ Size	---	Ground Surface Contour
---	Ground Surface Contour		



**Location Map**  
 REF: U.S.G.S. Census Quadrangle, 2016, 22.146, 22.150

- Notes:
1. Base Map Reference:
    - Topographic Survey: The City of Rome, Oneida County, New York, Prepared by Moore Land Surveying, P.C., Dated: 03-26-2016, File No: 19-63
  2. According to the New York State DEC Environmental Mapper (web page), there are no DEC wetlands on or within 100' of the site.
  3. According to the US Fish and Wildlife Service Wetland Online Mapper (web page), there are no federal wetlands on the site.
  4. According to The National Flood Insurance Program "Flood Insurance Rate Map" for the Village of Rome, Map No. 90050C0107, dated September 27, 2013, the property is located in an area of minimal flood hazard.

**PLUMLEY ENGINEERING**  
 Civil and Environmental Engineering

PLUMLEY ENGINEERING, P.C.  
 12210 OLD SECOND STREET  
 BALDWINVILLE, NY 13027  
 TELEPHONE: (518) 658-4887  
 FAX: (518) 658-9194  
 WWW.PLUMLEYENG.COM

REVISIONS	DATE	BY

**PROJECT: JUDD ROAD FACILITY**  
**CLIENT: STARK TRUSS COMPANY**  
**LOCATION: TOWN OF WHITESTOWN, ONEIDA COUNTY, NEW YORK**

**PROJECT TITLE: PRELIMINARY SITE PLAN**

PROJECT NO: 2024001  
 FILE NAME: 2024  
 SCALE: 1" = 40'  
 DATE: AUGUST 2024  
 DRAWN BY: JEC  
 CHECKED BY: JEC

**C201**

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

**If Yes**, please describe the work in detail that has been undertaken to date, including the date of commencement.

**If No**, indicate the estimated dates of commencement and completion:

Construction Commencement: Fall 2024

Construction completion: Spring 2025

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

**If Yes**, 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:

Approval is pending contemporaneously with this application.

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? 50+ years

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

**If Yes**, which Empire Zone: \_\_\_\_\_

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: Mohawk Valley EDGE  
Address: 584 Phoenix Drive  
Rome, NY  
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.

License Agreement and related documentation for the real property is currently under review with Mohawk Valley EDGE and counsel. Documentation will be provided upon execution.

**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.

Yoder Properties, LTD will own the real estate and building and will lease the facility to Stark Truss Company, Inc.

**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:

<u>Name of Tenant</u>	<u>Floors Occupied</u>	<u>Sq. Ft. Occupied</u>	<u>Nature of Business</u>

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

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.

### 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.

Stark Truss Company, Inc. anticipates that only minimal furniture and fixtures will be required for the project in the immediate term. Additional equipment for a new production line will be added after the new facility is running, but this production equipment is already tax-exempt.

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.

N/A

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.

36

**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 proposed project will maintain twenty-four (24) private sector jobs and lead to the creation of eight (8) new jobs over a five (5) year period.

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

Yes  No **If Yes**, explain below.

The employee base has been stable with a slight increase in total employee count over the three year period.

**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 <b>24</b>	Location 1	Location 2	Location 3	Location 4	Location 5	
	Address in NYS	44 Old Mohawk St., Whitesboro, NY 13492					<b>Total</b>
	Full-Time Company	18					18
	Full-Time Independent Contractors	N/A					0
	Full-Time Leased	6					6
<b>A.</b>	<b>Total Full-Time BEFORE</b>	24	0	0	0	0	24
	Part-Time Company	N/A					0
	Part-Time Independent Contractors	N/A					0
	Part-Time Leased	N/A					0
<b>B.</b>	<b>Total FTE Part-Timers BEFORE</b>						0
<b>C.</b>	<b>Total FTE BEFORE*</b>	24	0	0	0	0	24

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

	<b>Number of Jobs AFTER Project (within 3 years of project completion)</b>	<b>Location 1</b> 5974 Judd Rd. Oriskany, NY 13424	<b>Location 2</b>	<b>Location 3</b>	<b>Location 4</b>	<b>Location 5</b>	<b>Total</b>
	Full-time Company	26					26
	Full-Time Independent Contractors	N/A					0
	Full-Time Leased	6					6
<b>A.</b>	<b>Total Full-Time AFTER</b>	32	0	0	0	0	32
	Part-Time Company	N/A					0
	Part-Time Independent Contractors	N/A					0
	Part-Time Leased	N/A					0
<b>B.</b>	<b>Total FTE Part-Timers AFTER</b>	N/A					0
<b>C.</b>	<b>Total FTE AFTER *</b>	32	0	0	0	0	32

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

	<b>Estimate the number of residents from the Labor Market Area** in which the Project is located that will fill the <u>JOBS CREATED</u> within three years of project completion</b>	<b>Location 1</b> 5974 Judd Rd. Oriskany, NY 13424	<b>Location 2</b>	<b>Location 3</b>	<b>Location 4</b>	<b>Location 5</b>	<b>Total</b>
<b>A.</b>	Full-Time	8					8
<b>B.</b>	FTE Part-Timers						0
<b>C.</b>	<b>Total AFTER</b>	8	0	0	0	0	8

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

Provide Any Notes To Job Information Below

SALARY AND BENEFITS	Retained Jobs		Created Jobs	
	Average Annual Salary <i>per employee</i>	Average Fringe Benefits (as a percentage of wages)	Average Annual Salary <i>per employee</i>	Average Fringe Benefits (as a percentage of wages)
Management	\$	%	\$	%
Administrative	\$ 42,000	4 %	\$ 42,000	4 %
Production	\$ 47,000	23 %	\$ 47,000	23 %
Independent Contractor	\$	%	\$	%
Other	\$ 86,000	36 %	\$ 86,000	36 %
Overall Weighted Average	\$ 61,000	21 %	\$ 61,000	21 %

\*\*\* 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:

NAICS - 321214
----------------

**Part VIII: Estimated Project Cost and Financing**

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

LAND Acquisition	\$	240,000	(If lease value use OTHER below)
Existing Building(s) ACQUISITION	\$	0	
Existing Building(s) RENOVATION	\$	0	
NEW Building(s) CONSTRUCTION	\$	1,968,263	
Site preparation/parking lot construction	\$	875,680	
Machinery & Equipment that is TAXABLE	\$	0	
Machinery & Equipment that is TAX-EXEMPT	\$	1,023,713	
Furniture & Fixtures	\$	10,000	
Installation costs	\$	90,000	
Architectural & Engineering	\$	41,525	
Legal Fees (applicant, IDA, bank, other counsel)	\$	15,000	
Financial (all costs related to project financing)*	\$	5,000	
Permits (describe below)	\$	5,440	
Other (describe below) ie: solar decommissioning expense)	\$		

Other:	Cost:	Subtotal \$	4,274,621
1. <input type="text"/>	<input type="text"/>		
2. <input type="text"/>	<input type="text"/>		
3. <input type="text"/>	<input type="text"/>	Agency Fee <sup>1</sup> \$	21,373
4. <input type="text"/>	<input type="text"/>	<b>Total Project Cost \$</b>	<b>4,295,994</b>
5. <input type="text"/>	<input type="text"/>		

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

<sup>1</sup> **See Attached Fee Schedule (Page 22) for Agency Fee amount to be placed on this line.**

Permit/Other Information

New Construction Permit: \$5,440

**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.

Yoder Properties has been in discussions with its bank: The Commercial & Savings Bank, Millersburg, Ohio, regarding a Construction Loan to Finance this Project. A commitment letter from the bank is expected in the upcoming weeks.

**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) Sources of Funds for Project Costs**

Bank Financing: -----	\$	2,587,154
Equity (excluding equity that is attributed to grants/tax credits) --	\$	513,540
Tax Exempt Bond Issuance (if applicable) -----	\$	0
Taxable Bond Issuance (if applicable) -----	\$	0
Public Sources (Include sum total of all state and federal tax credits and grants) Break out individually below.-----	\$	300,000

Identify each Public state and federal grant/credit:

Comments:

Source	CFA - pending final approval	\$	100,000	
Source	Excelsior - pending final approval	\$	200,000	
Source		\$		
Source		\$		

**Total Sources of Funds for Project Costs: \$ 3,400,694**

**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
290.000-2-24	\$ 87,000	\$ 0	\$ 87,000	\$ 0	\$ 1,300,000

**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

\* Project site to be split out of the above listed parcel, but entirety of the split parcel will be subject to the PILOT. \*

**\*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. Drawings and submittals for subdivision are in the works and relevant information will be provided to Agency as it is obtained.**

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

Town of Whitestown Receiver of Taxes

8539 Clark Mills Rd.

Whitesboro, NY 13492

13(e) Address of Receiver of School Taxes:

Town of Whitestown Receiver of Taxes

8539 Clark Mills Rd.

Whitesboro, NY 13492

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

## NYS SEQRA Environmental Review

- The applicant must complete, sign and return to the IDA **either** the Short Form Environmental Assessment Form (SEAF) **or** the Full Environmental Assessment Form (FEAF). See the NYS DEC website for the most current versions of these documents.

<https://dec.ny.gov/regulatory/permits-licenses/seqr>

- To determine which EAF form is appropriate for the project, the applicant should consult with its engineer or legal counsel.
- It is the IDA's strong preference that the municipality that governs the jurisdiction where the project is located (e.g., a Planning Board, Zoning Board or other supervisory board) serve as lead agency for the SEQRA review.
- In limited cases, the IDA will act as lead agency, but it may lead to additional cost to the applicant if a review is required to make a determination of environmental impact.
- If another public body is serving as lead agency for the SEQRA review the applicant should provide the IDA with a signed Part 2 (and Part 3 if using the Long Form) and any minutes of meetings that detail the lead agency's determination.
- The IDA cannot grant any financial assistance until the SEQRA review process is complete.



# Short Environmental Assessment Form

## Part 1 - Project Information

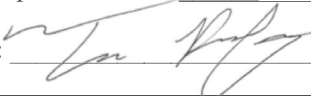
### Instructions for Completing

**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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Stark Truss - Judd Road Facility; Town of Whitestown Planning Board - Subdivision and Site Plan Approval			
Project Location (describe, and attach a location map): North side of Judd Road (County Rd. 40) opposite 2nd Street. See attached plans.			
Brief Description of Proposed Action: 1. Subdivide ±16 acres from larger ±66 acre parcel on north side of Judd Road (Tax Parcel #290.0-02-24) 2. Construct ±26,100 square foot building and gravel outdoor storage area with parking lot, driveways and associated stormwater management facilities.			
Name of Applicant or Sponsor: Tom Rufener w/Stark Truss Company, Inc.		Telephone: (330) 478-2100 ext 2333 E-Mail: Tom.Rufener@starktruss.com	
Address: 4933 Southway Street, SW			
City/PO: Canton		State: Ohio	Zip Code: 44076
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.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
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: Oneida County DPW - Driveway Permit NYS DEC - Stormwater Discharge Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ ±16 acres b. Total acreage to be physically disturbed? _____ ±14 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ ±16 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
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: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
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: _____ Federal Wetlands on property to the east and west. _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ Stormwater to drain off-site in similar manner as existing (predeveloped) conditions. _____		
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: _____ Stormwater Management Basin; Size: TBD	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ Remediation on property at 5994 Judd Road (property at southwest corner of the property)	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: Tom Rufener w/Stark Truss Company, Inc.      Date: Sept. 12, 2024  Signature:  Title: CMF Project Manager		

Project:

Date:

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

### *Short Environmental Assessment Form Part 3 Determination of Significance*

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**

## **Agency Fee Schedule**

**Application Fee:** \$500. Solar projects: \$5,000. Due at time of application submittal. Non-refundable if the applicant fails to close on the project with the Agency.

**Commitment Fee:** \$1,000. Due at time of application submittal; Upon closing with the IDA this amount is applied to the IDA Agency Fee.

**Bond Fee:** ½ of 1% of total bond amount

### **IDA Agency Fee: (PILOT, Mortgage Recording Exemption, Sales Tax Exemption)**

- Up to a \$1.0 Million project - \$5,000
- Above \$1.0 Million project up to \$10.0 Million project – ½ of 1% of total project cost.
- Above \$10.0 Million project – ½ of 1% of total project cost up to \$10.0 Million plus incremental increase of ¼ of 1% of total project above \$10.0 Million.
- Any previously induced solar or renewable energy projects that have not yet proceeded to a final authorizing resolution, and are asking for an increase in benefits, will be subject to an Agency fee of one and one-half times the Agency's normal fee.

### **Transaction Counsel/Agency Counsel Fee:**

Set by Bond/Transaction Counsel based upon the nature and complexity of the transaction. This applies to bond and non-bond transactions (leasebacks, sale-leasebacks, etc).

Transaction Counsel/Agency Counsel fees for bond transactions typically will not exceed 2% of the bond amount or project costs. Transaction Counsel/Agency Counsel fees for a sale-leaseback/lease-leaseback transaction are typically \$8,500 to \$15,000 if no commercial financing is involved or \$10,000 to \$18,000 if commercial financing is involved. You will receive an engagement letter with a quote based upon the scope of your project.

### **Annual Fee (Lease/Rent Fee):**

For the term in which the property remains in the IDA's name, an annual lease payment is due in the amount of \$750 (Solar Projects: \$2,000). The first payment is due at closing and subsequent payments are due each January 1. For annual fees not paid and delinquent, a late charge of \$50 per month will be levied until such time the fee plus late charges are paid.

### **Other Fees:**

If Applicant requests the IDA enter into subsequent transactions following closing (i.e., a facility refinance), the IDA will charge a closing fee equal to 1/8 of one percent of the total reissuance, redemption, new or revised mortgage, refinancing, spreading agreement or other transaction with a minimum payment due of \$500. The Applicant will also be responsible to pay any legal fees and any bank or financial institution fees the IDA incurs in connection with said transaction, throughout the term of the Agency's involvement with the facility. The applicant is obligated to reimburse the Agency for all fees and expenses incurred by the Agency, Agency Counsel, and Bond Counsel, regardless of whether the transaction closes or not.

## REPRESENTATIONS AND CERTIFICATION BY APPLICANT

The undersigned requests that this Application be submitted for review to the Oneida County Industrial Development Agency (the "Agency") and its Board of Directors.

Approval of the Application can be granted solely by this Agency's Board of Directors. 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.

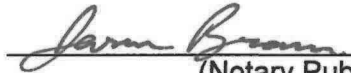
~~OHIO~~  
STATE OF ~~NEW YORK~~ )  
COUNTY OF ~~ONEIDA~~ ) ss.:  
~~STARK~~

Stephen Yoder \_\_\_\_\_, being first duly sworn, deposes and says:

1. That I am the President (Corporate Office) of Yoder Properties, LTD (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 4th day of October, 2024.

  
\_\_\_\_\_  
(Notary Public)



Jason Alexander Brown  
Attorney At Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Section 147.03 O.R.C.

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: Jason Brown \_\_\_\_\_

Title: Risk Manager \_\_\_\_\_

Date: 10/4/2024 \_\_\_\_\_

Please submit the signed and notarized completed application along with payment of a non-refundable **\$500 Application Fee** 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. 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.

**Inducement Resolution  
Yoder Properties, Ltd./  
Stark Truss Company, Inc. Facility**

RESOLUTION OF THE ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY TAKING OFFICIAL ACTION TOWARD APPOINTING YODER PROPERTIES, LTD THE PRINCIPALS OF YODER PROPERTIES, LTD, AND/OR AN ENTITY FORMED OR TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING AS AGENT OF THE AGENCY IN CONNECTION WITH A LEASE-LEASEBACK TRANSACTION, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AGREEMENT AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE PROJECT.

WHEREAS, Yoder Properties, LTD, on behalf of itself and/or the principals of Yoder Properties, LTD and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has requested the Oneida County Industrial Development Agency (the "Agency") assist with a project consisting of (a) acquisition of a 15± acre parcel of land located at 5974 Judd Road, Town of Whitestown, Oneida County, New York (the "Land"); (b) construction on the Land of a 27,200± square foot manufacturing building, a 2,000± square foot two story wood office structure and all infrastructure, parking, sidewalks and landscaping to service the same (collectively, the "Improvements"); and (c) acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of manufacturing and supplying wood components for the construction industry (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, construction and equipping of the Facility is referred to collectively as the "Project"); and

WHEREAS, the Company will lease the Facility to the Agency pursuant to a Lease Agreement (the "Lease Agreement"); and

WHEREAS, the Agency will lease the Facility back to the Company pursuant to a Leaseback Agreement (the "Leaseback Agreement"); and

WHEREAS, the Company will further sublease the Facility to Stark Truss Company, Inc. (the “Sublessee”) for its operation pursuant to a Sublease Agreement (the “Sublease Agreement”); 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, the Agency contemplates that it will provide financial assistance to the Company in connection with the Project in the form of exemptions from sales and use taxes, exemptions from mortgage recording taxes, and a reduction in real property taxes for a period of ten years (the “Financial Assistance”), which financial assistance is a consistent with the Agency’s Uniform Tax Exemption Policy, and which will be more particularly set forth in a final authorizing resolution; and

WHEREAS, based upon representations made by the Company in the Application, the value of the Financial Assistance is described as follows:

- Sales and use tax exemption not to exceed \$133,000.00
- Mortgage recording tax exemption not to exceed \$18,876.00
- Exemptions from real property taxes valued at approximately \$361,665.00

WHEREAS, the Company and/or the Sublessee have committed to retain the existing 24 FTEs for the term of the Leaseback Agreement and create an additional 8 FTEs at the Facility within three years of completion of the Project as a result of undertaking the Project, and the Agency will condition the proposed Financial Assistance on the Company achieving the same (the “Employment Obligation”), or else be subject to recapture or termination of Financial Assistance relating to the Project; and

WHEREAS, prior to the closing of a lease-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 a lease-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**; and

WHEREAS, the Project will result in the removal or abandonment of the Company's facility located in the Town of Whitestown, Oneida County, New York; and

WHEREAS, the Company has represented in its application that the Project is reasonably necessary to (a) discourage the Company from moving out of State and consolidating operations at one of the Company's existing locations outside of the State and (b) preserve the Company's competitive position in its industry because the limitations of the existing property and facility impede the Company's and/or the Sublessee's ability to (i) attract and retain quality employees, (ii) expand its business operations and (iii) strengthen and grow its presence in Central New York; and

WHEREAS, the Agency has given due consideration to the application of the Company and to representations by the Company that the proposed lease-leaseback transaction is either an inducement to the Company and/or the Sublessee to maintain and expand the Facility in the County or is necessary to maintain the competitive position of the Company in its industry; and

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, to aid the Agency in determining whether the Facility may have a significant effect upon the environment, the Company has prepared and submitted to the Agency an Environmental Assessment Form and related documents (the "Questionnaire") with respect to the Facility, a copy of which is on file at the office of the Agency; and

WHEREAS, prior to the granting of any Financial Assistance and following the determination of the lead agency, the Agency has completed its environmental review and made determinations for purposes of SEQRA.

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

Section 1. (a) The Project and the Agency's 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 a lease-leaseback transaction for the purpose of providing financial assistance for the Project, as reflected in the Company's application to the Agency as may be amended from time to time prior to the closing of the lease-leaseback transaction.
- (c) The Project is reasonably necessary to (a) discourage the Company and/or the Sublessee from moving out of State and (b) preserve the Company's and/or the Sublessee's competitive position in its industry.

Section 2.

The form and substance of a proposed inducement agreement (in substantially the form presented to this meeting) by and among the Agency, the Sublessee and the Company setting forth the undertakings of the Agency, the Sublessee and the Company with respect to the closing of the lease-leaseback transaction, and the completion of the Facility (the "Agreement") is 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.

The Agency shall assist the Company in the Project and will provide the Financial Assistance with respect thereto subject to (i) obtaining all necessary governmental approvals, (ii) approval of the members of the Company and the directors of the Sublessee, (iii) approval of the members of the Agency, (iv) satisfactory completion of the environmental review of the Facility by the Agency in compliance with the State Environmental Quality Review Act, (v) the Agency providing written notice to the chief elected officials of the tax jurisdictions at the Company's existing facility that the Project will entail the abandonment of the Company's existing facility; (vi) agreement by the Agency, the Sublessee and the Company upon mutually acceptable terms and conditions for the Leaseback Agreement and other documentation usual and customary to transactions of this nature, (vii) the condition that there are no changes in New York State Law which prohibit or limit the Agency from fulfilling its obligation and commitment as herein

set forth to enter into the lease-leaseback transaction and (viii) payment by the Company or the Sublessee of the Agency's transaction fee and the fees and disbursements of transaction counsel, more particularly described in the Inducement Agreement.

Section 4.

The Company is herewith and hereby appointed the agent of the Agency to construct, equip and complete the Facility. The Company is hereby empowered to delegate its status as agent of the Agency to the agents, subagents, contractors, subcontractors, materialmen, suppliers, vendors and such other parties as the Company may choose in order to construct, equip and complete the Facility. The terms and conditions for the appointment of the Company as agent of the Agency for the purposes described in this resolution are set forth in the form of the attached letter addressed to the Company, marked as **Exhibit C** to this resolution. The form of such letter is incorporated herein by reference and is approved and adopted by the Agency, and the Chairman or Executive Director of the Agency or any other duly authorized official of the Agency are authorized to execute and deliver such letter to the Company upon satisfaction of the conditions described in Section 3 hereof. The Agency hereby appoints the Company, the agents, subagents, contractors, subcontractors, materialmen, vendors and suppliers of the Company as agents of the Agency solely for purposes of making sales or leases of goods, services, and supplies to the Facility, and any such transaction between any agent, subagent, contractor, subcontractor, materialmen, vendor or supplier, and the Company, as agent of the Agency shall be deemed to be on behalf of the Agency and for the benefit of the Facility. The Company shall indemnify the Agency with respect to any transaction of any kind between and among the Company, the Company, the agents, subagents, contractors, subcontractors, materialmen, vendors and/or suppliers and the Company, as agent of the Agency.

Section 5.

The Agency is hereby directed to schedule the Hearing, so that the Agency may receive comments from all interested parties on the financial assistance contemplated by the Agency and the Financial Assistance requested by the Company.

Section 6.

The law firm of Bond, Schoeneck & King, PLLC is appointed Transaction Counsel in connection with the lease-leaseback transaction.

Section 7. Counsel to the Agency and Transaction Counsel are hereby authorized to work with counsel to the Company and Sublessee and others to prepare, for submission to the Agency, all documents necessary to effect the lease-leaseback transaction.

Section 8. The Chairman of the Agency is hereby authorized and directed (i) to distribute copies of this resolution to the Company and Sublessee, (ii) to distribute copies of this resolution by certified mail, return receipt requested, to the Oneida County Executive, the Town of Whitestown Supervisor, the Oriskany Central School District Superintendent and the Oriskany Central School District Clerk of the Board of Education; (iv) to send notice of the Agency's proposed financial assistance to the Oneida County Executive, the Town of Whitestown Supervisor, the Whitesboro Central School District Superintendent and the Whitesboro Central School District Clerk of the Board of Education; and (iv) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this resolution.

Section 9. This resolution shall take effect immediately.

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

I, the undersigned 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 December 13, 2024 at eight a.m., local time, at Rome, New York which the following members were:

**Members Present:**

**EDGE Staff Present:**

**Other Attendees:**

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

Voting Aye

Voting Nay

and, therefore, the resolution was declared duly adopted.

The Agreement and the Application are in substantially the form presented to and approved at such meeting.



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 \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Shawna Papale, Secretary

DRAFT

## EXHIBIT A

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 the \_\_\_\_\_ day of January 2025 at \_\_\_\_\_ a.m., local time, at Town of Whitestown Community Center, 8539 Clark Mills Road, Whitesboro, New York 13492 in connection with the following matters:

Yoder Properties, LTD, on behalf of itself and/or the principals of Yoder Properties, LTD and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has requested the Oneida County Industrial Development Agency (the "Agency") assist with a project consisting of (a) acquisition of a 15± acre parcel of land located at 5974 Judd Road, Town of Whitestown, Oneida County, New York (the "Land"); (b) construction on the Land of a 27,200± square foot manufacturing building, a 2,000± square foot two story wood office structure and all infrastructure, parking, sidewalks and landscaping to service the same (collectively, the "Improvements"); and (c) acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of manufacturing and supplying wood components for the construction industry (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, construction and equipping of the Facility is referred to collectively as the "Project"). The Project will be initially owned and/or operated by the Company.

The Company will lease the Facility to the Agency pursuant to a lease agreement, and the Agency will lease the Facility back to the Company pursuant to a leaseback agreement. The Company will further sublease the Facility to Stark Truss Company, Inc. for its operation. At the end of the lease term, the Agency will terminate its leasehold interest in the Facility. The Agency is contemplating providing financial assistance in the form of reduction of real property taxes for a period of ten years, exemptions from mortgage recording taxes and exemptions from sales tax on materials and equipment acquired and installed in connection with the Project, which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein.

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 Application for Financial Assistance filed by the Company with the Agency, including an analysis of the costs and benefits of the proposed Project, 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: November \_\_, 2024

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

## EXHIBIT B

### MINUTES OF PUBLIC HEARING

Oneida County Industrial Development Agency  
2025 Real Estate Lease  
Stark Truss Company, Inc. Facility

1. Tim Fitzgerald, representing the Oneida County Industrial Development Agency (the "Agency"), called the hearing to order at \_\_\_\_ a.m.
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:

Yoder Properties, LTD, on behalf of itself and/or the principals of Yoder Properties, LTD and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") has requested the Oneida County Industrial Development Agency (the "Agency") assist with a project consisting of (a) acquisition of a 15± acre parcel of land located at 5974 Judd Road, Town of Whitestown, Oneida County, New York (the "Land"); (b) construction on the Land of a 27,200± square foot manufacturing building, a 2,000± square foot two story wood office structure and all infrastructure, parking, sidewalks and landscaping to service the same (collectively, the "Improvements"); and (c) acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of manufacturing and supplying wood components for the construction industry (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, construction and equipping of the Facility is referred to collectively as the "Project"). The Project will be initially owned and/or operated by the Company.

The Company will lease the Facility to the Agency pursuant to a lease agreement, and the Agency will lease the Facility back to the Company pursuant to a leaseback agreement. The Company will further sublease the Facility to Stark Truss Company, Inc. for its operation. At the end of the lease term, the Agency will terminate its leasehold interest in the Facility. The Agency is contemplating providing financial assistance in the form of reduction of real property taxes for a period of ten years, exemptions from mortgage recording taxes and exemptions from sales tax on materials and equipment acquired and installed in

connection with the Project, which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, to be more particularly described in a Final Authorizing Resolution to be adopted by the Agency prior to the closing of the transactions described herein.

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 \_\_\_\_\_ a.m.

---

Tim Fitzgerald, Assistant Secretary

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

I, the undersigned 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 "Agency") on January \_\_, 2025 at \_\_\_\_\_ a.m. local time, at Town of Whitestown Community Center, 8539 Clark Mills Road, Whitesboro, New York 13492, with the original thereof on file in the office of the Agency, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Secretary

## EXHIBIT C

[To be printed on IDA letterhead and delivered to the Company when appropriate]

\_\_\_\_\_, 2025

Yoder Properties, Ltd.  
109 Miles Avenue, SW  
Canton, Ohio 44710

RE: *Oneida County Industrial Development Agency Lease-Leaseback Transaction  
(Stark Truss Company, Inc. Facility)*

Ladies and Gentlemen:

Pursuant to a resolution duly adopted on December 13, 2024, the Agency appointed Yoder Properties, Ltd. (the "Company") its agent in connection with a transaction in which the Agency will assist in (a) acquisition of a 15± acre parcel of land located at 5974 Judd Road, Town of Whitestown, Oneida County, New York (the "Land"); (b) construction on the Land of a 27,200± square foot manufacturing building, a 2,000± square foot two story wood office structure and all infrastructure, parking, sidewalks and landscaping to service the same (collectively, the "Improvements"); and (c) acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of manufacturing and supplying wood components for the construction industry (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, construction and equipping of the Facility is referred to collectively as the "Project").

This appointment includes authority to purchase on behalf of the Agency all materials to be incorporated into and made an integral part of the Facility, and the following activities as they relate to any construction, equipping and completion of any buildings, whether or not any materials, equipment or supplies described below are incorporated into or become an integral part of such buildings: (i) all purchases, leases, rentals and other uses of tools, machinery and equipment in connection with construction and equipping (ii) all purchases, rentals, uses or consumption of supplies, materials and services of every kind and description used in connection with construction and equipping and (iii) all purchases, leases, rentals and uses of equipment, machinery, and other tangible personal property

(including installation costs), installed or placed in, upon or under such building, including all repairs and replacements of such property.

The Agency will appoint the Company as its only direct agent for the Project. The agency appointment includes the power of the Company to delegate such agency appointment, in whole or in part, to agents, subagents, contractors, subcontractors, materialmen, suppliers and vendors of the Company and to such other parties as the Company chooses so long as they are engaged, directly or indirectly, in the activities hereinbefore described. Please advise the Executive Director of the Agency if you wish to appoint a contractor or other subagent, and the Agency will issue an ST-60 to that party.

In exercising this agency appointment, you and each of your properly appointed agents and subagents must claim the sales tax exemption for all purchases by giving your vendors New York State Form ST-123. The supplier or vendor should identify the Facility on each bill or invoice as the "**Stark Truss Company, Inc. Facility**" and indicate thereon that the Company, its agents, subagents, contractors and subcontractors acted as agent for the Agency in making the purchase.

You and each of your agents, subagents, contractors and/or subcontractors claiming a sales tax exemption in connection with the Facility must complete a New York State Department of Taxation and Finance Form ST-60. Original copies of each completed Form ST-60 must be delivered to the Agency within five (5) days of the appointment of each of your agents, subagents, contractors or subcontractors. Any agent, subagent, contractor or subcontractors of the Sublessee which delivers completed Form ST-60 to the Agency will be deemed to be the agent, subagent, contractor or subcontractor of the Agency for purposes of constructing and equipping the Facility, and shall only then be authorized to use Form ST-123 as described above. Failure to comply with these requirements may result in loss of sales tax exemptions for the Facility.

It is important to note that contractors and subcontractors who have not been appointed subagent cannot use the sales tax exemption for equipment rental, tools, supplies and other items that do not become part of the finished project. Contractors and subcontractors must be appointed as agent or sub-agent of the Agency to use the Agency sales tax exemption for these purchases. Contractors and subcontractors who have not been appointed a subagent and are making purchases that would otherwise be exempt outside of the Agency's interest in the Facility must claim the sales tax exemption for construction materials by giving their vendors a completed "Contractor Exempt Purchase Certificate" (Form ST-120.1) checking box (a).

The aforesaid appointment of the Sublessee as agent of the Agency to construct and equip the Facility shall expire at the earlier of (a) the completion of such activities and improvements, or (b) December 13, 2025, provided, however, such appointment may be extended at the discretion of the Agency, upon the written request of the Company if such activities and improvements are not completed by such time, and further provided that the Agency shall not unreasonably withhold its consent to the extension of such appointment.

The value of the sales tax to be abated relating to the construction and equipping of the Facility currently authorized by the Agency is not to exceed \$133,000.00. The Agency is required by law to recapture any New York State sales tax exemptions claimed by the Company that exceed (a) \$100,000.00 for purchases made between the date of inducement

and the date of the public hearing and (b) \$133,000.00 for purchases made relating to the Project in the aggregate.

You should be aware that the New York State General Municipal Law requires you to file an Annual Statement (Form ST-340) with the New York State Department of Taxation and Finance regarding the value of sales tax exemptions you, your agents, consultants or subcontractors have claimed pursuant to the authority we have conferred on you with respect to the Project. We are providing a form of a worksheet for you to track all exempt purchases made in completing the Project, using Forms ST-123 or Form ST-120.1. Please provide the Agency with a copy of Form ST-340 along with your annual report to the Agency and this worksheet. The penalty for failure to file such statement, or to provide a copy to the Agency, is the removal of your authority to act as an agent.

If, for some reason, this transaction never closes, you will be liable for payment of the sales tax, if applicable and you are not otherwise exempt, on all materials purchased.

Please sign and return a copy of this letter for our files. The Agency will issue and deliver Form ST-60 to you upon receipt of this signed agency appointment letter. The Agency reserves the right to issue a revised agency appointment letter with respect to the process for utilizing and reporting exemptions hereunder.

Very truly yours,

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: \_\_\_\_\_  
Name:  
Title:

ACCEPTED & AGREED:

YODER PROPERTIES, LTD.

By: \_\_\_\_\_  
Name:  
Title:



Anthony J. Picente Jr.  
County Executive

Shawna M. Papale  
Secretary/Executive Director

Timothy Fitzgerald  
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY



584 Phoenix Drive,  
Rome, New York 13441-4105  
(315) 338-0393, fax (315) 338-5694  
[info@mvedge.org](mailto:info@mvedge.org) [www.mvedge.org](http://www.mvedge.org)

Stephen R. Zogby  
Chairman

David C. Grow  
Vice Chairperson

Aricca R. Lewis  
Treasurer

Franca Armstrong  
James J. Genovese, II  
Kristen H. Martin  
Tim. R. Reed

TO: OCIDA Board of Directors

FROM: Tim Fitzgerald

DATE: December 6<sup>th</sup>, 2024

RE: Assured Information Security, Inc. Project  
December 6, 2024 Public Hearing Minutes  
584 Phoenix Drive, Rome, NY 13441

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Representing the Agency: Tim Fitzgerald and Mark Kaucher

Other Attendees: Michael Stone, representing AIS

Public hearing opened at 10:01 AM.

Reading of the public hearing notice was waived upon consensus of the attendees. No public comments were received.

Public Hearing was closed at 10:15 AM.

**Final Authorizing Resolution  
Assured Information Security, Inc. Facility**

**Transcript Document No. [ ]**

Date: December 13, 2024

At a meeting of the Oneida County Industrial Development Agency (the "Agency") hosted at 584 Phoenix Drive, Rome, New York 13441 on December 13, 2024, the following members of the Agency were:

**Members Present:**

**EDGE Staff Present:**

**Others Present:**

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to proposed financial assistance to Assured Information Security, Inc.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE THE LEASE AGREEMENT, THE LEASEBACK AGREEMENT, THE PILOT AGREEMENT, THE ENVIRONMENTAL COMPLIANCE AND INDEMNIFICATION AGREEMENT, THE RECAPTURE AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE ASSURED INFORMATION SECURITY, INC. FACILITY LOCATED IN THE CITY OF ROME, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), Oneida County Industrial Development Agency (the "Agency") was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, Assured Information Security, Inc., on behalf of itself and/or the principals of Assured Information Security, Inc. and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the "Company") requested the Agency assist with a project consisting of acquisition and renovation of a 46,500± square foot building (the "Improvements") situated on a 7.50± acre parcel of land located at 153 Brooks Road, Griffiss Business and Technology Park, City of Rome, Oneida County, New York (the "Land") and acquisition and installation of equipment in the Improvements (the "Equipment"), all to be used for the purpose of maintaining its headquarters and retaining employment in the City of Rome and providing Research and Development, Secure Communications, Cyber Operations and C5ISR services to government and commercial markets (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the acquisition, renovation and equipping of the Facility is referred to collectively as the "Project"); and

WHEREAS, Cardinal Griffiss Realty, LLC ("CGR") owns the Land and Improvements and leases the same to the Agency; and

WHEREAS, the Agency leases the Land and Improvements back to CGR pursuant to a Leaseback Agreement dated as of August 1, 2010 as amended (the "Existing Leaseback Agreement"); and

WHEREAS, CGR and the Agency entered into a Second Amended and Restated Payment In Lieu of Tax Agreement dated June 15, 2017 (the "Existing PILOT Agreement") pursuant to which CGR makes payments in lieu of taxes on the Land and Improvements; and

WHEREAS, CGR subleases the Land and Improvements to the Company for its operation pursuant to a sublease agreement dated as of July 1, 2010 as amended; and

WHEREAS, by resolution adopted October 18, 2024 the Agency consented to the sale of the Land and Improvements from CGR to the Company and the assignment from CGR to the Company of CGR's interest in the Existing Lease Agreement, the Existing Leaseback Agreement and the Existing PILOT Agreement (collectively, the "Existing Agency Documents"), all as required under the terms of the Existing Leaseback Agreement; and

WHEREAS, the Agency will acquire a leasehold interest in the Facility from the Company pursuant to an Amended and Restated Lease Agreement from the Company to the Agency (the "Lease Agreement") and lease the Facility back to the Company pursuant to an Amended and Restated Leaseback Agreement from the Agency to the Company (the "Leaseback Agreement"); and

WHEREAS, the Agency contemplates that it will provide financial assistance to the Company in connection with the Project in the form of exemptions from sales and use taxes, exemptions from mortgage recording taxes, and a reduction in real property taxes by modifying the fixed PILOT Payments in years 14 and 15 in the Existing PILOT Agreement and extending the fixed payments for a period of ten years (the "Financial Assistance"), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and which will be more particularly set forth in a final authorizing resolution; and

WHEREAS, based upon representations made by the Company in the Application, the value of the Financial Assistance is described as follows:

- Sales and use tax exemption not to exceed \$129,124.00
- Mortgage recording tax exemption not to exceed \$18,936.00
- Exemptions from real property taxes valued at approximately \$244,257.80

WHEREAS, the Financial Assistance deviates from the Policy insofar as the Company will make fixed PILOT Payments, to be allocated among the tax jurisdictions, in the following amounts:

<i>Existing PILOT</i>	Year 14	\$150,346.00
	Year 15	\$153,352.92
<i>Extended PILOT</i>	Year 16	\$156,419.98
	Year 17	\$159,548.38
	Year 18	\$162,739.35
	Year 19	\$165,994.13
	Year 20	\$169,314.02
	Year 21	\$172,700.30
	Year 22	\$176,154.30
	Year 23	\$179,677.39
	Year 24	\$183,270.94
	Year 25	\$186,936.35

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

- **The nature of the proposed project:** The Project involves the Company acquiring from CGR the Land and Improvements that it has been leasing for thirteen years and making a significant investment to upgrade the Improvements. The Agency wishes to encourage the Company to maintain its headquarters in Rome and to support the growth of technology industry in the region.
- **The extent to which financial assistance for the properties will create or retain permanent, private sector jobs:** The Company will retain 100 jobs. Were it not for the Agency financial assistance, the Company would evaluate moving its headquarters and all jobs to a location outside of New York State.

- **The estimated value of tax exemptions to be provided:** The fixed PILOT Payment under the Existing PILOT Agreement in Year 15 is projected to be higher than what full taxes will be on the Facility. The proposed fixed payment schedule provides a benefit necessary to induce the Company to maintain its headquarters and retain employment in Rome. By setting an annual fixed PILOT Payment, the taxing jurisdictions and the Company are better able to address financial planning; and

WHEREAS, the Company has committed to retain the existing 100 FTEs for the term of the Leaseback Agreement and create an additional 5 FTEs within three years of completion of the Project as a result of the Project, and the Agency will condition the proposed Financial Assistance on the Company achieving the same (the “Employment Obligation”), or else the Company will be subject to recapture or termination of Financial Assistance relating to the Project; and

WHEREAS, the Agency by resolutions duly adopted on October 18, 2024 and November 15, 2024 (collectively, the “Inducement Resolution”) decided to proceed under the provisions of the Act to lease the Facility and directed that a public hearing be held and enter into the Lease Agreement and Leaseback Agreement; and

WHEREAS, by letter dated November 21, 2024 the Agency provided to all affected tax jurisdictions a copy of the Inducement Resolution describing the proposed Financial Assistance and reasons it intends to deviate from Policy and providing the time, date and location of the public hearing and this meeting so comments could be provided on the nature and location of the Facility and the proposed Financial Assistance; and

WHEREAS, the Agency conducted a public hearing on December 6, 2024 and has received all comments submitted with respect to the Financial Assistance and the nature and location of the Facility; and

WHEREAS, the Company has agreed to indemnify the Agency against certain losses, claims, expenses, damages and liabilities which may arise in connection with the Project and the Agency’s leasehold interest in the Facility; and

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a “project”, as such term is defined in the Act; and

(c) The acquisition, renovation and equipping of the Facility, the leasing of the Facility to the Company and the Agency’s Financial Assistance with respect thereto, will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) The acquisition, renovation and equipping of the Facility is reasonably necessary to induce the Company to (a) discourage the Company from moving out of State; (b) preserve the Company's competitive position in its industry; and (c) maintain and expand the Company's business operations in the State of New York; and

(e) Based upon representations of the Company and Company's Counsel, the Facility conforms with the local zoning laws and planning regulations of Oneida County and all regional and local land use plans for the area in which the Facility is located; and

(f) The SEQRA findings adopted by the Agency at its meeting on October 18, 2024 encompassed the actions to be undertaken by this resolution and no changes have been made to the proposed action that would create new or increased adverse environmental impacts; and

(g) It is desirable and in the public interest for the Agency to undertake the Project; and

(h) The Lease Agreement will be an effective instrument whereby the Company grants the Agency a leasehold interest in the Facility; and

(i) The Leaseback Agreement will be an effective instrument whereby the Agency leases the Facility back to the Company; and

(j) The Amended and Restated Payment-In-Lieu-of-Tax Agreement (the "PILOT Agreement") by and between the Company and the Agency will be an effective instrument whereby the Company agrees to make payments-in-lieu-of-taxes for the duration of the term of the Leaseback Agreement; and

(k) The Amended and Restated Environmental Compliance and Indemnification Agreement (the "Environmental Compliance and Indemnification Agreement") by and between the Company and the Agency will be an effective instrument whereby the Company agrees to comply with all Environmental Laws (as defined therein) applicable to the Facility and will indemnify and hold harmless the Agency for all liability under all such Environmental Laws; and

(l) The Job Creation and Recapture Agreement (the "Recapture Agreement") by and between the Company and the Agency will be an effective instrument whereby the Company agrees that the Financial Assistance is conditioned upon the Company completing the Project substantially as presented to the Agency and achieving the Employment Obligation.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) acquire a leasehold interest in the Facility pursuant to the Lease Agreement, (ii) execute, deliver and perform the Lease Agreement, (iii) lease the Facility back to the Company pursuant to the Leaseback Agreement, (iv) execute, deliver and perform the Leaseback Agreement, (v) execute, deliver and perform the PILOT Agreement; (vi) execute and deliver the Environmental Compliance and Indemnification Agreement, (vii) execute, deliver and perform the Recapture Agreement, and (viii) deviate from Policy and provide the Financial Assistance to the Company in support of the Project.

Section 3. The Agency is hereby authorized to accept a leasehold interest in the real property described in Exhibit A to the Lease Agreement and the personal property described in Exhibit B to the Lease Agreement and to do all things necessary or appropriate for the

accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 4. The form and substance of the Lease Agreement, the Leaseback Agreement, the PILOT Agreement, the Environmental Compliance and Indemnification Agreement and the Recapture Agreement (each in substantially the Agency's customary forms and which, prior to the execution and delivery thereof, may be redated) are hereby approved.

Section 5.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Lease Agreement, the Leaseback Agreement, the PILOT Agreement, the Environmental Compliance and Indemnification Agreement, and the Recapture Agreement, all in substantially the forms thereof approved at this meeting with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the "Closing Documents"). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Leaseback Agreement).

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Closing Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Closing Documents binding upon the Agency.

Section 7. This resolution shall take effect immediately.

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

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

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on December 13, 2024 with the originals thereof on file in my office, and that the same are true and correct copies of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

That the Lease Agreement, the Leaseback Agreement, the PILOT Agreement, the Environmental Compliance and Indemnification Agreement, and the Recapture Agreement contained in this transcript of proceedings are each in substantially the forms presented to the Agency and/or approved by said meeting.

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 in person and public notices of the time and place of said meetings were duly given, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of \_\_\_\_\_.

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: \_\_\_\_\_  
Shawna M. Papale, Secretary



**Authorizing Resolution  
GLDC Sublease to CUBRC**

Date: December 13, 2024

At a meeting of the Oneida County Industrial Development Agency (the "Agency") held at 584 Phoenix Drive, Rome, New York on December 13, 2024, the following members of the Agency were:

**Members Present:**

**EDGE Staff Present:**

**Other Attendees:**

After the meeting had been duly called to order, the Chairman announced that among the purposes of the meeting was to consider and take action on certain matters pertaining to consent to a sublease from Griffiss Local Development Corporation to CUBRC, Inc.

The following resolution was duly moved, seconded, discussed and adopted with the following members voting:

Voting Aye

Voting Nay

RESOLUTION OF THE AGENCY CONSENTING TO A SUBLEASE EXTENSION AND NEW SUBLEASE FROM GRIFFISS LOCAL DEVELOPMENT CORPORATION TO CUBRC, INC. AND AUTHORIZING THE AGENCY TO EXECUTE RELATED DOCUMENTS WITH RESPECT TO THE BUILDING 796 FACILITY LOCATED IN THE GRIFFISS BUSINESS AND TECHNOLOGY PARK, CITY OF ROME, ONEIDA COUNTY.

WHEREAS, by Title 1 of Article 18-A of the General Municipal Law of the State of New York, as amended and Chapter 372 of the Laws of 1970 of the State of New York (collectively, the "Act"), the Agency was created with the authority and power among other things, to assist with the acquisition of certain industrial development projects as authorized by the Act; and

WHEREAS, Oneida County Industrial Development Agency (the "Agency") leases to Griffiss Local Development Corporation ("GLDC") that certain 4.526± acre portion of Parcel F4B situated at 725 Daedalian Drive together with the 22,229± square foot building located thereon known as Building 796 and the other improvements situate thereon (the "Facility") pursuant to a lease agreement dated as of April 1, 2010 (the "Agency Lease Agreement"), a memorandum of which Agency Lease Agreement was recorded on April 12, 2010 in the Oneida County, New York Clerk's Office as Instrument No. R2010-000451; and

WHEREAS, GLDC subleases to CUBRC, Inc. ("CUBRC") 4,623 square feet of the Facility (the "Space") pursuant to a sublease dated as of November 1, 2009 (the "Existing Sublease"); and

WHEREAS, GLDC wishes to extend the Existing Sublease through January 31, 2025 (the "Sublease Extension") and enter into a new sublease agreement with CUBRC relating to its occupancy of the Space beginning February 1, 2025 (the "New Sublease"); and

WHEREAS, under the terms of the Agency Lease Agreement, GLDC is required to obtain the consent of the Agency prior to subleasing any portion of the Facility (including the Space) to a third party; and

WHEREAS, GLDC is requesting the Agency consent to such Sublease Extension and New Sublease to CUBRC; and

WHEREAS, no public hearing is required to confirm such action as no additional financial assistance is requested.

NOW, THEREFORE, BE IT RESOLVED by the Oneida County Industrial Development Agency (a majority of the members thereof affirmatively concurring) as follows:

Section 1. The Agency hereby finds and determines:

(a) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(b) The Facility constitutes a “project”, as such term is defined in the Act; and

(c) Consenting to the Sublease Extension and New Sublease between GLDC and CUBRC will promote and maintain the job opportunities, health, general prosperity and economic welfare of the citizens of Oneida County and the State of New York and improve their standard of living and thereby serve the public purposes of the Act; and

(d) Consenting to the Sublease Extension and New Sublease between GLDC and CUBRC is reasonably necessary to induce GLDC and/or CUBRC to maintain and expand their respective business operations in the State of New York; and

(e) It is desirable and in the public interest for the Agency to consent to the Sublease Extension and New Sublease between GLDC and CUBRC.

Section 2. In consequence of the foregoing, the Agency hereby determines to: (i) consent to the Sublease Extension and New Sublease from GLDC to CUBRC; (ii) execute the Sublease Extension and New Sublease to the extent necessary to acknowledge its consent.

Section 3. The form and substance of the Sublease Extension and New Sublease are hereby approved, conditioned upon inclusion of the Agency’s customary language, execution by CUBRC of an Environmental Compliance and Indemnification Agreement, delivery by CUBRC of insurance certificates in form and substance satisfactory to the Agency, and subject to review and approval by Agency counsel.

Section 4.

(a) The Chairman, Vice Chairman, Secretary or any member of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Sublease Extension and New Sublease, both in substantially the forms thereof presented to this meeting or in the forms to be approved by Agency Counsel, with such changes, variations, omissions and insertions as the Chairman, Vice Chairman, Secretary or any member of the Agency shall approve, and such other related documents as may be, in the judgment of the Chairman and Agency Counsel, necessary or appropriate to effect the transactions contemplated by this resolution (hereinafter collectively called the

“Closing Documents”). The execution thereof by the Chairman, Vice Chairman, or any member of the Agency shall constitute conclusive evidence of such approval.

(b) The Chairman, Vice Chairman, Secretary or member of the Agency are further hereby authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Closing Documents, and to execute and deliver all such additional certificates, instruments and documents, pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Closing Documents binding upon the Agency.

Section 6. This resolution shall take effect immediately.

DRAFT

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

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

That I have compared the annexed extract of the minutes of the meeting of the Agency, including the resolutions contained therein, held on December 13, 2024 with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Agency and of such resolutions set forth therein and of the whole of said original insofar as the same related to the subject matters therein referred to.

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 in person, and minutes of the Agency meeting are (or will be) transcribed and posted on the Agency’s website, (iii) the meeting in all respects was duly held, and (iv) there was a quorum present throughout.

IN WITNESS WHEREOF, I have hereunto set my hand as of this 13th day of December 2024.

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: \_\_\_\_\_  
Shawna M. Papale, Secretary