

Anthony J. Picente Jr.
County Executive

Shawna Papale
Secretary/
Executive Director

Jennifer Waters
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



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

David C. Grow, Chairman
L. Michael Fitzgerald, Vice Chairman
Mary Faith Messenger, Treasurer

Ferris Betrus Jr.
Kirk Hinman
Eugene Quadraro
Steven Zogby

April 17, 2020

Paul Fitzpatrick, President
Board of Education
Rome City School District
409 Bell Road
Rome, New York 13440

Re: *Hangar Road Rome, LLC Facility*

Dear Sir:

On April 24, 2020 at 8:00 a.m. local time at 584 Phoenix Drive, Rome, New York 13441, the Oneida County Industrial Development Agency (the "Agency") will meet to consider a final authorizing resolution regarding the above-referenced project for the use of Hangar Road Rome, LLC (the "Company").

The Company has requested the Agency provide financial assistance with respect to acquisition of a 3.00± acre parcel of land located at Hangar Road, Griffiss Business and Technology Park, City of Rome, Oneida County, New York (the "Land"); construction on the Land of a three-story, 44,000± square foot office building, together with improvements to infrastructure to service the same (collectively, the "Improvements"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all for the purpose of leasing to two office tenants that serve the intelligence and cybersecurity industries (the Land, the Improvements and the Equipment are referred to collectively as the "Facility" and the construction and equipping of the Improvements is referred to as the "Project").

The Agency contemplates it will provide financial assistance to the Company in the form of abatement of real property taxes for a period of ten (10) years, during which time the Company will pay the following fixed PILOT Payments, which represents a deviation from the Agency's Uniform Tax Exemption Policy (the "Policy"):

Exemption Year 1	\$49,795
Exemption Year 2	\$50,791
Exemption Year 3	\$51,807
Exemption Year 4	\$52,843

Anthony J. Picente Jr.
County Executive

Shawna Papale
Secretary/
Executive Director

Jennifer Waters
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY



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

David C. Grow, Chairman
L. Michael Fitzgerald, Vice Chairman
Mary Faith Messenger, Treasurer

Ferris Betrus Jr.
Kirk Hinman
Eugene Quadraro
Steven Zogby

Exemption Year 5	\$53,900
Exemption Year 6	\$109,955
Exemption Year 7	\$112,154
Exemption Year 8	\$114,398
Exemption Year 9	\$116,685
Exemption Year 10	\$119,019
Exemption Year 11 and thereafter	100% of Exempt Taxes

Such PILOT Payments shall be billed by the Taxing Authorities to the Company in the same proportion as taxes would have been billed but for the Agency's involvement, unless the Taxing Authorities have consented in writing to a specific allocation (For the purposes of preparing a PILOT bill, each Taxing Authority shall use the tax rate for the prior Exemption Year).

The Agency is also contemplating exemptions from sales tax and mortgage recording tax, which is consistent with the Policy.

The Agency is deviating from its Policy for the following reasons:

- 1. The nature of the proposed project:** The purpose of the Project is to construct a new and modern office building, which will provide the opportunity for the expansion of businesses that support the intelligence and cybersecurity industries. The Agency recognizes and supports the need to create a greater critical mass of employees in Rome (and specifically in Griffiss Business and Technology Park) that have access to modern office space in which to work.
- 2. The nature of the property before the Project begins:** The Project is located in a "highly distressed area" and is an undeveloped parcel within the Griffiss Business and Technology Park.
- 3. The extent to which financial assistance for the properties will create or retain permanent, private sector jobs:** The Project will help to retain existing, and create new, jobs in Oneida County. The proposed wage scale for employees of the Facility is significant.
- 4. Impact of the proposed tax exemptions on affected tax jurisdictions:** The properties were tax exempt during the 50+ years they were owned by the Government and the 15+ years they have been owned by the Agency. The proposed PILOT structure will generate property revenue for the taxing jurisdictions where none previously existed.

Anthony J. Picente Jr.
County Executive

Shawna Papale
Secretary/
Executive Director

Jennifer Waters
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA

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



David C. Grow, Chairman
L. Michael Fitzgerald, Vice Chairman
Mary Faith Messenger, Treasurer

Ferris Betrus Jr.
Kirk Hinman
Eugene Quadraro
Steven Zogby

5. The impact of the proposed project on existing and proposed businesses and economic development projects in the County: The Agency recognizes the value of the intelligence and cybersecurity industries to the region, and wishes to support the industries.

6. The amount of private sector investment generated or likely to be generated.

7. The extent to which the proposed project will provide additional sources of revenue for municipalities and school districts in which the project is located. The City of Rome has expressed its support of the Project.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the meeting will be held electronically via conference call instead of a meeting open for the public to attend. You may listen to the meeting and comment on the Project and the benefits to be granted to the Applicant by the Agency during the meeting by calling 1-408-418-9388 (Access code: 795 335 573). Comments may also be submitted to the Agency prior to the meeting in writing or electronically. Minutes of the meeting will be transcribed and posted on the Agency's website. We are providing this notice to you, pursuant to Chapters 356 and 357 of the Laws of 1993, as the chief executive officer of an affected tax jurisdiction within which the project is located.

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

Very truly yours,

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: 
Shawna M. Papale, Executive Director

c: Peter C. Blake, Superintendent of Schools
David Dreidel, Director of Business and Finance

Anthony J. Picente Jr.
County Executive

Shawna Papale
Secretary/
Executive Director

Jennifer Waters
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY



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

David C. Grow, Chairman
L. Michael Fitzgerald, Vice Chairman
Mary Faith Messenger, Treasurer

Ferris Betrus Jr.
Kirk Hinman
Eugene Quadraro
Steven Zogby

April 17, 2020

Ms. Jacqueline Izzo, Mayor
City of Rome
198 North Washington Street
Rome, New York 13440

Re: *Hangar Road Rome, LLC Facility*

Dear Mayor:

On April 24, 2020 at 8:00 a.m. local time at 584 Phoenix Drive, Rome, New York 13441, the Oneida County Industrial Development Agency (the "Agency") will meet to consider a final authorizing resolution regarding the above-referenced project for the use of Hangar Road Rome, LLC (the "Company").

The Company has requested the Agency provide financial assistance with respect to acquisition of a 3.00± acre parcel of land located at Hangar Road, Griffiss Business and Technology Park, City of Rome, Oneida County, New York (the "Land"); construction on the Land of a three-story, 44,000± square foot office building, together with improvements to infrastructure to service the same (collectively, the "Improvements"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all for the purpose of leasing to two office tenants that serve the intelligence and cybersecurity industries (the Land, the Improvements and the Equipment are referred to collectively as the "Facility" and the construction and equipping of the Improvements is referred to as the "Project").

The Agency contemplates it will provide financial assistance to the Company in the form of abatement of real property taxes for a period of ten (10) years, during which time the Company will pay the following fixed PILOT Payments, which represents a deviation from the Agency's Uniform Tax Exemption Policy (the "Policy"):

Exemption Year 1	\$49,795
Exemption Year 2	\$50,791
Exemption Year 3	\$51,807
Exemption Year 4	\$52,843
Exemption Year 5	\$53,900
Exemption Year 6	\$109,955

Anthony J. Picente Jr.
County Executive

Shawna Papale
Secretary/
Executive Director

Jennifer Waters
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY



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

David C. Grow, Chairman
L. Michael Fitzgerald, Vice Chairman
Mary Faith Messenger, Treasurer

Ferris Betrus Jr.
Kirk Hinman
Eugene Quadraro
Steven Zogby

Exemption Year 7	\$112,154
Exemption Year 8	\$114,398
Exemption Year 9	\$116,685
Exemption Year 10	\$119,019
Exemption Year 11 and thereafter	100% of Exempt Taxes

Such PILOT Payments shall be billed by the Taxing Authorities to the Company in the same proportion as taxes would have been billed but for the Agency's involvement, unless the Taxing Authorities have consented in writing to a specific allocation (For the purposes of preparing a PILOT bill, each Taxing Authority shall use the tax rate for the prior Exemption Year).

The Agency is also contemplating exemptions from sales tax and mortgage recording tax, which is consistent with the Policy.

The Agency is deviating from its Policy for the following reasons:

- The nature of the proposed project:** The purpose of the Project is to construct a new and modern office building, which will provide the opportunity for the expansion of businesses that support the intelligence and cybersecurity industries. The Agency recognizes and supports the need to create a greater critical mass of employees in Rome (and specifically in Griffiss Business and Technology Park) that have access to modern office space in which to work.
- The nature of the property before the Project begins:** The Project is located in a "highly distressed area" and is an undeveloped parcel within the Griffiss Business and Technology Park.
- The extent to which financial assistance for the properties will create or retain permanent, private sector jobs:** The Project will help to retain existing, and create new, jobs in Oneida County. The proposed wage scale for employees of the Facility is significant.
- Impact of the proposed tax exemptions on affected tax jurisdictions:** The properties were tax exempt during the 50+ years they were owned by the Government and the 15+ years they have been owned by the Agency. The proposed PILOT structure will generate property revenue for the taxing jurisdictions where none previously existed.

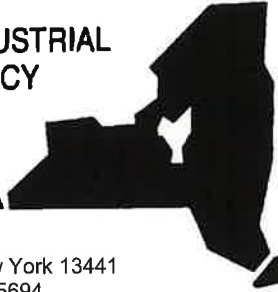
Anthony J. Picente Jr.
County Executive

Shawna Papale
Secretary/
Executive Director

Jennifer Waters
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



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

David C. Grow, Chairman
L. Michael Fitzgerald, Vice Chairman
Mary Faith Messenger, Treasurer

Ferris Betrus Jr.
Kirk Hinman
Eugene Quadraro
Steven Zogby

5. The impact of the proposed project on existing and proposed businesses and economic development projects in the County: The Agency recognizes the value of the intelligence and cybersecurity industries to the region, and wishes to support the industries.

6. The amount of private sector investment generated or likely to be generated.

7. The extent to which the proposed project will provide additional sources of revenue for municipalities and school districts in which the project is located. The City of Rome has expressed its support of the Project.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the meeting will be held electronically via conference call instead of a meeting open for the public to attend. You may listen to the meeting and comment on the Project and the benefits to be granted to the Applicant by the Agency during the meeting by calling 1-408-418-9388 (Access code: 795 335 573). Comments may also be submitted to the Agency prior to the meeting in writing or electronically. Minutes of the meeting will be transcribed and posted on the Agency's website. We are providing this notice to you, pursuant to Chapters 356 and 357 of the Laws of 1993, as the chief executive officer of an affected tax jurisdiction within which the project is located.

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

Very truly yours,

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: 
Shawna M. Papale, Executive Director

Anthony J. Picente Jr.
County Executive

Shawna Papale
Secretary/
Executive Director

Jennifer Waters
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY



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

David C. Grow, Chairman
L. Michael Fitzgerald, Vice Chairman
Mary Faith Messenger, Treasurer

Ferris Betrus Jr.
Kirk Hinman
Eugene Quadraro
Steven Zogby

April 17, 2020

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

Re: *Hangar Road Rome, LLC Facility*

Dear Sir:

On April 24, 2020 at 8:00 a.m. local time at 584 Phoenix Drive, Rome, New York 13441, the Oneida County Industrial Development Agency (the "Agency") will meet to consider a final authorizing resolution regarding the above-referenced project for the use of Hangar Road Rome, LLC (the "Company").

The Company has requested the Agency provide financial assistance with respect to acquisition of a 3.00± acre parcel of land located at Hangar Road, Griffiss Business and Technology Park, City of Rome, Oneida County, New York (the "Land"); construction on the Land of a three-story, 44,000± square foot office building, together with improvements to infrastructure to service the same (collectively, the "Improvements"); and acquisition and installation of equipment in the Improvements (the "Equipment"), all for the purpose of leasing to two office tenants that serve the intelligence and cybersecurity industries (the Land, the Improvements and the Equipment are referred to collectively as the "Facility" and the construction and equipping of the Improvements is referred to as the "Project").

The Agency contemplates it will provide financial assistance to the Company in the form of abatement of real property taxes for a period of ten (10) years, during which time the Company will pay the following fixed PILOT Payments, which represents a deviation from the Agency's Uniform Tax Exemption Policy (the "Policy"):

Exemption Year 1	\$49,795
Exemption Year 2	\$50,791
Exemption Year 3	\$51,807
Exemption Year 4	\$52,843
Exemption Year 5	\$53,900

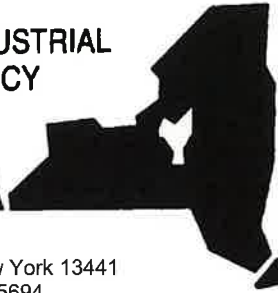
Anthony J. Picente Jr.
County Executive

Shawna Papale
Secretary/
Executive Director

Jennifer Waters
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



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

David C. Grow, Chairman
L. Michael Fitzgerald, Vice Chairman
Mary Faith Messenger, Treasurer

Ferris Betrus Jr.
Kirk Hinman
Eugene Quadraro
Steven Zogby

Exemption Year 6	\$109,955
Exemption Year 7	\$112,154
Exemption Year 8	\$114,398
Exemption Year 9	\$116,685
Exemption Year 10	\$119,019
Exemption Year 11 and thereafter	100% of Exempt Taxes

Such PILOT Payments shall be billed by the Taxing Authorities to the Company in the same proportion as taxes would have been billed but for the Agency's involvement, unless the Taxing Authorities have consented in writing to a specific allocation (For the purposes of preparing a PILOT bill, each Taxing Authority shall use the tax rate for the prior Exemption Year).

The Agency is also contemplating exemptions from sales tax and mortgage recording tax, which is consistent with the Policy.

The Agency is deviating from its Policy for the following reasons:

- The nature of the proposed project:** The purpose of the Project is to construct a new and modern office building, which will provide the opportunity for the expansion of businesses that support the intelligence and cybersecurity industries. The Agency recognizes and supports the need to create a greater critical mass of employees in Rome (and specifically in Griffiss Business and Technology Park) that have access to modern office space in which to work.
- The nature of the property before the Project begins:** The Project is located in a "highly distressed area" and is an undeveloped parcel within the Griffiss Business and Technology Park.
- The extent to which financial assistance for the properties will create or retain permanent, private sector jobs:** The Project will help to retain existing, and create new, jobs in Oneida County. The proposed wage scale for employees of the Facility is significant.
- Impact of the proposed tax exemptions on affected tax jurisdictions:** The properties were tax exempt during the 50+ years they were owned by the Government and the 15+ years they have been owned by the Agency. The proposed PILOT structure will generate property revenue for the taxing jurisdictions where none previously existed.

Anthony J. Picente Jr.
County Executive

Shawna Papale
Secretary/
Executive Director

Jennifer Waters
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



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

David C. Grow, Chairman
L. Michael Fitzgerald, Vice Chairman
Mary Faith Messenger, Treasurer

Ferris Betrus Jr.
Kirk Hinman
Eugene Quadraro
Steven Zogby

5. **The impact of the proposed project on existing and proposed businesses and economic development projects in the County:** The Agency recognizes the value of the intelligence and cybersecurity industries to the region, and wishes to support the industries.

6. **The amount of private sector investment generated or likely to be generated.**

7. **The extent to which the proposed project will provide additional sources of revenue for municipalities and school districts in which the project is located.** The City of Rome has expressed its support of the Project.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the meeting will be held electronically via conference call instead of a meeting open for the public to attend. You may listen to the meeting and comment on the Project and the benefits to be granted to the Applicant by the Agency during the meeting by calling 1-408-418-9388 (Access code: 795 335 573). Comments may also be submitted to the Agency prior to the meeting in writing or electronically. Minutes of the meeting will be transcribed and posted on the Agency's website. We are providing this notice to you, pursuant to Chapters 356 and 357 of the Laws of 1993, as the chief executive officer of an affected tax jurisdiction within which the project is located.

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

Very truly yours,

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By:


Shawna M. Papale, Executive Director