

Anthony J. Picente Jr.  
County Executive

Shawna M. Papale  
Secretary/ Treasurer/  
Executive Director

Jennifer Waters  
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY



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

David C. Grow  
Chairman  
Michael Fitzgerald  
Vice Chairman

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

To: Oneida County Industrial Development Agency Board of Directors  
From: Shawna M. Papale  
Date: August 15, 2022  
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – **8:00 AM Friday, August 19, 2022.**

Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 263 430 62412 or attend in person. The Minutes of the Agency meeting will transcribed and posted on the OCIDA website.

1. Executive Session at 8:00 AM if needed
2. Approve minutes of the July 19, 2022 meeting and ratify all action taken at the July 19, 2022 meeting
3. Financial Review
4. Clarification of minutes of the November 19, 2021 and March 25, 2022 meetings relating to the Delta Luxury Townhomes LLC Facility. Minutes reflected that the sales tax exemption is valid for the lesser of (a) all purchases made from two years from the inducement date or (b) \$490,000. The minutes should reflect that the sales tax exemption is valid for the lesser of (a) all purchases made from two years from the appointment date or (b) \$490,000. The Company was appointed as agent for exempt purchases when it acquired the property at closing on August 3, 2022, and under the Housing Policy must complete the project by August 3, 2024.
5. Consider a supplemental inducement resolution relating to **The Indium Corporation of America** Facility, accepting an amended Application for Financial Assistance, and granting preliminary approval for financial assistance in the form of exemptions from sales tax (increased from \$131,250 to \$148,750); exemptions from mortgage recording tax (decreased from \$99,750 to \$82,200) and reduction of real property tax for a period of twelve years during which time the Company will have a fixed exemption applied to its real estate tax (no change, estimated at \$1,270,000), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing.

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6. Consider a SEQR resolution relating to **The Indium Corporation of America Facility**. The Agency is serving as lead agency for the SEQR review and determines that the action is an Unlisted Action.
7. Consider a SEQR resolution relating to the **STD Realty, LLC/McCraith Beverages, Inc. Facility**. The Agency is serving as lead agency for the SEQR review and determines that the action is an Unlisted Action.
8. Consider a final authorizing resolution relating to the **STD Realty, LLC/McCraith Beverages, Inc. Facility**, approving financial assistance in the form of exemptions from sales tax (valued at \$214,720) and reduction of real property tax on the incremental assessment resulting from the project (valued at \$182,763), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy and authorizing the form and execution of related documents, subject to counsel review. The Agency conducted a public hearing on July 29, 2022.
9. Consider a supplemental resolution relating to the **Rome Community Brownfield Restoration Corporation (Former Rome Cable) Facility**, amending a resolution adopted on January 21, 2022 to reflect that the Environmental Easement relating to Complex 4 will cover the entire 49.651± acre parcel rather than a 21.451± acre portion that was identified for remediation, and authorizing the form and execution of related documents, subject to counsel review.
10. Consider a resolution relating to the **Rome Community Brownfield Restoration Corporation (Tower Parcel) Facility**, approving a license to EDGE for the purpose of EDGE entering upon the property with its consultants to perform environmental investigation and remedial planning, and authorizing the form and execution of related documents, subject to counsel review.
11. Consider a request from **Griffiss Local Development Corporation** to release from the Master Lease the various streets and portions of the utility infrastructure and Parcel F10A and Parcel F3B at Griffiss Business and Technology Park to convey to the City of Rome, and approving the form and execution of related documents, subject to counsel review. The City of Rome agreed to accept the roads and utility infrastructure and Parcel F10A and Parcel F3B in the Service Fee Payment Agreement and have been maintaining the same for years. This transfer will divest the Agency and GLDC of all interest in the roads and utility structure.
12. Consider a request from **Griffiss Local Development Corporation and Cardinal Griffiss Realty LLC** to authorize financial assistance relating to its gas conversion project in the form of exemptions from mortgage recording tax (valued in the aggregate at \$19,356.00) and exemptions from sales tax relating to Building 301 only (valued at \$\_\_\_\_\_) and approve the form and execution of related documents, subject to counsel review. As fee or leasehold owner of the properties to be improved, the Agency will be asked to join in several mortgages to finance the

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costs of improvements to Building 770-774 (Building 770 formerly Tektronix, currently unoccupied and Building 774 currently occupied by BAE); Building 776 (currently occupied by Peraton); Building 778 (currently occupied by Huntington Ingalls Industries f/k/a Alion Science and Technology); Building 780 (currently occupied by EDGE); Building 796/798 (formerly occupied by Griffiss Institute/CUBRC); and Building 301 (currently occupied by AIS). GLDC is requesting sales tax exemption relating to Building 301 in the event GLDC's exempt status does not extend to the property as is owned by Cardinal Griffiss Realty, LLC.

13. Consider a resolution relating to the **Griffiss Local Development Corporation (Building 798/798) Facility**, approving a short-term license to be followed by a long term sublease from GLDC to The Kelberman Center in the former Griffiss Institute space, and authorizing the form and execution of related documents, subject to counsel review.

Next meeting date – **Friday, September 16, 2022 at 8 AM at 584 Phoenix Drive, Rome, NY**