

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: January 14, 2022
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – **8:00 AM Friday, January 21, 2022.**

Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 263 250 91458 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 – December 17, 2022
3. Financial Review
 - a) Interim Financials
4. Consider a SEQR resolution relating to the **Central Utica Building, LLC facility**. The City of Utica Planning Board acted as lead agency and the Agency is adopting the findings and determinations of the lead agency.
5. Consider a statement of findings relating to the **Central Utica Building LLC facility** and request the Oneida County Executive confirm the provision of financial assistance to the facility.
6. Consider the request of **Central Utica Building, LLC (“CUB”)** that the OCIDA commence condemnation proceedings pursuant to Article 2 of the Eminent Domain Procedure Law (“EDPL”) to obtain a parcel of land known as 411 Columbia Street (SBL No.: 318.41-2-38) in the City of Utica which parcel is necessary to provide adequate parking for a 94,000 square foot medical office building and ambulatory surgery center that is being constructed on an adjacent parcel and schedule a public hearing for same.
7. Consider an inducement resolution relating to the **SSC Kirkland LLC Community Solar Facility**, granting preliminary approval for financial assistance in the form of reduction of real property taxes

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(estimated at \$1,819,970), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy and authorizing the Agency to conduct a public hearing.

8. Consider a SEQR resolution relating to the **SSC Kirkland, LLC (Kirkland Community Solar) Facility**. The Town of Kirkland Planning Board served as lead agency and determined the project was an "Unlisted Action." The Agency adopts the findings and determinations of the lead agency.
9. Consider a resolution relating to the **B240, LLC (Air City Lofts Phase 3) facility**, approving the extension of the existing License Agreement through January 21, 2022 and ratifying the execution of related documents by Chairman Grow on January 12, 2022.
10. Consider a resolution relating to the **ONX3, LLC facility**, approving the early termination of the lease-leaseback transaction and authorizing the form and execution of related documents, subject to counsel review.
11. Consider a resolution relating to the **Rome Community Brownfield Restoration Corporation (Complex 4) Facility**, authorizing the Agency and RCBRC to grant to the New York State Department of Environmental Conservation ("NYSDEC") an Environmental Easement and authorizing the form and execution of related documents, all subject to approval by counsel. The Environmental Easement is the next step in the ongoing remediation by RCBRC of Complex 4 for an eventual end user, and covers a 21+/- acre portion of the 49+/- acre parcel that the Rome Cable Corporation Bankruptcy Trustee conveyed to OCIDA in 2008.
12. Old Business
 - a) Square One Coatings

Next meeting date – **THURSDAY, March 3, 2022 at 8 AM at 584 Phoenix Drive, Rome, NY**