

Anthony J. Picente Jr.
County Executive

Shawna M. Papale
Secretary/ Treasurer/
Executive Director

Jennifer Waters
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



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

David C. Grow
Chairman
Michael Fitzgerald
Vice Chairman

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

To: Oneida County Industrial Development Agency Board of Directors
From: Shawna M. Papale
Date: October 15, 2021
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – **8:00 AM THURSDAY, October 21, 2021.**

Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 263 197 88809 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 – September 17, 2021
3. Financial Review
 - a) Interim Financials
 - b) Audit Proposals
4. Consider a final authorizing resolution relating to **the B240 LLC (Air City Lofts Phase 3) facility**, approving financial assistance in the form of exemptions from sales tax (estimated at \$648,925 not to exceed \$713,817), exemptions from mortgage recording tax (estimated at \$136,628 not to exceed \$150,291), and reduction of real property tax for a period of 10 years (estimated at \$753,348), which proposed financial assistance is consistent with the Agency's Uniform Tax Exemption Policy (Housing Policy), and authorizing the form and execution of related documents, subject to counsel review. The Agency conducted a public hearing on October 5, 2021.
5. Consider a request from **Griffiss Local Development Corporation (Building 240 Facility)** consenting to the release of lands from the Prime Lease for sale to B240 LLC in furtherance of the Air City Lofts Phase 3 project, and authorizing the form and execution of related documents, subject to counsel approval.

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6. Consider a resolution relating to the **Rome Community Brownfield Restoration Corporation (Complex 4) Facility**, extending the lease term for an additional five years to allow the continued remediation and remarketing of the site, and authorizing the form and execution of a First Amended and Restated Lease Agreement in the Agency's current form, subject to counsel approval.
 7. Consider a request from **Heartford Luxury Apartments, LLC** to extend the time of its existing sales tax exemption (from September 27, 2021 to December 31, 2023) and to increase the value of its existing sales tax exemption (from \$772,200 to \$842,200, an increase of \$70,000).
 8. Consider a request from **Quiet Meadows Solar Farm 1, LLC (Verona Solar)** to consent to the transfer of the Company's membership interest from EDF Renewables Distributed Solutions, Inc. to ASA Holding NY I LLC.
 9. Consider a request from **Quiet Meadows Solar Farm 2, LLC (Vernon Solar)** to consent to the transfer of the Company's membership interest from EDF Renewables Distributed Solutions, Inc. to ASA Holding NY I LLC.
10. Old Business
- a) Mid-State Raceway, Inc. refinance and estoppel
 - b) Prevailing Wage
 - c) Bond Project Memo Update

Next meeting date – **Friday, November 19, 2021 at 8 AM at 584 Phoenix Drive, Rome, NY**