

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 17, 2021
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – **8:00 AM FRIDAY, August 20, 2021.**

Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 132 479 4923 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 – June 18, 2021 and July 16, 2021
3. Financial Review
 - a) Interim Financials
4. Consider an inducement resolution relating to the **B240 LLC (Air City Lofts Phase 3) Facility**, providing preliminary approval for 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, which proposed financial assistance is consistent with the Agency's Uniform Tax Exemption Policy (Housing Policy), and authorizing the Agency to conduct a public hearing.
5. Consider a SEQR resolution relating to the **B240 LLC (Air City Lofts Phase 3) Facility**. The SEQR resolution adopted by the Agency on May 15, 2020 relating to Air City Lofts Phase 2 was based on the lead agency's determination, which included Phases 2, 3 and 4. The Agency ratifies the determinations made on May 15, 2020, and no further review is required.
6. Ratify the extension of time of a sales tax exemption relating to the **B240 LLC (Air City Lofts Phase 2) Facility**. The Agency voted by consensus to extend the exemption period and wishes to ratify that action.

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7. Consider a final authorizing resolution relating to the **Woodhaven Ventures, LLC Facility**, approving financial assistance in the form of exemptions from sales tax (value estimated at \$2,852,490 but not to exceed \$3,137,739), exemptions from mortgage recording tax (value estimated at \$39,700 but not to exceed \$43,670), reduction in real property tax (estimated at \$23,569,871) by providing a Master PILOT to the developer for an exemption period of 15 years, and to each Homeowner for an exemption period of ten years, which is assignable to future Homeowners and will be available starting with the 2023 taxable status date through and including the 2040 taxable status date, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy (Housing Policy), and authorizing the form and execution of related documents, all subject to counsel review. The Agency conducted a public hearing on August 12, 2021 and mailed notices to the tax jurisdictions of the deviation from Policy on August 13, 2021.
8. Consider a final authorizing resolution relating to the **GSP 7024 Fox Rd, LLC (Marcy Solar) Facility**, approving financial assistance in the form of reduction of real property tax for a period of 25 years (estimated at \$1,106,924), which proposed financial assistance is consistent with the Agency's Uniform Tax Exemption Policy (Community Solar Policy), and authorizing the form and execution of related documents, all in the Agency's standard form and subject to counsel approval. The Agency conducted a public hearing on August 17, 2021. The amended inducement resolution adopted on July 16, 2021 conditioned final approval on applicant providing an acceptable decommissioning plan, the completed checklist, and clarification on what the bond is going to cover. The IDA has received a fully executed Host Community Agreement, a fully executed decommissioning plan, and a bond signed by the developer and the Town that includes a 2% increase per year, with 10-year amounts (2031, 2041, 2051). Staff has been communicating regularly with Brian Scala, who confirmed the Host Community is satisfied with all agreements.
9. Consider a final authorizing resolution relating to the **Camden Renewables, LLC (Camden Solar) Facility**, approving financial assistance in the form of reduction of real property tax for a period of 25 years (estimated at \$3,448,324), which proposed financial assistance is consistent with the Agency's Uniform Tax Exemption Policy (Community Solar Policy), and authorizing the form and execution of related documents, all in the Agency's standard form and subject to counsel approval. The Agency conducted a public hearing on August 10, 2021. The inducement resolution was conditioned upon receipt of the property lease, proof of bond, computation of the \$3,431,092 benefit, and decommissioning plan. The IDA received the property lease and computation of the benefit. The decommissioning plan and Host Community Agreement are being voted on at the August 16, 2021 Town board meeting. The bond has been approved by the Town, but will not be signed until closing.

Next meeting date – **Friday, September 17, 2021 at 8 AM at 584 Phoenix Drive, Rome, NY**