

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

OCIDA



2024

Updated
March 2025

The Year in Review

Board of Directors Annual Meeting

December 13, 2024

COPPER VILLAGE, ROME, NY



Projects Closed - Page 1

- **Above Grid, LLC* - 5 MW Community Solar – W. Rome**
 - **\$ 11,470,735**
 - PILOT - \$10,000 per MW
- **Collins Solar, LLC - 5 MW Community Solar - Barneveld**
 - **\$ 7,768,235**
 - PILOT - \$10,000 per MW
 - **Consented to mortgage and authorized exemption from recording tax**
- **Central Utica Building** - 146.5 *to be retained* – 14 *to be created***
 - **\$ 31,399,240**
 - PILOT – MRTE
- **NY CDG 2 Oneida, LLC - 5 MW Community Solar – S. Rome**
 - **\$ 5,405,302**
 - PILOT – \$10,000 per MW

* Previously reported as tentative closing in 2023

** Previously reported as tentative closing in 2022

Projects Closed - Page 2

- **EDGE-Flexspace***
- **\$ 15,050,010 – Marcy**
 - **PILOT – MRTE**
 - **Approved EDGE Project Related Debt**

* Tentative closing scheduled in 2024

** Tentative closing in 2024

Woodhaven

Single Family PILOTS

- 911 Park Drive
 - 1,630 sf
- 917 Park Drive
 - 1,400 sf
- 923 Park Drive
 - 1,630 sf



Projects Induced - Page 1

- **All Seasonings Ingredients, Inc.** – **115.5** *to be retained* – **15** *to be created*
City of Sherrill
 - \$ 826,746
 - PILOT – STE
- **Copper Village** – **250** *Affordable Housing Units to be created*
 - \$ 125,960,333 - Rome
 - PILOT
- **Assured Information Security** – **100** *to be retained* – **5** *to be created*
 - \$ 7,318,830 – Griffiss Business & Technology Park, Rome
 - PILOT – STE – MRTE
- **Yoder Properties/Stark Truss*** – **24** *to be retained* – **8** *to be created*
 - \$ 4,285,994 - Whitestown
 - PILOT – STE – MRTE

*Pending 12/13

Projects Induced - Page 2

- **West Dacks II LLC** – Lodging Kit Co. – 26 to be retained – 8 to be created**
Village of Boonville
 - **\$ 3,819,904**
 - **PILOT – STE**

Final Authorizing Resolutions

- All Seasonings Ingredients, Inc. – City of Sherrill
- West Dacks II LLC- – Lodging Kit Co. – Village of Boonville
- Copper Village – City of Rome
- Assured Information Security* – Griffiss Business & Technology Park, Rome
- *Pending 12/13

Actions Related to Existing Projects — Page 1

- **Chickadee Properties, LP/American Alloy Steel**
 - Assigned Agency lease documents to American Alloy Steel.
- **One-Pull Solutions Wire & Cable LLC/Kris-Tech Wire Co.**
 - Assigned Agency lease documents to Kris-Tech Wire Co.
- **Baggs Square Partners, LLC**
 - Extended mortgage. No additional financial incentive value.
- **B240 Phase 2 - Air City Lofts**
 - Authorized developer to finish off ground floor space as residential space and to extend remaining sales tax exemption allowance to the conversion costs.
- **Above Grid Rome Solar, LLC**
 - PILOT amendment due to construction delay.

Actions Related to Existing Projects — Page 2

- **Central Utica Building/411 Columbia Street**
 - Acquisition of 601 Columbia St. & confirmed conditions to closing lease-leaseback.
 - Extended term and decreased sales tax exemption value.
- **Wolfspeed**
 - Extended sales tax exemption term.
- **SG Oneida PV, LLC**
 - Consented to mortgage and authorized exemption from recording tax.
- **Kris-Tech 2023**
 - Extended term and increased sales tax exemption value/lease extension.
- **Delta Luxury Townhomes, LLC**
 - Extended sales tax exemption term/lease extension.

Actions Related to Existing Projects — Page 3

- **Griffiss Local Development Corporation**
 - Consented to GLDC entering into short-term leases/license agreements to companies seeking temporary space due to dislocation caused by the July 2024 tornado.
- **Woodhaven Ventures, LLC**
 - Consented to allow homes to be For-Rent.

Other Actions

- **MV EDGE – Storm Relief Fund Contribution**
 - Authorized \$25,000 grant for establishment of a relief fund for businesses and nonprofits impacted by the July 16 severe weather event in Rome.
- **MV EDGE/FastNY**
 - Authorized establishment of a bank account to for processing grant funds related to continued development costs at MarcyNanocenter.
- **MV EDGE/Special Economic Development Contingency**
 - Authorized 2024 \$25,000 budgeted amount be contributed to EDGE for ATREG service agreement.
- **Annual Project Job Reviews**
 - Reduced PILOT benefits commensurate with job obligation shortfalls and re-aligned future job commitment goals for JGV LLC/Vicks Logistics Corp. and Facilities Realty Management Vernon, LLC/Universal Photonics.
- **Open Meeting Policy**
 - Maternity leave added as an extraordinary circumstance for virtual quorums.

2024 Jobs/Investment Summary

Closed Projects

FTE Retained: **172.5**

FTE to be Created: **22**

\$ 74,913,426

Induced Projects

FTE Retained: **239.5**

FTE to be Created: **28**

\$ 138,931,903

Total Closed & Induced Projects

FTE Retained: **412**

FTE to be Created: **50**

\$ 213,305,329

Summary

- OCIDA continues to assist in incentivizing investment resulting in new jobs and economic activity.
- Efforts of past years have established a solid foundation for continued job growth and economic gains for region.

2024

Project Closed	Project Cost	FTE Retained	FTE Create	FTE Total	Project Induced	Project Cost	FTE Retained	FTE Create	FTE Total
Above Grid PV	\$ 11,470,735				All Seasonings Ingredients	\$ 826,746	115.5	15	130.5
Collins PV	\$ 7,768,235				Copper Village	\$ 125,960,333			
Central Utica Building	\$ 31,399,240	146.5	14	160.5	Assured Info Security	\$ 7,318,830	100	5	105
NY CDG Oineida 2 PV	\$ 5,405,302				Yoder Properties/Stark Truss	\$ 4,285,994	24	8	32
EDGE Flexspace	\$ 15,050,010	0	0	0					
West Dacks 2/Lodging Kit	\$ 3,819,904	26	8	34					
Total	\$ 74,913,426	172.5	22	194.5					
						\$			
					Total	138,391,903	239.5	28	267.5
					Grand Total	\$ 213,305,329	412	50	462