

BY E-MAIL

Shawna M. Papale, Executive Director  
Oneida County Industrial Development Agency  
584 Phoenix Drive  
Rome, New York 13441

Re: Central Utica Building Project

Dear Ms. Papale:

As OCIDA is aware, it is critical that the six OR ambulatory surgery center to be located in the CUB office building is built, operational and approved by the New York State Department of Health prior to the opening of the Wynn Hospital. Time is absolutely of the essence.

The eminent domain process has begun to acquire 411 Columbia Street (the "O'Brien Property") to provide parking for the CUB development and the public. Until the O'Brien Property has been acquired, we are unable to close the lease-leaseback transaction with OCIDA.

In order to meet our development schedule and be in a position to begin construction at the earliest possible date, a number of key construction components—some of which have long lead times—must be purchased and paid for well before the date that we expect ownership of the O'Brien Property to be secured. These components were intended to be purchased using OCIDA's sales tax exemption. If we wait until the lease-leaseback transaction closes to purchase these components, construction of the CUB office building and the ambulatory surgery center will be even further delayed which may delay the opening of the Wynn Hospital.

CUB respectfully requests that OCIDA provide a sales tax exemption for the items or categories of items listed on the attachment to this letter. Thank you.

Very truly yours,



Michael Kelberman, M.D.  
Managing Member

**Utica MOB Tax Tracker (Executed Contracts) - July 5, 2022**

Item #	Vendor	Description of Taxable Item	Scheduled to be Delivered (all dates)	Estimated Budget Expense	Estimated Taxes
1	Interstate Reinforcing, Inc	Concrete, Forms, Concrete Reinforcing (Rebar), misc materials required for installation	Prior to 12/31/22	\$ 171,429	\$ 45,000
2	Stone Bridge Iron & Steel Inc	Structural Steel, Misc Metals, misc materials required for installation	Prior to 12/31/22	\$ 1,666,549	\$ 145,823
3	Subsurface Constructors Inc	Aggregates for ground improvements and misc materials required for installation	Prior to 12/31/22	\$ 49,143	\$ 4,300
4	Hueber-Breuer Construction Co., Inc	Materials required for site mobilization, fencing, office supplies, safety equipment, signage, etc	8/8/2022	\$ 68,571	\$ 6,000
<b>Total Estimated Tax on Executed Contracts</b>				<b>\$ 1,955,691</b>	<b>\$ 171,123</b>

**Utica MOB Tax Tracker (Potential Contracts) - July 5, 2022**

Item #	Vendor	Description of Taxable Item	Scheduled to be Delivered (all dates)	Estimated Budget Expense	Estimated Taxes
5	Civil	Aggregates for subbase and temp roads, structures, demolition, SWPPP required materials, utility piping	Prior to 12/31/22	\$ 125,714	\$ 11,000
6	Concrete Flatwork	Place and provide concrete flatwork	Prior to 12/31/22	\$ 194,286	\$ 17,000
7	Winter Conditions	Lumber, tarps, heaters, propane	Prior to 12/31/22	\$ 125,714	\$ 11,000
8	Masonry	CMU and Brick work	Prior to 12/31/22	\$ 457,143	\$ 40,000
9	Misc Metals and LGMF	Ornamental Stairs, RTU supports, Misc metals and exterior	Prior to 12/31/22	\$ 434,286	\$ 38,000
10	Rough Carpentry	Blocking and safety rails	Prior to 12/31/22	\$ 36,571	\$ 3,200
11	Thermal and Moisture	Vapor barrier, waterproofing IMP, Roofing, Fire Proofing, sealants	Prior to 12/31/22	\$ 2,068,571	\$ 181,000
12	Doors and Windows	Doors, frames, windows, CW, storefront	Prior to 12/31/22	\$ 1,508,571	\$ 132,000
13	Plumbing	Underground plumbing materials	Prior to 12/31/22	\$ 594,286	\$ 52,000
14	HVAC Equipment	HVAC Equipment	Prior to 12/31/22	\$ 971,429	\$ 85,000
15	Electric gear	Electrical Gear	Prior to 12/31/22	\$ 960,000	\$ 84,000
16	Generator	Generator	Prior to 12/31/22	\$ 171,429	\$ 15,000
17	Electrical Distribution	Feeders, transformers, subpanels	Prior to 12/31/22	\$ 617,143	\$ 54,000
<b>Total Estimated Tax on Potential</b>				<b>\$ 8,265,143</b>	<b>\$ 723,200</b>

**TOTALS \$ 10,220,834 \$ 894,323**