

Anthony J. Picente Jr.  
County Executive

Shawna Papale  
Secretary/  
Executive Director

Jennifer Waters  
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY



584 Phoenix Drive, Rome, New York 13441  
(315) 338-0393, fax (315) 338-5694  
[info@mvedge.org](mailto:info@mvedge.org); [www.mvedge.org](http://www.mvedge.org)

David C. Grow, Chairman  
L. Michael Fitzgerald, Vice Chairman  
Mary Faith Messenger, Treasurer

Ferris Betrus Jr.  
Kirk Hinman  
Eugene Quadraro  
Steven Zogby

November 10, 2021

Shaun J. Kaleta, Supervisor  
Town of Whitestown  
8539 Clark Mills Rd  
Whitesboro, NY 13492

**Re: *Parco Properties, Inc./The Fountainhead Group, Inc. Facility***

Dear Mr. Kaleta:

On November 19, 2021 at 8:30 a.m. local time at 584 Phoenix Drive, Rome, New York 13441, the Oneida County Industrial Development Agency (the "Agency") will meet to consider a final authorizing resolution regarding the above-referenced project for the use of Parco Properties, Inc. (the "Company") and The Fountainhead Group, Inc. (the "Sublessee").

The Sublessee has requested that the Agency assist in the renovation of a 160,000± square foot facility (collectively, the "Improvements") situated on parcels of land measuring 11.92± acres in the aggregate located at 23 Garden Street, Village of New York Mills, Town of Whitestown, Oneida County New York (the "Land") and acquisition and installation of equipment in the Improvements (the "Equipment"), all for the purpose of repurposing warehouse space to allow for expanded manufacturing, assembly, research and development to increase capacity (the Land, the Improvements and the Equipment are referred to collectively as the "Facility" and the renovation and equipping of the Improvements is referred to as the "Project").

The Agency contemplates it will provide financial assistance to the Company in the form of abatement of real property taxes for a period of ten (10) years, during which time the Company will pay fixed PILOT Payments equal to the Exempt Taxes paid by the Company for the 2022 County fiscal year, the 2022 Town fiscal year, the 2021-2022 School District fiscal year and the 2021-2022 Village fiscal year, which represents a deviation from the Agency's Uniform Tax Exemption Policy (the "Policy").

Such PILOT Payments shall be billed by the Taxing Authorities to the Company in the same proportion as taxes would have been billed but for the Agency's involvement, unless the Taxing Authorities have consented in writing to a specific allocation (For the

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purposes of preparing a PILOT bill, each Taxing Authority shall use the tax rate for the prior Exemption Year).

The Agency is also contemplating granting exemptions from sales tax, which is consistent with the Policy.

The Agency is deviating from its Policy for the following reasons:

1. **The nature of the proposed project:** The purpose of the Project is to allow for an existing industrial facility to more efficiently operate and expand its manufacturing capabilities. The Agency wishes to support the growth of manufacturers in the region.
2. **The extent to which financial assistance for the properties will create or retain permanent, private sector jobs.** The Company represented that it will (i) create (or cause the Sublessee to create) 17 FTEs at the Facility by the end of the third lease year and (ii) retain (or cause the Sublessee to retain) the existing 168 FTEs at the Facility, all as a result of undertaking the Facility.
3. **Impact of the proposed tax exemptions on affected tax jurisdictions:** By fixing PILOT Payments at the current level of taxes, the Company will not see an increase in taxes and the taxing jurisdictions will not lose any tax revenue as a result of the Project. By setting a fixed PILOT Payment, both the Company and the affected tax jurisdictions are better able to budget.

We are providing this notice to you, pursuant to Chapters 356 and 357 of the Laws of 1993, as the chief executive officer of an affected tax jurisdiction within which the project is located.

Should you desire to discuss this matter or if you have any questions concerning this notice please feel free to contact Shawna Papale at the Agency at telephone number 315-338-0393.

Very truly yours,

ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By: \_\_\_\_\_

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November 10, 2021

Ernie Talerico, Mayor  
Village of New York Mills  
One Maple Street  
New York Mills NY 13417

**Re: *Parco Properties, Inc./The Fountainhead Group, Inc. Facility***

Dear Mr. Talerico:

On November 19, 2021 at 8:30 a.m. local time at 584 Phoenix Drive, Rome, New York 13441, the Oneida County Industrial Development Agency (the "Agency") will meet to consider a final authorizing resolution regarding the above-referenced project for the use of Parco Properties, Inc. (the "Company") and The Fountainhead Group, Inc. (the "Sublessee").

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The Agency contemplates it will provide financial assistance to the Company in the form of abatement of real property taxes for a period of ten (10) years, during which time the Company will pay fixed PILOT Payments equal to the Exempt Taxes paid by the Company for the 2022 County fiscal year, the 2022 Town fiscal year, the 2021-2022 School District fiscal year and the 2021-2022 Village fiscal year, which represents a deviation from the Agency's Uniform Tax Exemption Policy (the "Policy").

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November 10, 2021

Mr. Anthony J. Picente, Jr.  
Oneida County Executive  
Oneida County Office Building  
800 Park Avenue  
Utica, New York 13501

**Re: *Parco Properties, Inc./The Fountainhead Group, Inc. Facility***

Dear Mr. Picente:

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Jacqueline Edwards, President  
Board of Education  
New York Mills Union Free School  
1 Marauder Boulevard  
New York Mills, NY 13417

**Re: *Parco Properties, Inc./The Fountainhead Group, Inc. Facility***

Dear Ms. Edwards:

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ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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c: Dr. Joanne I. Shelmidine, Superintendent of Schools  
Lisa Stamboly, District Treasurer