To: Oneida County Industrial Development Agency Board of Directors
From: Shawna M. Papale
Date: February 7, 2019
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – 8:00 AM Friday, February 13, 2019 at the offices of Mohawk Valley EDGE, 584 Phoenix Drive, Rome, New York.

1. Executive Session (if necessary)

2. Approve minutes – January 18, 2019

3. Financial Review
   a) Interim Financials

4. Consider an inducement resolution relating to the Baggs’s Square Partners LLC facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax, exemptions from mortgage recording tax and abatement of real property tax which is consistent with Tier One benefits under the Agency’s Uniform Tax Exemption Policy (Housing Policy) and authorizing the Agency to conduct a public hearing.

5. Consider a request from Oneida County Rural Telephone Company (Northland Communications) to amend its Application for Financial Assistance to include the construction of a 3,000 ± sf addition, and to grant additional financial assistance in the form of increased exemptions from sales tax and abatement of real property tax (incremental commercial PILOT), consistent with the Agency’s Uniform Tax Exemption Policy.

6. Consider a request from Griffiss Real Estate Group, LLC relating to the consolidation of a construction loan with a separate and prior loan by the company, and authorizing the form and execution of related documents, all in the Agency’s customary form subject to review by counsel. The Agency is being requested to execute the consolidation documents to perfect the bank’s mortgage lien, and no mortgage recording tax exemption is being requested.

7. Consider a request from Special Metals Corporation to accept a leasehold interest in a parcel of land adjacent to the Facility measuring .40 acres, incorporating the parcel into the PILOT Agreement, and approving the form and execution of related documents, all subject to counsel review. The Company acquired an adjacent residential property and wishes it to be incorporated.
into the PILOT Agreement. A lot line adjustment is pending approval by the Town of New Hartford, which will incorporate the parcel into the tax parcel covered by the PILOT.

8. Consider a request from BHB Properties, LLC (Accelerate Sports Complex Facility) to release a 17± acre parcel of vacant land from the Lease Agreement, and authorizing the form and execution of related documents, subject to approval by counsel.

9. Consider a request from Clover Community New Hartford, LLC for the Agency to consent to the restructuring and transfer of equity interest. The Leaseback Agreement requires the Agency provide its prior consent to any transfer of equity interest of the Company.

Proposed next meeting date –FRIDAY, March 29, 2019 at 8 AM at 584 Phoenix Drive, Rome, NY