To: Oneida County Industrial Development Agency Board of Directors  
From: Shawna M. Papale  
Date: April 20, 2020  
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – 8:00 AM **Friday, April 24, 2020** at the offices of Mohawk Valley EDGE, 584 Phoenix Drive, Rome, New York.

Because of the Novel Coronavirus (COVID-19) Emergency and State and Federal bans on large meetings or gatherings and pursuant to Governor Cuomo’s Executive Order 220.1 issued on March 12, 2020 suspending the Open Meetings Law, the Oneida County Industrial Development Agency Meeting scheduled for April 24, 2020 will be held electronically via conference call instead of a public meeting open for the public to attend in person. Members of the public may listen to the Agency meeting by calling +1-408-418-9388, Access code: 795 335 573. The Minutes of the Agency meeting will transcribed and posted on the OCIDA website.

1. Executive Session (if necessary)  
2. Approve minutes – March 25, 2020  
3. Financial Review  
   a) Interim Financials  
4. Consider an inducement resolution relating to the **ECR International, Inc. Facility**, granting preliminary approval for financial assistance in the form of exemptions from sales tax (value estimated at $223,388 not to exceed $245,727) and exemptions from real property taxes for a period of ten years, during which time the Company will make fixed PILOT Payments (value of abatement estimated at $519,598), which financial assistance is a deviation from the Agency’s Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing. The Company is in its final year of an existing PILOT Agreement, which expires June 30, 2020.

5. Consider a SEQR resolution relating to the **ECR International, Inc. Facility**. The Agency is serving as lead agency for the SEQR review. Based on an examination of the Application for Financial Assistance and the Part 1 EAF submitted by the Company, the Agency determines the Project is an “Unlisted” action and will not have a significant impact on the environment.
6. Consider an inducement resolution relating to the Whaling Solar, LLC Facility, providing preliminary approval for financial assistance in the form of exemptions from sales tax (currently estimated to be valued at $168,042 but not to exceed $185,000) and exemptions from real property taxes for a period of 15 years (value of abatement currently estimated at $562,540), which financial assistance represents a deviation from the Agency’s Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing.

7. Consider a SEQR resolution relating to the Whaling Solar, LLC Facility.

8. Consider a SEQR resolution relating to the Hangar Road Rome, LLC Facility. Based on an examination of the Application for Financial Assistance, the Part 1 EAF submitted by the Company, and the minutes of the April 7, 2020 meeting of the City of Rome Planning Board and its determination of environmental impact, the Agency determines the Project is an “Unlisted” action and will not have a significant impact on the environment.

9. Consider a final authorizing resolution relating to the Hangar Road Rome, LLC Facility, approving financial assistance in the form of sales tax exemptions (value estimated at $225,400 but not to exceed $247,940), exemptions from mortgage recording taxes (value estimated at $52,533 but not to exceed $57,786) and reduction of real property taxes for a period of 10 years during which time the Company will make fixed PILOT Payments (value estimated at $804,376), which financial assistance is a deviation from the Agency’s Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, subject to counsel review. A public hearing was conducted on April 16, 2020 and deviation notices were emailed on April 17, 2020.

10. Consider a resolution relating to the Hangar Road Rome, LLC Facility, consenting to a license from GLDC and the Agency to Hangar Road Rome, LLC, to allow access to the site prior to closing, and approving the form and execution of related documents.

11. Consider a SEQR resolution relating to the Polce Management Group, LLC Facility. Based on an examination of the Application for Financial Assistance, the Part 1 EAF submitted by the Company, and the minutes of the April 7, 2020 meeting of the City of Rome Planning Board and its determination of environmental impact, the Agency determines the Project is an “Unlisted” action and will not have a significant impact on the environment.

12. Consider a final authorizing resolution relating to the Polce Management Group, LLC Facility, (i) making a finding that the abandonment of the Company’s facility in the City of Utica is necessary to preserve the Company’s competitive position in its industry; (ii) approving financial assistance in the form of mortgage recording tax exemption (estimated at $10,500 but not to exceed $12,000),
sales tax exemption (estimated at $80,240 but not to exceed $88,264) and reduction of real property taxes for a period of 10 years during which time the Company will make fixed PILOT Payments (value estimated at $48,727), which financial assistance is a deviation from the Agency’s Uniform Tax Exemption Policy, and (iii) authorizing the form and execution of related documents, subject to counsel review. A public hearing was conducted on April 16, 2020 and deviation notices were emailed on April 17, 2020. The Company submitted an amendment to its Application for Financial Assistance to address the abandonment of the Utica facility.

13. Consider a request from B240, LLC to consent to the sublease of a portion of the facility to a new commercial tenant. The IDA previously approved the form of Master Sublease Agreement, and the company has submitted a memorandum to the board outlining the terms of the new commercial tenancy.

14. Consider a request from Special Metals Corporation to extend the agency appointment for sales tax exemption through December 21, 2020.

15. Consider a request from Rome Industrial Development Corporation to sign a Site Management Periodic Review Report relating to the 5856 Success Drive property (Cold Point/UPS Facility). RIDC has completed its remediation of the site, and is required to submit periodic reports to the DEC. The IDA is being asked to sign the report in its capacity of fee owner of the property.

16. Consider a resolution approving the extension of the term of the Lease Agreement with Rome Industrial Development Corporation relating to the 5856 Success Drive property (Cold Point/UPS Facility), and authorizing the form and execution of related documents, subject to counsel review. The lease term must be extended to allow the parties to obtain the necessary approvals from New York State DEC to allow the Agency to reconvey the property back to RIDC.

17. Old Business

Proposed next meeting date – **Friday, May 15, 2020** at 8 AM at 584 Phoenix Drive, Rome, NY