To: Oneida County Industrial Development Agency Board of Directors  
From: Shawna M. Papale  
Date: June 15, 2020  
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – 8:00 AM Friday, June 19, 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 June 19, 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: 132 298 5524. The Minutes of the Agency meeting will transcribed and posted on the OCIDA website.

1. Executive Session at 8:00 AM, Regular Meeting will begin at 8:30AM
2. Approve minutes – May 8, 2020, May 15, 2020 and June 2, 2020
3. Financial Review  
   a) Interim Financials
4. (a) Consider an inducement resolution relating to the EDGE (Marcy Nanocenter Electric Substation Interconnection) Facility, providing preliminary approval for financial assistance in the form of exemptions from real property tax for forty-nine years (value estimated at $800,000), which is consistent with the 2013 Agreement Allocating PILOT Payments but is a deviation from the Agency’s Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing.
   (b) Consider a SEQR resolution relating to the EDGE (Marcy Nanocenter Electric Substation Interconnection) Facility. Based upon the Part 1 EAF submitted by the Company
and the determination and resolutions adopted by the lead agency Town of Marcy Planning Board, the Agency has determined the Project is an “Unlisted Action.”

5. Consider a resolution relating to the financing of the **Orgill, Inc. Facility**, approving an increase in the previously approved mortgage recording tax exemption (from $253,125.00 to $337,500.00) and authorizing the form and execution of related financing documents.

6. Consider a final authorizing resolution relating to the **63 Wurz Ave., LLC/Trucks 63, LLC (Empire Recycling)** Facility, approving financial assistance in the form of exemptions from sales tax (value estimated at $61,478 but not to exceed $67,625), and exemptions from real property tax, providing for PILOT Payments for ten years (value estimated at $65,261), which is a deviation from the Agency’s Uniform Tax Exemption Policy, and approving the form and execution of related documents in the Agency’s customary form, subject to counsel review. The Agency conducted a public hearing on June 9, 2020 and deviation notices were emailed to the affected tax jurisdictions on June 10, 2020.

7. Consider a final authorizing resolution relating to the **B240 LLC (Air City Lofts Phase 2)** Facility, approving financial assistance in the form of exemptions from sales tax (value estimated at $598,993 but not to exceed $658,892), exemptions from mortgage recording tax (value estimated at $128,235 but not to exceed $141,058) and exemptions from real property tax, providing for fixed PILOT Payments for twelve years (value estimated at $1,425,899), which is a deviation from the Agency’s Uniform Tax Exemption Policy, and approving the form and execution of related documents in the Agency’s customary form, subject to counsel review. The Agency conducted a public hearing on June 16, 2020 and deviation notices were emailed to the affected tax jurisdictions on June 10, 2020.

8. Consider a resolution relating to the **B240, LLC (Air City Lofts Phase 1)** Facility, consenting to the sublease of a portion of the Facility to Folie a Deux Restaurant Group LLC.

9. Consider a resolution relating to the **GLDC (Building 240) Facility**, granting consent to GLDC to apply for subdivision approval to create three separate parcels, approving the release of one parcel from the Prime Lease for sale to B240, LLC in furtherance of the Air City Lofts Phase 2 Facility, and authorizing the form and execution of related documents, subject to counsel review.
10. Consider a resolution relating to the Crane-Ballou, LLC Facility, consenting to the sublease of a portion of the Facility to MVCC (for further sublease to Cree).

11. Consider a resolution relating to the Delta Luxury Apartments Facility, approving an extension of time for sales tax exemption due to COVID-related construction delays.

12. Consider a resolution relating to the Matt Brewing Company, Inc., approving an extension of time for sales tax exemption due to COVID-related construction delays.

13. Discussion relating to proposed Renewable Energy [or Solar and Wind Power] Policy, and authorizing the Agency to circulate the proposed Policy to all affected tax jurisdictions prior to adopting the Policy by resolution.

14. 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 (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 $272,496), which financial assistance is consistent with the Agency’s proposed Clean Energy Policy, but represents a deviation from the Agency’s current Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing.

15. Consider an inducement resolution relating to the GSPP Hillsboro & Dunbar, LLC (Green Street Power Partners - Camden) Facility, providing preliminary approval for financial assistance in the form of exemptions from sales tax (valued at $7,000,000) and exemptions from real property taxes for a period of 15 years (value of abatement currently estimated at $614,842), which financial assistance is consistent with the Agency’s proposed Clean Energy Policy, but represents a deviation from the Agency’s current Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing.

16. Consider an inducement resolution relating to the GSPP 4575 State Route 69, LLC (Green Street Power Partners - Annsville) Facility, providing preliminary approval for financial assistance in the form of exemptions from sales tax (valued at $7,000,000) and exemptions from real property taxes for a period of 15 years (value of abatement currently estimated at $1,323,488), which financial assistance is consistent with the Agency’s proposed Clean Energy Policy, but represents a deviation from the Agency’s current Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing.
17. Old Business

  a) Varflex

Proposed next meeting date – **Friday, July 17, 2020** at 8 AM at 584 Phoenix Drive, Rome, NY