To: Oneida County Industrial Development Agency Board of Directors  
From: Shawna M. Papale  
Date: May 12, 2014  
RE: OCIDA Meeting Agenda

The Oneida County Industrial Development Agency shall meet – 8:00 AM Friday, May 16, 2014 at the offices of Mohawk Valley EDGE, 584 Phoenix Drive, Rome, New York.

1. Executive Session (if necessary)  
2. Approve minutes – March 21, 2014 and April 11, 2014  
3. Financial Review  
   a) Interim Financials

4. Consider a SEQR resolution relating to the Accelerate Sports Complex facility. The Town of Whitestown Planning Board served as lead agency for the SEQR review, and on October 30, 2013 made the determination that it is a Type I action and adopted a negative declaration. The Agency is adopting a negative declaration based upon this determination by the lead agency.

5. Consider a Statement of Findings relating to the Accelerate Sports Complex facility, and request confirmation of action by the Oneida County Executive. Because the project is considered a “retail facility” the Agency must make certain findings to qualify the financial assistance.

6. Consider a final authorizing resolution relating to the Accelerate Sports Complex facility, approving financial assistance that is consistent with the Agency’s Uniform Tax Exemption Policy, and approving the form and execution of related documents. The Agency conducted a public hearing on April 14, 2014; there were no comments. The Agency induced financial assistance consisting of exemptions from mortgage recording tax, exemptions from sales tax for a period of one year, and abatement of real property taxes for a period of five years, consistent with the Agency’s Policy.

7. Consider a SEQR resolution relating to the EDGE/Discontinued Portion of Edic Road acquisition, adopting a determination and making certain findings. The Agency has conducted an independent SEQR review in compliance with Article 2 of the New York State Eminent Domain Procedure Law. As part of its review it has considered (a) an EAF submitted by
EDGE relating to the project; and (b) comments received at a public hearing conducted by the Agency on April 29, 2014. The results of that review are contained in a Statement of Determination and Findings, which will be circulated to the board prior to the meeting.

8. **Consider a request by Rome Industrial Development Corporation to consent to an amendment to sublease with United Parcel Service (UPS) and authorize the form and execution of related documents.** RIDC and UPS would like to extend its sublease term for an additional five years; under the Agency’s Prime Lease with RIDC, the Agency must consent to any amendments to the sublease.

9. **Consider a request by Griffiss Local Development Corporation (GLDC) to grant a drainage easement to NYSDOT and authorize the form and execution of related documents.** NYSDOT needs to acquire a drainage easement from OCIDA/GLDC to facilitate drainage from the Griffiss Parkway. As fee owner of the land, the Agency must join in the documents with GLDC.

10. **Consider a request by Griffiss Local Development Corporation (GLDC) to terminate the sale-leaseback transaction relating to GLDC XV (Parcel F6B-1b/Building 131) Facility and authorize the form and execution of related documents.** The County has asked GLDC to exercise its option to acquire Parcel F6B-1b from OCIDA and, in turn, convey the same to the County for incorporation into the Griffiss International Airport. In order to do so, the Agency must terminate its sale-leaseback transaction and convey the property to GLDC.

11. **Consider a request by Griffiss Local Development Corporation (GLDC) to release a portion of Parcel F11A from the Master Lease and convey fee title to GLDC and authorize the form and execution of related documents.** GLDC is requesting the IDA release from the Master Lease a certain 5.822+ acre parcel of land and the other improvements situate thereon (known as the Rome Medical Office Parcel) and deliver a deed to GLDC, so GLDC may in turn convey the property to Rome Memorial Hospital, Inc.

12. **Consider a request by Bonide Products Inc. to consent to a sublease to Verizon and authorize the form and execution of related documents.** Bonide Products is going to allow Verizon to build a cell phone tower behind its manufacturing plant. The Leaseback Agreement with Bonide requires the IDA to consent to any sublease of a portion of the facility, and Bonide is requesting the Agency consent to the lease for the cell phone tower site.

13. **Old Business**

   a) **OMNI Ambulatory Surgery discussion of project**

   b) **Westmoreland Ambulatory Surgery Center facility discussion of project**

14. **New Business**
15. Proposed next meeting date – Friday, June 20, 2014 at 8 AM at 584 Phoenix Drive, Rome, NY