

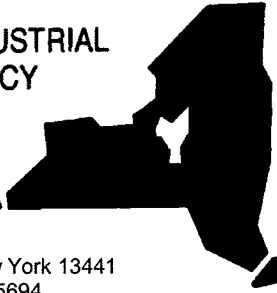
Anthony J. Picente Jr.  
County Executive

Shawna Papale  
Secretary/  
Executive Director

Jennifer Waters  
Assistant Secretary

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

**OCIDA**



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Michael Fitzgerald, Vice Chairman  
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Steven Zogby

Authorities Budget Office

June 26, 2019

**JUL 1 6 2019**

Hon. Thomas P. DiNapoli  
New York State Comptroller  
Office of the State Comptroller  
110 State Street  
Albany, New York 12236

Hon. Carl E. Heastie  
Speaker  
New York State Assembly  
Legislative Office Building, Room 932  
Albany, New York 12248

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Hon. Andrea Stewart-Cousins  
President Pro Tempore  
New York State Senate  
Legislative Office Building, Room 808  
Albany, New York 12247

Hon. Mary Beth Labate  
Budget Director  
New York State Division of Budget  
State Capitol  
Albany, New York 12224

Hon. RoAnn M. Destito  
Commissioner of General Services  
Office of General Services, Corning Tower  
Empire State Plaza  
Albany, New York 12242

Hon. Jeffrey H. Pearlman  
Director  
State of New York  
Authorities Budget Office  
P.O. Box 2076  
Albany, New York 12220-0076

Re: Explanatory Statement Pursuant to Public Authorities Law §§2897(6)(d) and (7)  
Oneida County Industrial Development Agency to Griffiss Local Development Corporation  
to Orgill, Inc. (or a company to be formed)  
Premises: 74.0+/- Acre Parcel, Griffiss Business Park, Rome, New York

Dear Sir/Madam:

This explanatory statement pursuant to Public Authorities Law §§2897(6)(d) and (7) is submitted solely at the request of the bona fide grantee named herein with the reservation that the Oneida County Industrial Development Agency is not required to provide this notice.

Oneida County Industrial Development Agency ("OCIDA") is a New York industrial development agency, organized and existing pursuant to General Municipal Law, Article 18A, Title 2, Section 901. OCIDA's mission is to assist in the enhancement and diversity of the economy of Oneida County by acting in support of projects in Oneida County that create and/or retain jobs and promote private sector investment utilizing the statutory powers of the Agency as set forth under the provisions of the laws of the State of New York. To effectuate these purposes, OCIDA has the power to acquire, use, convey and dispose of real property in furtherance of its corporate purposes.

Griffiss Local Development Corporation (“GLDC”) is a New York not-for-profit local development corporation. Pursuant to its Certificate of Incorporation, GLDC operates for the corporate purposes, among others, “of participating in the development and implementation of a comprehensive strategy to maintain, strengthen and expand the uses and viability of the former Griffiss Air Force Base in the City of Rome and Oneida County including, without limitation, the [Air Force’s] Rome Laboratory” by “promoting and providing for additional employment”. In furtherance of their corporate purposes, OCIDA and GLDC have been developing a 1,600+/- acre portion of the former Griffiss Air Force Base, currently owned by OCIDA, as a business and technology park (the “Griffiss Business Park”). Under the terms of a lease between OCIDA and GLDC, GLDC has the option to purchase the Subject Property (hereinafter defined) from the IDA for \$1.00. GLDC has exercised that option.

GLDC, by means of a negotiated transaction, intends to sell, transfer and convey a 74.0± acre parcel of vacant land, originating from City of Rome, County of Oneida Tax Map Parcel No. 243.000-1-1.12, situated on the easterly side of NYS Route 825 at the NYS Route 49 entrance to the Griffiss Business Park (the “Subject Property”) to Orgill, Inc. (or a company to be formed by Orgill, Inc.) which plans to construct a 780,000± sq. ft. distribution center and related improvements thereon (the “Distribution Center”) and thereafter operate the same. GLDC expects that such sale, transfer and conveyance will occur not less than ninety (90) days from the date of this notice. This transfer by GLDC to Orgill, Inc. (or a company to be formed by Orgill, Inc.) must be immediately preceded by the transfer of the Subject Property from OCIDA to GLDC by a deed reciting consideration in the amount of one dollar and other good and valuable consideration.

Based on an appraisal of the Subject Property prepared for GLDC by Erik Stropp of Stropp Appraisal, as of May 31, 2019 the estimated fair market value of the Subject Property was \$23,000.00/acre or \$1,700,000.00. GLDC anticipates, however, that the actual purchase price by Orgill, Inc. (or a company to be formed by Orgill, Inc.) for the Subject Property will be \$22,500.00/acre or \$1,665,000.00, subject to actual acreage.

Please be advised that the purpose of the above-described sales, transfers and conveyances of the Subject Property are within the corporate purposes and missions of OCIDA and GLDC. Moreover, the operation of the Distribution Center will result in a benefit to the public through the eventual creation of jobs for up to 225 full-time employees whose wages are expected to be competitive with the wages paid to the employees of other distribution centers located in the Mohawk Valley Region.

Please feel free to contact the undersigned if you have any questions regarding this transaction.

Sincerely,

ONEIDA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: 

DAVID C. GROW

Its Authorized Representative