

Meeting Agenda
Griffiss Local Development Corporation (GLDC)
584 Phoenix Drive – Rome NY
October 30, 2025 – 4:00 PM

- 1. Call Meeting to Order**
- 2. Approval of Meeting Minutes: June 19, 2025**
- 3. Finance & Administration Report**
- 4. Committee Reports:**
 - a. Executive Committee
 - b. Ethics Committee
 - c. Governance Committee
 - d. Audit Committee
 - e. Finance Committee
 - f. Nominating Committee
- 5. Executive Session**
 - a. Leasing Opportunities
- 6. New Business:**
 - a. Approval of request by NG for Underground Electric Easement on Northerly Side of Floyd Avenue
 - b. Hangar Road LLC – Phase 2 Option Request
 - c. Equipment Approval – Skid Steer purchase
 - d. Discuss request from Oneida County and National Grid to conduct environmental sampling for Chobani Project
 - e. Appointment of members to GI Board of Directors
 - i. Renew of current members
 - ii. Nancy Pattarini
 - iii. Elizabeth Garvey

f. ICAN & CUBRC Board Actions

1. **Authorize Sublease to ICAN** – 22,410 SF at Building 796; release ICAN from its lease at 428 Phoenix Drive.
2. **Approve ICAN Transfer** – Move administrative operations from Building 770 to Building 796.
3. **Release CUBRC Space** – Free up Building 796 space to accommodate ICAN's daycare operations.
4. **Approve CUBRC Transfer** – Relocate CUBRC to Building 770 (3,940 SF).
5. **Authorize CFA Execution** – Proceed with the \$600,000 grant agreement with NYS.
6. **Initiate Bidding Process** – Engage March Associates for construction bidding in accordance with grant and regulatory requirements.

7. **Old Business:**

- a. Indus Group Project Update
- b. Building 212 Remediation & Selected Demolition Update – GUSC Removal of abandoned electrical line

8. **Adjourn Meeting**

GLDC Meeting Minutes - June 19th, 2025

EDGE Offices

4pm

Members Present: Jim Cusack, Deb Grogen, Frank Vetrone, Elis DeLia, Kevin Martin, Mike Manuele, Chad Lawrence, Evan DeGennaro, Erin Weinman

EDGE/GLDC Staff Present: Frank Sanzone, Marc Barraco, Rachel Hadden, Shawna Papale, Maureen Carney, Nick Bruno, Jeff Rehler, Mark Kaucher, CJ Hanrahan

Call to Order: Meeting Called to Order: 3:58 pm.

Previous Meeting Minutes: May Meeting Minutes Approved – Motion by Jim Cusack, Seconded by Deb Grogan

May Financial Report Overview:

- Financial activity for May remained within expected norms, with no significant deviations outside routine operations. However, the budget reflects some variances due to the anticipated sale of CGR, which has not yet occurred.
- Board Discussion:
 - Jim inquired about the increase in current liabilities and decrease in revenues, specifically in relation to the Kelberman project.
 - Maureen provided clarification, noting that the financial activity tied to the Kelberman project accounts for the observed changes and is being monitored accordingly.

Approve Financials: Motion by Jim Cusack and Seconded by Deb Grogan. Approved.

New Business:

Frank provided an update on the remediation and demolition of Building 212:

- **Initial Estimate & Procurement:**

Frank initially received a rough estimate of ~\$470,000 from Mike Ritter for the demolition. Following Jeff's recommendation to follow procurement protocols, bids were solicited from three contractors. Two declined, but the selected contractor submitted a competitive bid of **\$447,000**, saving a significant amount.
- **Additional Costs & Compliance:**

The project includes **\$89,000** for environmental monitoring by Atlantic Testing. The

contractor is compliant with **Davis-Bacon requirements**, and the total cost remains well below the initial estimate.

- **Funding Source:**

The project is being funded through EDGE's **EPA Revolving Loan Fund**, approved by the GLDC board. The loan terms are —**1% interest over 12 years**.

- **Urgency & Safety:**

The building has been condemned and poses a safety hazard, reinforcing the need to proceed quickly. We are awaiting final approval from the **EPA** to begin demolition.

- **Debt & Budget Implications:**

Once the **AIS sale** is finalized and **Cardinal Griffiss Realty** is sold, GLDC will have minimal remaining debt tied to revenue-generating assets. This will significantly improve GLDC's operating budget, which has been constrained by **\$700,000 in annual debt service**.

- **Next Steps:**

The board approved **Ritter's bid** for the demolition. Additional options for managing leftover funds from the AIS sale will be presented to the board once CPA confirmation is received.

- **Approval:**

The board approved the bid with motions from Kevin Martin and Frank Vetrone.

Indus Project Overview

- **Project Background:**

The Indus Group is proposing a **hotel development** on a challenging parcel of land. The site is considered limiting to other developers due to its layout and location.

- **Development Standards & Protections:**

The parcel is subject to **strict zoning and deed restrictions**, which prohibit certain uses (e.g., drive-thru's). These restrictions are aligned, giving GLDC the ability to **oppose zoning variances** and **enforce deed covenants** if necessary.

- **Developer Intent & Track Record:**

The developer has expressed strong motivation to move forward with the hotel project. He has a **positive reputation**, with successful Marriott developments in the **Rochester area**, including recent projects in **Henrietta and Webster**. Feedback from GRE (EDGE's counterpart in Rochester) has been favorable.

- **Safeguards & Timeline:**

The development agreement includes a **two-year build requirement**. If the project isn't initiated within that timeframe, GLDC retains the **right to reacquire the parcel**, ensuring land isn't banked indefinitely.

- **Strategic Importance:**

Staff emphasized that selling the parcel as a whole is more beneficial than subdividing, which could reduce its value and complicate future development. The current plan protects GLDC's interests and supports long-term economic development goals.

- Meeting was adjourned at 4:17pm.

Griffiss Local Development Corporation
Notes to the Financial Statements
September 30, 2025

Balance Sheet

1. Cash increased by approximately \$330K compared to the prior year, primarily due to the receipt of insurance funds from the tornado damage claim
2. Capital purchases in 2025 include a new mower and a heat pump
3. Current liabilities decreased by approximately \$74K; this is primarily due to the decrease in accounts payable and accrued expenses from last year for the payment to Ontario HVAC Solutions, Inc. relating to the heating project.
4. Fund balance increased by 2%

Statement of Revenue and Expense

1. Total revenue is 18% over budget. The main reason is that we're still getting lease payments from CGR, which we had expected to wrap up by the end of Q1. The sale of CGR is still in progress. This also includes insurance proceeds recognized from tornado damage reflected in the reimbursements line, which matches YTD expenses.
2. Expenses have exceeded the budget by 17%, primarily attributable to the timing of expenditures relative to the straight-line budget, as well as the expenditures related to CGR.

Consolidated Statement of Revenue and Expense

1. Net income (loss) as of **9/30/25**:
 - a. GLDC net income \$88K
 - b. CGR net income \$275K
 - c. 99 Otis Street net income -\$35,552

Griffiss Local Development Corporation
Balance Sheet
September 30, 2025 and 2024

	<u>Current Year</u>	<u>Prior Year</u>
Assets		
Current Assets		
Cash and Cash Equivalents	1,337,730	1,667,619 ¹
Cash- Capital Reserves	411,801	389,990
Cash- Skyline Redevelopment Fund	474,612	364,520
Accounts Receivable-Net	292,405	334,311
Accounts Receivable-Grants	0	0
Prepaid Expenses	46,518	4,827
Total Current Assets	<u>2,563,066</u>	<u>2,761,266</u>
Fixed Assets		
Land & Land Improvements	2,180,129	2,180,129
Vehicles & Automotive Equip	303,576	303,576
Roadways & Improvements	5,203,440	5,203,440
Railways & Improvements	1,686,767	1,686,767
Buildings & Improvements	26,864,202	26,226,990
Signage	255,066	255,066
Site Improvements	516,470	516,470
Utility Improvements	582,831	582,831
Furniture Fix & Equip	994,256	966,089
Construction in Progress	255,398	0
Goodwill TJL Enterprises	132,000	132,000
Accumulated Depreciation	<u>(29,571,766)</u>	<u>(28,708,258)</u>
Total Fixed Assets	<u>9,402,369</u>	<u>9,345,100 ²</u>
Other Assets		
Capitalized Costs- Sovena-Net	1,168,603	1,329,791
Lease Receivable	54,258	49,886
Loan Receivable Orgill Inc.- GLDC	122,548	130,838
Loan Receivable Orgill Inc.- Net	3,143,055	3,203,888
Loan Receivable Cardinal Griffiss Realty LLC	4,206,696	4,242,207
Lease Acquisition Costs-Net	116,135	163,566
Investment in Subsidiaries CGR	1,278,800	1,278,800
Investment in 99 Otis Street LLC	1,934,000	1,934,000
Total Other Assets	<u>12,024,095</u>	<u>12,332,976</u>
Total Assets	<u><u>23,989,530</u></u>	<u><u>24,439,342</u></u>

Griffiss Local Development Corporation
Balance Sheet
September 30, 2025 and 2024

Liabilities

Current Liabilities

Accounts Payable	37,167	552,473
Accrued Expenses	111,508	90,435
Deferred Revenue	222,637	49,955
Refundable Deposits Withholdings and Other	33,369	12,877
Current Maturities of Long Term Debt	494,318	506,302
Total Current Liabilities	898,999	1,212,042 ³

Long Term Liabilities

Loan Payabl ADK Bank GLDC Refinancing	1,024,833	1,211,682
Loan Payable First Source- Loader	5,076	34,020
Loan Payable M&T Bank-Sovena	342,435	402,435
Loan Payable MORECO - Cares Act	14	13,937
Loan Payable- Orgill UIDC Participation	518,926	555,076
Loan Payable- Orgill Adirondack Bank	2,377,064	2,543,951
GBTP Capital Reserve Loan	128,960	135,771
GBTP Capital Improvmnt Reserve	295,551	288,740
Rail Improvement Reserve	116,250	101,250
Capital Reserve- Equipment	18,750	7,725
GLDC Project Related Debt Service Fund- Orgill	81,863	49,525
Skyline Gateway Site Redevelopment Fund	392,749	364,520
Total Long Term Liabilities	5,302,471	5,708,633

Total Liabilities	6,201,470	6,920,675
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Net Assets

Fund Balance Unrestricted-GF	16,509,259	16,239,867
Fund Balance Cardinal Griffiss	1,278,800	1,278,800

Total Net Assets	17,788,059	17,518,667 ⁴
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Total Liabilities & Net Assets	23,989,530	24,439,342
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Griffiss Local Development Corporation & Cardinal Griffiss Realty LLC							
Statement of Revenue and Expense - Operating Actual to Budget							
For the period ending September 30, 2025							
	Current	Current	YTD	YTD	Yearly	Remaining	
	Actual	Budget	Actual	Budget	Budget	Budget	
Revenues:							
Reimbursement and Refunds/Miscellaneous	604,960	500	612,994	4,500	6,000	(606,994)	
GLDC Services MV EDGE & Marcy Nano	10,573	9,689	65,919	87,203	116,270	50,352	
GLDC Services CGR	2,871	-	16,667	-	-	(16,667)	
GLDC Services 99 Otis	259	968	2,303	8,711	11,614	9,311	
Interest Income Banks	4,204	2,083	29,670	18,750	25,000	(4,670)	
PILOT TIF Revenues Sovena	15,143	15,143	90,860	136,289	181,719	90,859	
PILOT TIF Sovena Transportation Rail Improvements Fund Escrow	1,250	1,250	7,500	11,250	15,000	7,500	
PILOT TIF Sovena Transportation Rebate Fund	3,333	3,333	20,000	30,000	40,000	20,000	
PILOT TIF Orgill	26,948	26,948	161,688	242,532	323,376	161,688	
GUSC Economic Development Payments (Millage Payment)	10,554	10,592	76,444	95,325	127,100	50,656	
Lease Payments -Landside	135,499	143,206	838,611	1,288,851	1,718,469	879,857	
Lease Payments -AIS to CGR	87,272	87,272	785,451	261,817	261,817	(523,634)	
Lease Payments PILOTS	13,565	14,000	80,551	126,004	168,005	87,454	
Lease Payments Common Area Maintenance	5,571	4,370	38,797	39,332	52,442	13,645	
Griffiss Landowners Association Service Fee	846	846	5,075	7,612	10,150	5,075	
Reimbursement of GLDC 780	2,029	1,986	13,190	17,872	23,829	10,639	
Skid Steer Lease	867	867	5,202	7,802	10,403	5,202	
Ground Maintenance	38,895	36,918	344,044	332,265	443,020	98,976	
Total Revenue	964,640	359,972	3,194,965	2,716,115	3,534,214	339,249	1
Expenses:							
Salaries- Facilities	24,380	37,538	142,235	337,842	450,455	308,221	
Salaries-Ground Maintenance	27,531	22,280	279,021	200,517	267,355	267,355	
Overtime, Operations & Ground Maintenance	-	625	13,052	5,625	7,500	7,500	
Employee Benefits Facilities	9,898	13,750	81,447	123,751	165,002	83,555	
Employee Benefits Ground Maintenance	7,685	9,195	75,862	82,759	110,345	157,497	
Automobiles Expense	1,562	2,358	12,727	21,225	28,300	15,573	
Capital Improvements-Griffiss Park	-	2,500	-	22,500	30,000	30,000	
Consultant Services	4,217	2,500	11,373	22,500	30,000	18,627	
Contracted Services Accounting	2,475	2,575	14,850	23,175	30,900	16,050	
Contracted Services Legal	8,541	7,083	48,102	63,750	85,000	36,898	
Contracted Services -Marketing	2,453	637	7,612	5,734	7,645	33	
Facility Maintenance	49,354	18,255	196,966	164,294	219,059	22,094	
Facility Maintenance -Supplies	1,878	2,036	11,339	18,320	24,427	13,088	
Furniture/Fix/Equip/Vehicles	260	2,875	3,044	25,875	34,500	31,456	
Common Area Maintenance Expense	6,970	5,900	47,025	53,098	70,798	23,773	
Grounds & Snow removal /Other non-Cam Related Expenses	7,535	13,339	170,074	120,052	160,069	(10,005)	
Insurance General	1,282	8,314	56,461	74,825	99,767	43,306	
Principal Repayments	55,921	26,171	503,124	235,535	314,046	(189,078)	
Interest Expense	22,880	14,920	159,120	134,281	179,042	19,922	
Office Supplies and Expense	1,513	1,290	6,998	11,606	15,475	8,477	
Telephone	1,021	973	6,380	8,754	11,672	5,292	
Service Fees-GLDC-EDGE	40,537	40,537	243,224	364,835	486,447	243,224	
Service Fees-CGR- EDGE	2,917	729	26,250	6,563	8,750	(17,500)	
Occupancy Cost GLDC 440	995	1,526	23,316	13,737	18,316	(5,000)	
GLDC PILOT Payments (GLDC/CGR Owned Buildings)	-	17,608	128,066	158,469	211,292	83,226	
Lease Building Janitorial Cost	16,131	12,817	110,317	115,356	153,808	43,490	
Lease Building Waste Removal	1,999	1,953	12,946	17,575	23,433	10,487	
Lease Utilities Electric	8,256	7,625	49,137	68,622	91,496	42,359	
Lease Utilities Gas	754	1,899	21,949	17,094	22,793	844	
Lease Utilities Water And Sewer	2,953	1,041	6,453	9,373	12,498	6,045	
Railroad Imp Escrow for Sovena	1,250	1,250	7,500	11,250	15,000	7,500	
Transportation Rebate to Sovena	3,333	3,333	20,000	30,000	40,000	20,000	
Depreciation and Amortization	9,085	9,085	81,769	81,769	109,025	27,256	
Total Expenses	325,566	294,518	2,577,736	2,650,661	3,534,214	956,478	2
Excess Revenue over Expenses	639,073	65,454	617,229	65,454	(0)	(617,229)	

Griffiss Local Development Corporation
Statement of Cash Flows
September 30, 2025

Cash Flows From Operating Activities

Increase (Decrease) in Net Assets	\$ 269,392
Depreciation and Amortization	1,072,127
Sale of Land	-
Increase (Decrease) in Allowance for Uncollectibles	(10,070)
 (Increase) Decrease in Assets	
Grants Receivable	0
Other Receivables	47,604
Prepaid Expenses	(41,691)
Increase (Decrease) in Liabilities	
Accounts Payable and Accrued Liabilities	(494,234)
Refundable Advances	20,492
Deferred Revenue	172,682
Due to Related Organizations	0
Net Cash From Operating Activities	<u>1,036,303</u>

Cash Flows From Investing Activities

Deposits Held With Trustees	0
Capital Expenditures	(920,777)
Disbursements of Loans to Businesses	0
Collections of Loans to Businesses	104,634
Investment in Cardinal Griffiss Realty	0
Investment in 99 Otis Street	0
Net Cash From Investing Activities	<u>(816,143)</u>

Cash Flows From Financing Activities

Net Borrowing (Repayments) under Line of Credit	0
Railroad Improvement Fund	15,000
Equipment Capital Reserve	11,025
GBTP Capital Improvmnt Reserve	6,811
Skyline Gateway Site Redevelopment Fund	53,756
Proceeds of Long-Term Debt	0
Repayments of Long-Term Debt	(504,738)
Net Cash (Used by) Financing Activities	<u>(418,145)</u>

Net Increase (Decrease) in Cash and Cash Equivalents (197,985)

Cash and Cash Equivalents, Beginning Balance 2,422,128

Cash and Cash Equivalents, Ending Balance \$ 2,224,143

Griffiss Local Development Corporation, Cardinal Griffiss Realty & 99 Otis Street LLC
Consolidating Statement of Financial Position
September 30, 2025

	GLDC	CGR	99 Otis	Combined Balance	Eliminations	Final Balance
Assets						
Current Assets						
Cash and Cash Equivalents	2,224,143	1,320,911	679,801	4,224,856	0	4,224,856
Accounts Receivable- NET	292,405	0	8,774	301,179	0	301,179
Grants Receivable	0	0	0	0	0	0
Due From Related Organization	0	0	0	0	0	0
Prepaid Expenses	46,518	0	0	46,518	0	46,518
Total Current Assets	2,563,066	1,320,911	688,575	4,572,553	0	4,572,553
Capital Related Assets						
Lease and Loan Acquisition Costs, Net	1,407,286	0	79,824	1,487,110	0	1,487,110
Land, Property, and Equipment, Net	9,402,369	7,096,884	6,235,560	22,734,813	0	22,734,813
Total Capital Related Assets	10,809,654	7,096,884	6,315,384	24,221,923	0	24,221,923
Other Assets						
Notes Receivable- NET	7,349,751	0	0	7,349,751	0	7,349,751
Lease Receivable	54,258	50,895	253,432	358,585	0	358,585
Investment	3,212,800	0	0	3,212,800	(3,212,800)	0
Total Other Assets	10,616,809	50,895	253,432	10,921,136	(3,212,800)	7,708,336
Total Assets	23,989,530	8,468,690	7,257,392	39,715,612	(3,212,800)	36,502,812
Liabilities & Net Assets						
Current Liabilities						
Accounts Payable	37,167	38,655	9,840	85,661	0	85,661
Accrued Expenses	111,508	0	0	111,508	0	111,508
Due to Related Organizations	0	0	0	0	0	0
Deferred Revenue & Other Refundable Deposits	256,007	0	30,350	286,356	0	286,356
Line of Credit	0	0	0	0	0	0
Current Portion Long Term Debt	494,318	161,036	201,225	856,579	0	856,579
Total Current Liabilities	898,999	199,691	241,414	1,340,105	0	1,340,105
Long Term Liabilities						
Long Term Debt	4,479,171	6,160,871	3,051,001	13,691,043	0	13,691,043
Capital Reserve	823,300	0	0	823,300	0	823,300
Total Long Term Liabilities	5,302,471	6,160,871	3,051,001	14,514,343	0	14,514,343
Total Liabilities	6,201,470	6,360,562	3,292,416	15,854,448	0	15,854,448
Net Assets						
Unrestricted	17,788,059	0	0	17,788,059	(3,212,800)	14,575,259
Member's Retained Earnings	0	2,108,129	0	2,108,129	0	2,108,129
Fund Balance 99 Otis Street LLC	0	0	3,964,976	3,964,976	0	3,964,976
Total Net Assets	17,788,059	2,108,129	3,964,976	23,861,164	(3,212,800)	20,648,364
Total Liabilities & Net Assets	23,989,530	8,468,690	7,257,392	39,715,612	(3,212,800)	36,502,812

Griffiss Local Development Corporation, Cardinal Griffiss Realty & 99 Otis Street LLC
Consolidating Statement of Revenue and Expenses
September 30, 2025

	GLDC	CGR	99 Otis	Combined Balance	Eliminations	Final Balance
Support and Revenue						
Building Lease Income	1,410,871	801,066	525,883	2,737,820	0	2,737,820
GLDC Maintenance Services	128,974	0	0	128,974	(18,970)	110,004
Sale of Land and Property	0	0	0	0	0	0
Federal, State and Local Grants	0	0	0	0	0	0
PILOT TIF Revenues	420,071	0	0	420,071	0	420,071
GUSC Payments (Millage)	99,150	0	0	99,150	0	99,150
Interest Income	29,578	13,677	5,897	49,152	0	49,152
Project Development Fees	0	0	0	0	0	0
Reimbursements and Refunds	648,918	0	0	648,918	0	648,918
Snowplowing and Lawn Maintenance	344,044	0	0	344,044	(26,426)	317,618
Griffiss Landowners Association Fees	7,613	0	0	7,613	0	7,613
Total Support and Revenue	3,089,219	814,743	531,780	4,435,742	(45,396)	4,390,346
Expenses						
Salaries and Fringe	723,248	0	0	723,248	0	723,248
Operating Expenses	1,376,972	267,625	157,012	1,801,609	(45,396)	1,756,213
Interest Expense/Fees	139,957	64,832	85,230	290,019	0	290,019
Depreciation & Amortization Expense	760,743	207,455	253,986	1,222,184	0	1,222,184
Total Expenses	3,000,920	539,912	496,228	4,037,060	(45,396)	3,991,664
Increase (Decrease) in Net Assets	88,299	274,831	35,552	398,682	0	398,682
Net Assets (Deficit), Beginning of Year	17,699,762	1,833,297	3,929,424	23,462,483	(3,212,800)	20,249,683
Net Assets (Deficit), End of Period	17,788,061	2,108,128	3,964,976	23,861,165	(3,212,800)	20,648,365

To: GLDC Board of Directors

From: Jeff Rehler (Senior Planner)

Date: October 22, 2025

Subject: National Grid Easement Request – Air City Lofts Electrical Service

,
Griffiss Local Development Corporation (GLDC) recently received a Grant of Easement Request from National Grid, dated September 18, 2025 (WR #31016577), for infrastructure proposed on Tax Map ID# 224.000-1-14.1, located along Floyd Avenue in Rome, NY. The purpose of this request is to facilitate electrical service to the residential units at Air City Lofts.

National Grid has proposed installing an above-ground utility line. However, in accordance with the design and development standards outlined in the City of Rome Zoning Code for the GB Griffiss Park Redevelopment District—specifically Sections 80-8.5 and 80-8.9—all exterior on-site utilities, including electrical infrastructure, must be installed and maintained underground.

GLDC representatives will advise National Grid that the proposed infrastructure must comply with these zoning requirements and be installed below ground. We will request that National Grid revise and resubmit the easement request accordingly.

It is important to note that this infrastructure is necessary for National Grid's to serve the residents of Air City Lofts. GUSC's Public Service Commission (PSC) approval does not permit them to provide service to residential customers at this location, making National Grid's involvement essential.

Staff has consulted with counsel on this matter.

Please feel free to reach out with any questions or if further discussion is needed

Hangar Road Rome LLC
584 Phoenix Drive
Rome, NY 13441
Attn: Ms. Shawna Papale

October 23, 2025

Re: Request for Third Extension of "Phase 2" Option – 2.85 Acre portion of the Hangar Road Development Site

Dear Shawna,

On behalf of Hangar Road Rome LLC ("Grantee"), we are writing to formally request a third extension of the option to purchase the approximately 2.85± acre parcel designated as "Phase 2" in the Second Amended and Restated Option Agreement between Griffiss Local Development Corporation ("Grantor") and Hangar Road Rome LLC (the "Agreement").

Along with the original option agreement deposit, extension payments have been made, totaling \$15,000. We respectfully request that the Grantor approve a further three-year extension of the Option Period, extending the deadline for exercise of the option through August 31, 2028 in order for the Grantee to procure further development on the site

Bonacio Development and Asset Management is currently in the final stages of lease negotiation with a fortune 50 company for a build to suit project on the "Phase 3" portion of the Hangar Road Development Site on behalf of Hangar Road Rome LLC and affiliated entities. As demonstrated by the success of the 46,000 square foot "Phase 1" project, it is clear that the current activity has spurred additional interest in this site. Bonacio is currently in talks with two additional prospects for office build to suit concepts on this site

We would propose that:

The \$15,000 previously paid under the original option and extensions be credited toward the final purchase price if the option is ultimately exercised; and

Hangar Road Rome LLC will provide an additional payment (amount to be mutually agreed upon) to Griffiss Local Development Corporation as consideration for this two-year extension.

To further demonstrate our commitment, we agree that if the option has not been exercised by the end of the extended term (August 31, 2028), Hangar Road Rome LLC shall proceed to purchase the property under the terms of the existing Agreement.

We appreciate your continued partnership in supporting the successful development of the Hangar Road site and look forward to continuing to work together toward its completion.

Please advise on a convenient time to discuss the extension terms or any documentation you may require to formalize this request.

Sincerely,


Aaron Tomczak,
Bonacio Development & Asset Management



To: GLDC Board of Directors

From: Shawna Papale

Date: October 22, 2025

Subject: Approval Request – Skid Steer/Bobcat Purchase for Facility Operations

I am writing to request approval for the purchase as requested by Frank Sanzone of GLDC of a skid steer/Bobcat from Warner's Sales & Service. This equipment is critical for snow removal operations performed by the GLDC Facility Crew, particularly during the winter months when timely and efficient clearing is essential for safety and access across the Griffiss Business and Technology Park.

Key details of the proposed purchase are as follows:

- **Vendor:** Warner's Sales & Service
- **Procurement Method:** Purchase is being made off the New York State Procurement List; therefore, no formal bidding process is required.
- **Lead Time:** Approximately 8 weeks from order to delivery.
- **Cost Sharing:** The purchase will be funded through a cost-sharing agreement with the Griffiss Landowners Association, with GLDC covering 20% and the Association covering 80%.
- **Budget:** Funds for this equipment are allocated in the approved GLDC 2025 budget.

Given the operational importance of this equipment and the upcoming winter season, I respectfully request the Board's approval to proceed with the purchase.

Please let me know if you have any questions or require additional information.



Quotation Number: **DC1400776**
Quote Sent Date: **Sep 10, 2025**
Expiration Date: **Oct 10, 2025**
Prepared By: **Dan Casler**
Phone: 315-813-2142
Email: warnerssbobcat@gmail.com

Customer
**GRIFFISS LOCAL DEVELOPMENT
CORP - ROME - NY**
153 BROOKS RD
ROME, NY, 13441-4121

Contact

Dealer
Warner Sales & Service, Rome, NY
6470 GREENWAY NEW LONDON RD
ROME, NY, 13440

Item Name	Item Number	Quantity	Unit Price	Price Each	Total
S650 T4 Bobcat Skid Steer Loader (Current)	M0231	1	59,146.00	42,585.12	42,585.12
Comfort Package	M0231-P11-C07	1	8,103.00	5,834.16	5,834.16
<i>Included:</i> Comfort Package Includes: Enclosed HVAC Cab, Adjustable Vinyl Suspension Seat, Power Bob-Tach, Oval Display, Standard Lights, Two-Speed Travel, 7-Pin Attachment Control, Single Direction Bucket Positioning, Ride Control,					
High-Flow Hydraulics	M0231-R03-C03	1	2,763.00	1,989.36	1,989.36
74" Heavy Duty Bucket	7272680	1	1,861.00	1,414.36	1,414.36
Bolt-On Cutting Edge, 74"	6718007	1	307.70	221.54	221.54
Total for S650 T4 Bobcat Skid Steer Loader (Current)					52,044.54
Quote Subtotal					52,044.54
Dealer PDI					200.00
Tariff Surcharge					2,621.87
Freight Charges					1,475.00
Destination Charges					116.00
Dealer Assembly Charges					57.50
Sales Total before Taxes					56,514.91
Taxes					0.00
Quote Total - USD					56,514.91

Notes: Sourcewell Contract Number, #020923-CEC

Customer Acceptance:

Quotation Number: **DC1400776**

Purchase Order: _____

Authorized Signature:

Print: _____ Sign: _____

Date: _____ Email: _____ Tax Exempt: Y ☐ / N ☐

**UNANIMOUS WRITTEN CONSENT
OF
THE MEMBERS
OF
GRIFFISS INSTITUTE INC.**

The undersigned, being all of the members of **GRIFFISS INSTITUTE INC.** (the "Corporation"), a not-for-profit corporation organized and existing under the laws of the State of New York, acting without a meeting on unanimous written consent pursuant to Article XV of the Corporation's By-Laws and Section 614(a) of New York Not-for-Profit Corporation Law,

(a) do hereby elect:

- (1) **Elizabeth Colombo Garvey** as director of the Corporation to fill the unexpired portion of Alicia Dicks's term as director (which expires with the 2026 Annual Meeting), and until her successor shall have been duly elected and qualified;
- (2) **Dr. Nancy Pattarini** as a director of the Corporation to fill the unexpired portion of Laurel McAdoo's term as director (which expires with the 2027 Annual Meeting), and until her successor shall have been duly elected and qualified;
- (3) **Patricia Baskinger** as a director of the Corporation for a term of office which expires with the 2028 Annual Meeting, and until his successor shall have been duly elected and qualified;
- (4) **Peter Baidon** as director of the Corporation for a term of office which expires with the 2028 Annual Meeting, and until her successor shall have been duly elected and qualified;
- (5) **Mark Gastin** as a director of the Corporation for a term of office which expires with the 2028 Annual Meeting, and until his successor shall have been duly elected and qualified;
- (6) **Charles Green** as a director of the Corporation for a term of office which expires with the 2028 Annual Meeting, and until his successor shall have been duly elected and qualified; and

(b) agree that this Consent may be executed in one or more counterparts,

(c) agree that any signature delivered by facsimile, Adobe PDF or similar electronic means shall deemed the equivalent of an original signature,

(d) direct that this Consent shall be filed with the Minutes of the proceedings of the Members of the Corporation, and

(e) acknowledge that this Consent shall become effective on the date that the last of the Members executes the same.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, each of the undersigned Members of Griffiss Institute Inc. has executed this Unanimous Written Consent as of the date set forth opposite its name.

Dated: _____, 2025

ECONOMIC DEVELOPMENT GROWTH
ENTERPRISES CORPORATION

By: _____
Shawna M. Papale
Its President

Dated: _____, 2025

GRIFFISS LOCAL DEVELOPMENT
CORPORATION

By: _____
Shawna M. Papale
Its Authorized Representative

Contact

npattarini@paigegroup.com

[www.linkedin.com/in/nancy-](https://www.linkedin.com/in/nancy-pattarini-ph-d-5913993)

[pattarini-ph-d-5913993](#) (LinkedIn)

www.paigegroup.com (Company)

paigegroupeurope.com (Company)

Top Skills

Public Relations

Corporate Communications

Crisis Communications

Nancy Pattarini, Ph.D.

President & CEO, Paige Marketing Communications Group, Inc.
Utica, New York, United States

Summary

The Paige Group is a global marketing and communications consulting firm. Established in 1968, the firm's client base consists of business-to-business, consumer, non-profit, and government accounts serving regional, national and international markets. The Paige Group specializes in market positioning and communication strategies that help clients anticipate, act, measure and succeed.

Nancy Pattarini specializes in marketing strategies that are highly integrated with organizational communications. Her longtime philosophy is that successful brands emanate from more engaged employees and by promoting an environment of creativity.

She provides workshops on communication styles, leadership and team building, conflict resolution including Interest-based negotiation; and a variety of strategic communications practice areas. In over 30 years of experience in counseling and facilitation, her proactive, collaborative leadership approach has helped build relationships among management teams, employees, communities, and government.

In addition to its headquarters operations in Utica, New York, The Paige Group has established strategic partnerships across the U.S.A., Europe and Asia.

Experience

Paige Marketing Communications Group, Inc.

President & CEO

October 1986 - Present (39 years)

Utica, New York, United States

Marketing and Communications Strategies. Leads the agency's planning and business development efforts, and provides program development and consulting services to key accounts.

Education

Nova Southeastern University

Ph.D., Conflict Resolution Studies · (2010 - 2018)

Syracuse University

M.S., Communications Management · (2002 - 2006)

Utica University

B.S., Public Relations · (1975 - 1977)

Mohawk Valley Community College

AAS, Advertising Design & Production · (1973 - 1975)

Elizabeth Colombo Garvey

SHAREHOLDER

Elizabeth.Garvey@gtlaw.com

ALBANY

D +1 518.689.1401

T +1 518.689.1400



Elizabeth “Beth” Garvey assists clients in government relations and regulatory matters in a variety of areas including real estate, gaming, health care, procurement and economic development. Clients turn to Beth when they need help navigating government processes and procedure including budgetary matters, and complicated multi-agency approvals.

Beth draws upon her deep government experience having previously served in a number of high-level governmental positions, including as acting counsel to the New York State Governor, senior vice chancellor for Legal Affairs and general counsel at the State University of New York (SUNY) in Albany, and counsel to the State Senate majority.

In the Governor’s Office, Beth was responsible for all legislation and policy, from State of the State initiatives to crafting and negotiating the Executive Budget, to negotiating bills with the State Legislature of importance to the Governor. In addition to overseeing General Counsel and agency counsel staff, all regulatory and Executive Orders were also under her purview to advise the Governor.

While at SUNY, Beth managed all legal aspects of the SUNY operation, from Federal and State law compliance, labor and employment across SUNY’s 64 campuses, procurement matters, as well as litigation. She worked with outside regulators to manage inquiries from enforcement entities, in addition to assisting in responses to audits.

While serving as the Counsel to the New York State Senate Majority, Beth supervised the management of day-to-day operations on the Senate Chamber floor and was principally responsible for negotiations with other stakeholders in government on State Budget and significant legislative matters. She advised the Senate Majority Leader on Legislative Priorities and was responsible for achieving those priorities through the legislative session both in the Executive Budget and by passing more than 1,000 bills each session.

Capabilities

[Government Law & Policy](#) | [Regulatory & Compliance](#)

Experience

Government Experience

- Office of New York Governor Andrew M. Cuomo, 2019-2021
 - Acting Counsel to the Governor, 2021
 - Special Counsel to the Governor, 2019-2021
- State University of New York, System Administration, 2018-2019
 - Senior Vice Chancellor for Legal Affairs and General Counsel, 2019
 - Vice Chancellor for Legal Affairs and General Counsel, 2018-2019
- New York State Senate Majority & Minority Counsel/Program Office, 2005-2017
 - Counsel to the Majority, 2013-2017
 - First Assistant Counsel to the Majority, 2011-2013
 - Assistant Counsel to the Minority, 2009-2010
 - Assistant Counsel to the Majority, 2005-2009

Fellowship

- Richard A. Weibe Fellow, New York State Senate Graduate Fellowship Program, 2004-2005

Recognition & Leadership

Awards & Accolades

- Selected, *City & State*, “Albany Power 100,” 2016-2017, and 2020-2021
- Selected, *City & State*, “Power 100,” 2021
- Selected, *City & State*, “40 Under 40,” 2012

Professional & Community Involvement

- Advisory Board Member, Rockefeller Institute for Government, 2019-Present
- Franchise Oversight Board Member, 2012-2017
 - Appointment of the Temporary President

Credentials

Education

- J.D., *cum laude*, Albany Law School of Union University
 - Note & Comment Editor, *Albany Law Review*
- B.A., *cum laude*, Mary Baldwin College

Admissions

- New York

News, Insights & Events

January 31, 2025 MEDIA COVERAGE

Bar Groups Say IOLA Settlement Protects Civil Litigants' Fund From Future 'Raids'

January 31, 2025 MEDIA COVERAGE

Four Bar Associations Prevent Illegal Seizure of Millions of Dollars From Civil Legal Services Fund

November 18, 2024 PRESS RELEASE

Greenberg Traurig's Government Law & Policy Practice Named Among Top 5 on City & State's 2024 'Top 50 New York State Lobbyists' List

April 18, 2024, 12:00 PM - 1:00 PM ET EVENT

Pop-Up Webinar: NY Affordable Housing and Development Legislation

March 26, 2024 GT ALERT

NY Gov Signs Amended LLC Transparency Act

August 30, 2022 PRESS RELEASE

Greenberg Traurig's Government Law & Policy Practice Named Among City & State's 2022 Top 5 New York State Lobbyists List

Term Sheet: Lease Agreements and Space Transition – ICAN & CUBRC

Parties Involved

Landlord: Griffiss Local Development Corporation (GLDC)

Tenant 1: Integrated Community Alternatives Network (ICAN)

Tenant 2: CUBRC

ICAN Lease

Location

Building: 796

Address: 725 Daedalian Drive, Rome, NY

Square Footage: 22,410 SF

Lease Terms

Lease Term: 20 years

Commencement Date: Upon completion of construction (tentatively August 1, 2026)

Escalation:

- Daycare Area: 2% increase in Year 10 and Year 15
- Office Area: 2% annual increase

Financial Overview

Area	Square Footage	Rate/SF	Annual Cost	Escalation
Daycare	12,620 SF	\$6/SF	\$75,720	2% in Year 10 & 15
Office	9,790 SF	\$9/SF	\$88,110	2% annually
Total	22,410 SF		\$163,830	

Responsibilities

Landlord:

- Execute CFA grant-funded capital improvements (\$600,000)
- Provide CAM, lawn maintenance, and snow removal
- Waste Removal

Tenant (ICAN):

- IT infrastructure
- Utilities and sewerage issues
- Playground construction
- Janitorial services
- Covers all construction cost above the initial \$600,000 grant match
- March Associates will be under contract with ICAN

CUBRC Lease Agreement

Location

Building: 770

Address: 428 Phoenix Drive, Rome, NY

Square Footage: 3,940 SF

Lease Terms

Lease Term: 5 years

Commencement Date: Tentatively February 1, 2026

Rate:

- • Initial Term: \$18/SF
- • Renewal 1: \$18.75/SF
- • Renewal 2: \$19.50/SF

Responsibilities

Landlord:

- • Cover moving costs
- • Verify IT hookups
- • Replace deteriorated windows
- • Touch-up paint and clean rugs
- • Provide CAM, lawn & snow removal, PILOT, and utilities

Tenant (CUBRC):

- • IT infrastructure
- • Security

Transition Plan & Timeline

Construction Completion

Estimated by August 2026

ICAN Transition

- • Termination of lease at 428 Phoenix Drive: January 31, 2026
- • Remote operations begin: February 2026
- • Occupancy of Building 796: Post-construction

Board Actions Recommended

1. Authorize Sublease to ICAN – 22,410 SF at Building 796; release ICAN from lease at 428 Phoenix Drive.
2. Approve ICAN Transfer – Move administrative operations from Building 770 to Building 796.
3. Release CUBRC Space – Free up Building 796 space for ICAN daycare.
4. Approve CUBRC Transfer – Relocate CUBRC to Building 770 (3,940 SF).
5. Authorize CFA Execution – \$600,000 grant with NYS.
6. Initiate Bidding Process – Engage March Associates for construction bidding per grant and regulatory requirements.

Financial Review

- • Internal validation of lease model and square footage allocations is ongoing.
- • Finance team reconciling figures.
- • Lease includes CAM charges; utilities and maintenance are excluded.

PERMISSION TO SURVEY AND TEST

Niagara Mohawk Power Corporation
d/b/a National Grid
Real Estate Energy Delivery Support
1125 Broadway 2nd Floor
Albany, New York 12204
Telephone: (518) 433-3068

DATE: _____, 2025

NAME: Oneida County Industrial Development
Agency
MAILING ADDRESS: 584 Phoenix Dr.
Rome, NY 13441
TELEPHONE: (315) 338-0393
PROPERTY STREET ADDRESS: Ellsworth Rd., March St. and Hangar Rd.
TOWN / COUNTY: Rome, NY 13441
TAX PARCEL NUMBER(S): 243.000-1-1.6

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The undersigned hereby grants permission to Niagara Mohawk Power Corporation, d/b/a National Grid and/or its contractors, agents, or assigns to enter upon property which ~~I/We~~ the undersigned owns or in which I/We have the undersigned has an interest, situate in the City of ~~Syracuse~~ Rome, County of ~~Onondaga~~ Oneida, State of New York, and designated as Tax Map Parcel No. 243.000-1-1.6, for purposes of performing survey and test work. Before performing any invasive survey or testing work, Niagara Mohawk Power Corporation d/b/a National Grid will make all required notifications including, without limitation, notifications to New York State Department of Health, New York State Department of Environmental Conservation, United States Environmental Protection Agency, the United States Air Force and the City of Rome.

Although it is anticipated that no damage will occur, this permission is granted upon the express condition that Niagara Mohawk Power Corporation, d/b/a National Grid and/or its contractors, agents or assigns will restore the surface of any property it disturbs to the same (or a better condition) condition than the condition such property was in before it undertook such survey and test work and will defend, indemnify and save harmless the undersigned property owner from any and all claims and damages resulting from or caused by the exercise of the rights granted hereunder.

In witness whereof, this Permission to ~~survey~~ Survey and ~~test~~ Test was signed and sealed as of the date above written.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____

Witness _____
Stephen Zogby
Chairman

Print Name:

Witness

Print Name:

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PERMISSION TO SURVEY AND TEST

Niagara Mohawk Power Corporation
d/b/a National Grid
Real Estate Energy Delivery Support
1125 Broadway 2nd Floor
Albany, New York 12204
Telephone: (518) 433-3068

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In witness whereof, this Permission to Survey and Test was signed as of the date above written.

ONEIDA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

Witness

By: _____
Stephen Zogby
Chairman

Memo To GLDC Board
From: Frank Sanzone
Date: 10/29/25
RE: Gas Conversion Project – Change Orders

Attached are two proposals for change order work under the referenced EDA grant. In an effort to maximize the remaining funds before the grant expires on **November 24**, we are requesting **GLDC Board approval** to submit a change order to the **Economic Development Administration (EDA)**.

Given the potential for a government shutdown, we aim to have this submission on EDA's desk as soon as possible. EDA has confirmed that submission prior to the deadline is acceptable, even if the work extends into 2026.

These proposals represent **equipment upgrades and replacements** that GLDC would otherwise need to fund in the near term. If EDA funding is not approved, GLDC would need to cover these costs through our maintenance budget. Even with the required match, this change order would result in **significant cost savings** for GLDC.

Please let me know if you have any questions or need further details.

ONTARIO HVAC SOLUTIONS

Date: 10/27/2025

Quote: GLDC CO 11- Building 774 Heat Pump Replacement

Travis,

Below is our proposal to replace the water to air heat pumps in building 774.

Scope of work:

- Remove and dispose of existing heat pumps
- Provide and install (13) new Daikin heat pumps:
 - (4) Heat pumps size 015 or less
 - (5) Heat pumps size 042
 - (2) Heat pumps size 060
 - (1) Heat pump size 070
 - (1) Heat pump size 090
 - (13) 36" condensate hoses
 - Premium sound package for heat pumps sizes 019+
 - Equipment lead time is 8 weeks
- Provide and install necessary piping and sheet metal modifications to support new equipment
- Provide and install necessary control modifications to support equipment installation per PASCOs attached scope
 - PASCO will provide new controllers and devices for new heat pumps
- Ceiling removal/ replacement as necessary to accommodate new heat pump installation
- Testing and balancing
- Start up/ owner training

Building 774 Heat Pump Replacement Price: **\$278,468**

*Quote is valid for 30 days

Please contact me with any questions or concerns.

Regards,
Logan Berghorn
Project Manager
Ontario HVAC Solutions, Inc.

ONTARIO HVAC SOLUTIONS

Date: 10/27/2025

Quote: GLDC CO 12- Building 778 AHU Replacement

Travis,

Below is our price to remove and replace AHU-1 & AHU-2 in building 778.

Scope of work:

AHU 1 & 2 Replacement:

- Remove two existing AHUs, condensers, ductwork, piping, and insulation
 - Includes recovery & disposal of refrigerant
- Provide and install two new AHUs
- Provide and install two new condensing units
 - Equipment lead time is 6 weeks
- Provide and install new housekeeping pad for the AHUs
- Provide and install new concrete pad for the condensers
 - Includes new stone around the condenser pad
- Provide and install new refrigeration piping
- Provide and install new condensate piping
- Ductwork modifications to connect to new AHUs
- Provide and install insulation on new ductwork and refrigeration piping
- Provide and install necessary control & power modifications to support equipment installation per PASCOs attached scope
- Provide testing and balancing of AHUs
 - Test and balance to prove the total design CFM per AHU; does not include the entire system balancing
- Charge, test, start systems; Trane factory startup included
- Provide owner training

Repair HW Distribution Pump Power:

- Remove two existing motor starters for the HW distribution pumps in building 778.
- Provide and install two new motor starters per PASCOs attached scope

Existing Humidifier Controls Integration:

- PASCO includes the cost to integrate the existing humidifier in building 778 onto the BMS system.
 - DF Brandt will assist with configuring the humidifiers

Building 778 Total: **\$174,588**

*Quote is valid for 30 days

Please contact me with any questions or concerns.

Regards,
Logan Berghorn
Project Manager
Ontario HVAC Solutions, Inc.

Robert's Office
Interiors Campus

pump
house

GLDC Property

MARCH ST

Project
Polaris
Site

Community
Bank

BROOKS ROAD

AIS

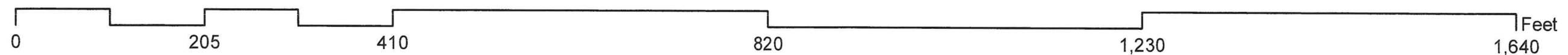
Stewart's

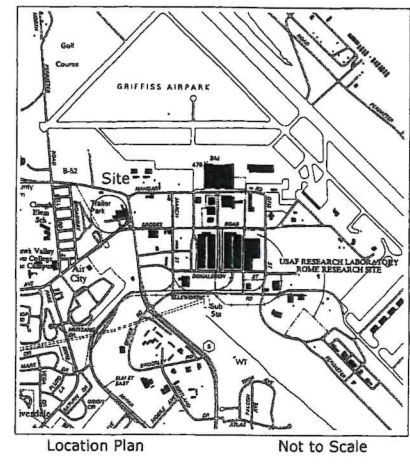
Air City

GRIFFISS PARKWAY (NY-825)

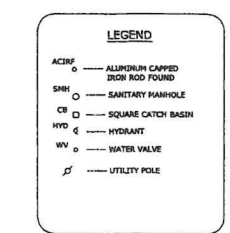
GLDC Parachute Site | Hangar Road, Rome NY
Land: +/- 4.72 acres
Building: +/- 13,980 SF (footprint)
Tax ID#: 224.000-1-3.1 (subject to subdivision)
Fee Owner: OCIDA*
Beneficial Owner: GLDC*

- GLDC - Parachute
- Hangar Rd LLC 1 - Polaris
- Hangar Rd LLC 2 - Option
- 2020 Tax Parcels
- Structures

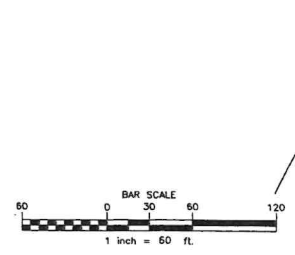




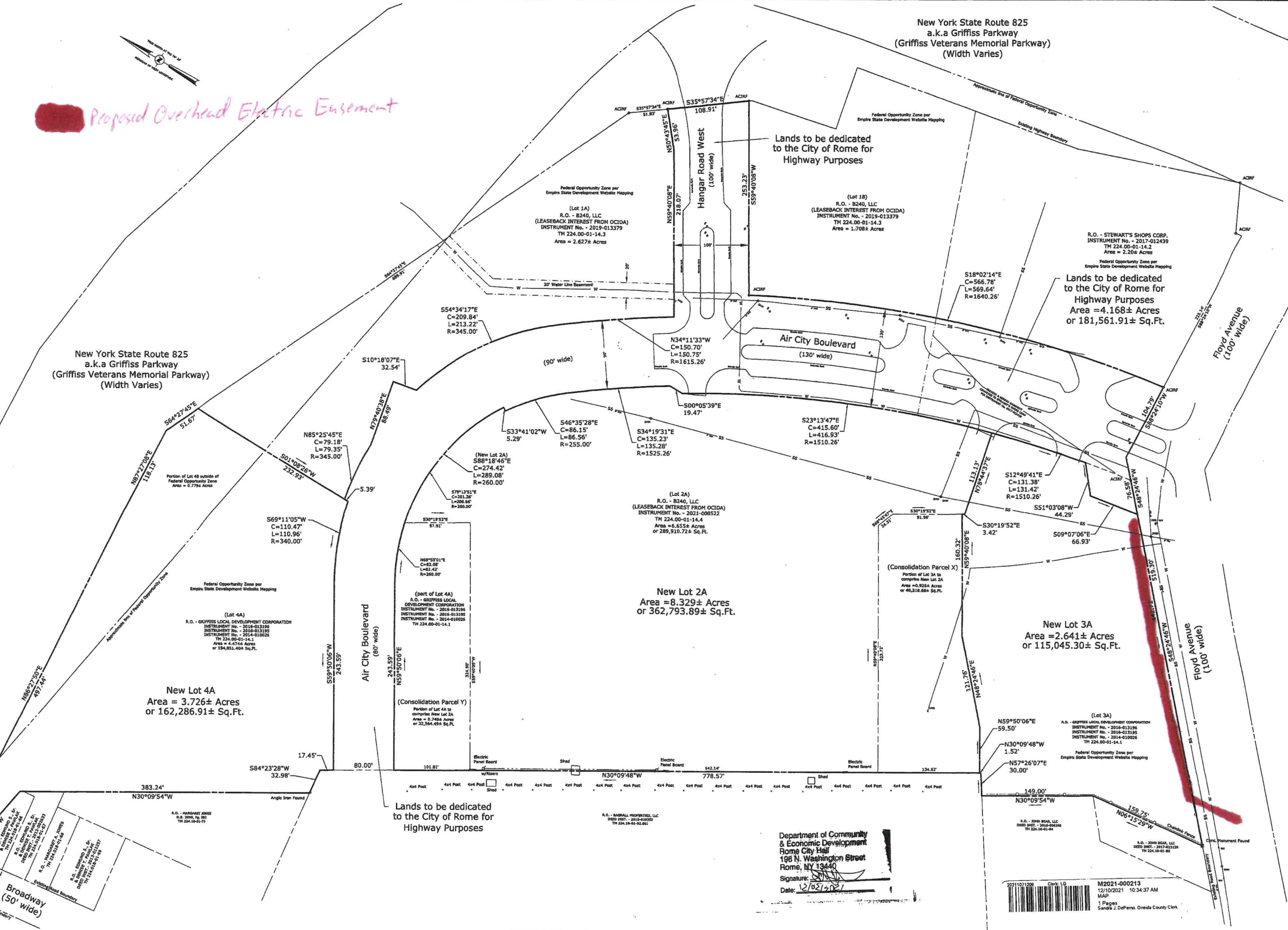
FEDERAL OPPORTUNITY ZONE NOTE:
PORTION OF THE PROPERTY LIES WITHIN THE FEDERAL OPPORTUNITY ZONE BASED ON MAPPING OBTAINED FROM THE WEBSITE FOR THE EMPIRE STATE DEVELOPMENT AGENCY (http://esd.ny.gov/opportunity-zones). LIMITS OF OPPORTUNITY ZONE ARE SHOWN APPROXIMATE BY GRAPHIC PLOT OF MAPPING.



- MAP NOTES**
- 1.) NORTH ORIENTATION IS BASED ON GRID NORTH FROM RTK GPS OBSERVATIONS.
 - 2.) FIELD WORK PERFORMED ON MAY 14 & 16, 2019.
 - 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR UP TO DATE TITLE REPORT AND IS THEREFORE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, COVENANTS OR ANY STATEMENT OF FACTS THAT SUCH DOCUMENTS MAY DISCLOSE.
 - 4.) UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM DATA OBTAINED BY FIELD SURVEY, PREVIOUS MAPS AND RECORDS, (AND PAROLE TESTIMONY), THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION.
 - 5.) USE OF THE SAME NUMBERS FOR LOTS 2A, 3A & 4A ARE AS REQUESTED BY CLIENT.



- MAP REFERENCES**
- 1.) PROPERTY MAP SHOWING LANDS TO BE CONVEYED TO JAMES DICASTRO PREPARED BY MICHAEL P. WATERS, P.L.S., DATED AUGUST 12, 1996 AND FILED IN THE ONEIDA COUNTY CLERK'S OFFICE AS MAP ROLL 1672.
 - 2.) MAP SHOWING LANDS TO BE CONVEYED TO CAMFLOOD FRANCHISES, INC. PREPARED BY JAMES P. BLISS, L.L.S., DATED JANUARY 17, 1992 AND FILED IN THE ONEIDA COUNTY CLERK'S OFFICE AS MAP ROLL 1319.
 - 3.) MAP SHOWING PROPERTY OF RUTH H. WALSH PREPARED BY A.R. BRAINARD, L.S., AND FILED IN THE ONEIDA COUNTY CLERK'S OFFICE AS MAP BOOK 7-11A.
 - 4.) FAIRVIEW PARK HOME, N.Y. PREPARED BY G.A. HAMILTON, C.E., DATED AUGUST 29, 1900 AND FILED IN THE ONEIDA COUNTY CLERK'S OFFICE AS MAP BOOK 16-23.



- 5.) FINAL SUBDIVISION PLAT FOR A PORTION OF THE LANDS OF GRIFFISS LOCAL DEVELOPMENT CORPORATION INTO LOTS 1A & 1B OF THE GLDC - B240 SITE SUBDIVISION PREPARED BY C.T. MALE ASSOCIATES AND FILED IN THE ONEIDA COUNTY CLERK'S OFFICE AS MAP BOOK 2019-00154.
- 6.) FINAL SUBDIVISION PLAT FOR A PORTION OF THE LANDS OF GRIFFISS LOCAL DEVELOPMENT CORPORATION INTO LOTS 2A, 3A & 4A OF THE GLDC - B240 SITE SUBDIVISION PREPARED BY C.T. MALE ASSOCIATES AND FILED IN THE ONEIDA COUNTY CLERK'S OFFICE AS MAP BOOK 2020-00132.

TO: GRIFFISS LOCAL DEVELOPMENT CORPORATION;
ONEIDA COUNTY INDUSTRIAL DEVELOPMENT AGENCY;
CITY OF ROME and B240, LLC.

I CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND HAS BEEN PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE OF THE N.Y.S. ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

David M. Sliski 11/23/2021
DAVID M. SLISKI PLS # 50105 DATE

	DATE	REVISIONS RECORD/DESCRIPTION	DRAFTER	CHECK	APPR.	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW. © 2021 C.T. MALE ASSOCIATES APPROVED: DRAFTED : DMS CHECKED : DMS PROJ. NO : 19.9251 SCALE : 1" = 60 FT. DATE : AUG. 31, 2021
	09/14/21	Adjust Lots	dms	dms	dms	
	10/27/21	Revise Lot numbering to 2A, 3A, & 4A	dms	dms	dms	
	11/23/21	Fix numbering of lots in title block	dms	dms	dms	
FINAL LOT LINE ADJUSTMENT PLAT LOTS 2A, 3A & 4A of the GLDC - B240 Site Subdivision INTO NEW LOTS 2A, 3A & 4A of the GLDC - B240 Site Subdivision						CITY OF ROME ONEIDA COUNTY, NEW YORK
C.T. MALE ASSOCIATES Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. 50 CENTURY HILL DRIVE, LATHAM, NY 12110-7867 COBLESKILL, NY • GLEN FALLS, NY • POUGHKEEPSIE, NY • JOHNSTOWN, NY LITTLE FALLS, NY • RED HOOK, NY • SYRACUSE, NY 						SHEET 1 OF 1 DWG. NO: 21-0532

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