AS OPERATING IN ACCORDANCE WITH THE GOVERNOR'S EXECUTIVE ORDER 202.1, AND DUE TO THE CLOSURE OF ROME CITY HALL TO THE PUBLIC, THE COMMON COUNCIL MEETING WILL BE CONDUCTED REMOTELY VIA WEBEX AUDIO STREAM VIA TELEPHONE CALL-IN NUMBER 1-408-418-9388, ACCESS CODE 129 368 4001#. ALL MEMBERS OF THE PUBLIC THAT WISH TO SPEAK DURING THE GENERAL PUBLIC HEARING PORTION OF THE MEETING MUST REGISTER IN ADVANCE WITH THE CITY CLERK’S OFFICE USING HIS/HER FULL NAME, MAILING ADDRESS, EMAIL ADDRESS, AND TELEPHONE NUMBER, NO LATER THAN 3:00 P.M. ON WEDNESDAY, APRIL 28TH. PLEASE CALL (315) 339-7659 TO REGISTER. TO LIVE STREAM THE MEETING ONLINE, PLEASE VISIT WWW.ROMENEWYORK.COM/COMMON-COUNCIL AT 7:00 P.M. ON 4/28/21.

COMMON COUNCIL MEETING APRIL 28, 2021
REGULAR SESSION 7:00 P.M.

1. CALL THE ROLL OF MEMBERS BY THE CLERK

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

4. GENERAL PUBLIC HEARING

5. RECOGNITION/APPRECIATION

6. READING OF MINUTES OF PRECEDING SESSION
   (Motion in order that the reading of the minutes of the preceding session be dispensed with and that they be approved.)

7. PRESENTING OF PETITIONS AND COMMUNICATIONS
   a. Petitions.
   b. Communications.
      • The Rome Police Dept. Report of Travel, Conferences & Training for quarter ended 3/31/21 is on file in the City Clerk’s Office.
      • Scotty's Hotdogs, Inc., of 6700 Martin St., has informed the City Clerk's Office that it intends to renew its liquor license.
      • The following financial reports for quarter ended 3/31/21 are on file in the City Clerk’s Office:
         - Rome Historical Society
         - Rome Art and Community Center
         - Capitol Theatre

8. NOTICES

9. REPORTS OF CITY OFFICIALS

10. REPORT OF COUNCILORS AND GENERAL CITY AFFAIRS
11. PRESENTATION OF REPORTS OF COMMITTEES

12. RESOLUTIONS

RES. NO. 37  RESOLUTION DETERMINING THAT THE PROPOSED RECONSTRUCTION AND RESURFACING OF EXISTING CITY STREETS AND ROADS IS A TYPE II ACTION FOR PURPOSES OF THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT. Nolan

RES. NO. 38  AUTHORIZATION TO AMEND THE 2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN’S SPENDING PLAN THROUGH A SUBSTANTIAL AMENDMENT TO ACCOUNT FOR SUPPLEMENTAL CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY (CARES) ACT THIRD ROUND (CV3) FUNDING. Andrews

RES. NO. 39  AUTHORIZING AMENDMENT TO THE 2021 GENERAL CITY BUDGET. Nolan

RES. NO. 40  AUTHORIZING THE CITY CLERK TO ADVERTISE NOTICE OF A PUBLIC HEARING REGARDING THE SALE OF A PORTION OF PROPERTY FORMERLY KNOWN AS WRIGHT PARK MANOR AND WOODHAVEN TO THE ROME INDUSTRIAL CORPORATION (RIDC). Andrews

13. ORDINANCES

ORD. NO. 9439  AUTHORIZING THE ISSUANCE OF $2,373,000 BONDS OF THE CITY OF ROME, ONEIDA COUNTY, NEW YORK, TO PAY THE COST OF THE RECONSTRUCTION OF VARIOUS ROADS THROUGHOUT AND IN AND FOR SAID CITY. Nolan

ORD. NO. 9440  AUTHORIZING THE SALE OF A PORTION OF PROPERTY FORMERLY KNOWN AS WRIGHT PARK MANOR AND WOODHAVEN TO THE ROME INDUSTRIAL CORPORATION (RIDC) TO FACILITATE REDEVELOPMENT OF THE SITE RELATED TO THE RETHINK WOODHAVEN REVITALIZATION PLAN ($390,000.00). Andrews

14. LOCAL LAWS

15. TABLED LEGISLATION

16. VETOED LEGISLATION

17. ADJOURNMENT

THE NEXT SCHEDULED COMMON COUNCIL MEETING IS MAY 12, 2021.
RESOLUTION NO. 37

RESOLUTION DETERMINING THAT THE PROPOSED
RECONSTRUCTION AND RESURFACING OF EXISTING CITY
STREETS AND ROADS IS A TYPE II ACTION FOR PURPOSES OF THE
NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT.

By Councilor ___________________:

WHEREAS, the Common Council of the City of Rome, Oneida County, New York (the "City") is considering undertaking the reconstruction and resurfacing of existing City streets and roads not involving the addition of new travel lanes (the “Project”); and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations"), the City desires to comply with the SEQR Act and the Regulations with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE COMMON COUNCIL OF THE CITY OF ROME, NEW YORK AS FOLLOWS:

1. The Project constitutes a "Type II Action" under 6 NYCRR § 617.5(c)(5) and no further action under the SEQR Act and the Regulations is required.

2. This Resolution shall take effect immediately.

The foregoing Resolution was thereupon declared duly adopted.

Seconded by Councilor ________________.

AYES & NAYS: Sparace __ Mortise __ Rogers __ Smith__ Anderson__ Dursi __ Tracy __

ADOPTED ___   DEFEATED ___
RESOLUTION NO. 38

AUTHORIZATION TO AMEND THE 2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN’S SPENDING PLAN THROUGH A SUBSTANTIAL AMENDMENT TO ACCOUNT FOR SUPPLEMENTAL CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY (CARES) ACT THIRD ROUND (CV3) FUNDING.

By Councilor ______________:

WHEREAS, the City of Rome intends to undertake a substantial amendment to the Annual Action Plan for the 2020 Community Development Block Grant (CDBG) program year to increase the allocated funding through the CARES Act and subsequent CDBG-CV award; and

WHEREAS, as per the CDBG Citizen Participation Plan, the City of Rome held a public meeting to allow citizens to comment on the proposed substantial amendment via the Webex online platform. Also, the proposed amendment was on file for public review for a minimum of 5 days as per the Department of Housing and Urban Development (HUD) CARES Act Flexibilities for CDBG Funds Used to Support Coronavirus Response Guide; now, therefore

BE IT RESOLVED, the authorization to be amend be and is hereby granted, and more specifically set forth in the attached breakdown which is made part of this Resolution.

Amendment in bold and underlined

<table>
<thead>
<tr>
<th>Original Amounts</th>
<th>Revised Amounts</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020 Entitlement Allocation</td>
<td>$1,040,600</td>
</tr>
</tbody>
</table>

Project Level

| Planning & Administration | $178,120 | $178,120 |
| Public Services           | $108,120 | **$80,620** |
| Public Facilities         | $491,132.25 | **$518,632.25*** |
| Economic Development      | $108,120 | $108,120 |
| Real Property             | $155,107.75 | $155,107.75 |

*Amount will be utilized for public facility repairs needed for the Capitol Theatre Complex
2020 CDBG-CV Allocation $612,172 $612,172

Project Level
2020-CV Public Facilities $350,000 $350,000
2020-CV Public Services $162,172 $162,172
2020-CV Planning & Administration $100,000 $100,000

2020 CDBG-CV3 Allocation $296,621

Project level
Public Services $296,621

Seconded by Councilor: _______________.

AYES & NAYS: Sparace ___ Mortise ___ Rogers ___ Smith ___ Anderson ___ Dursi ___ Tracy ___

ADOPTED ___ DEFEATED ___
RESOLUTION NO. 39

AUTHORIZING AMENDMENT TO THE 2021 GENERAL CITY BUDGET.

By Councilor ______________:

WHEREAS, David C. Nolan, Treasurer for the City of Rome, has requested to amend the 2021 budget to include additional ammunition purchases; now, therefore

BE IT RESOLVED, that the Common Council of the City of Rome hereby authorizes an amendment to the 2021 Budget:

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>30,000</td>
<td>.45 ACP training ammunition</td>
<td>$8,179.00</td>
</tr>
<tr>
<td>25,000</td>
<td>.223 ACP training ammunition</td>
<td>$8,485.00</td>
</tr>
<tr>
<td>2,000</td>
<td>12 GA Rifled slugs</td>
<td>$1,084.00</td>
</tr>
<tr>
<td>1,000</td>
<td>.308 match ammunition</td>
<td>$951.00</td>
</tr>
<tr>
<td>3,000</td>
<td>.45 JHP duty ammunition</td>
<td>$1,074.00</td>
</tr>
</tbody>
</table>

Total: $19,773.00; and

BE IT FURTHER RESOLVED, that the City of Rome Treasurer is directed to make such changes as may be necessary to effectuate the amendment authorized hereby and that same be consistent with the City’s policies and procedures.

Seconded by Councilor ________________.

AYES & NAYS: Sparace __ Mortise __ Rogers __ Smith__ Anderson__ Dursi __ Tracy __

ADOPTED ___ DEFEATED ___
RESOLUTION NO. 40

AUTHORIZING THE CITY CLERK TO ADVERTISE NOTICE OF A PUBLIC HEARING REGARDING THE SALE OF A PORTION OF PROPERTY FORMERLY KNOWN AS WRIGHT PARK MANOR AND WOODHAVEN TO THE ROME INDUSTRIAL CORPORATION (RIDC).

By Councilor _____________:

BE IT RESOLVED, that the Common Council of the City of Rome, New York does hereby authorize the City Clerk to advertise notice of a public hearing relative to the sale of a portion of property formerly known as Wright Park Manor and Woodhaven, said public hearing to be held on the ______ day of ____________, 2021, at ______ p.m., in the Common Council Chambers, City Hall, Rome, New York, at which time and place all interested persons will be heard thereon; and

BE IT FURTHER RESOLVED, that said advertisement shall be published in the Rome Sentinel at least 10 days prior to said hearing.

Seconded by Councilor ________________.

AYES & NAYS: Sparace __ Mortise __ Rogers __ Smith__ Anderson__ Dursi __ Tracy __

ADOPTED ___ DEFEATED ___
ORDINANCE NO. 9439

AUTHORIZING THE ISSUANCE OF $2,373,000 BONDS OF THE
CITY OF ROME, ONEIDA COUNTY, NEW YORK, TO PAY THE
COST OF THE RECONSTRUCTION OF VARIOUS ROADS
THROUGHOUT AND IN AND FOR SAID CITY.

By Councilor ______________:

WHEREAS, all conditions precedent to the financing of the capital project hereinafter
described, including compliance with the provisions of the State Environmental Quality Review
Act, have been performed, now, therefore,

BE IT ORDAINED, by the affirmative vote of not less than two-thirds of the total voting
strength of the Common Council of the City of Rome, Oneida County, New York, as follows:

Section 1. The City of Rome, Oneida County, New York (the "City") is hereby
authorized to undertake the reconstruction and resurfacing of various City streets and roads,
including sidewalks, curbs, gutters, drainage, landscaping, and grading or improving the rights of
way, with flexible pavement of a type described in Local Finance Law Section 11(a)(20)(c), at
an estimated maximum cost of $2,373,000 and to issue an aggregate $2,373,000 in serial bonds
pursuant to the provisions of the Local Finance Law to finance the estimated costs of the
aforesaid class of objects or purposes.

Section 2. It is hereby determined that the maximum estimated cost of the aforesaid
class of objects or purposes is $2,373,000, said amount is hereby appropriated therefor and the
plan for the financing thereof shall consist of the issuance of $2,373,000 in serial bonds (the
"Bonds") of the City authorized to be issued pursuant to this Ordinance; PROVIDED,
HOWEVER, that to the extent that any Federal or State grants-in-aid are received for such class
of objects or purposes, the amount of bonds to be issued pursuant to this ordinance shall be
reduced dollar for dollar, it being anticipated that the City will receive approximately $1,612,350

Section 3. It is hereby determined that the period of probable usefulness of the
aforesaid class of objects or purposes is fifteen (15) years pursuant to paragraph 20(c) of
Section 11.00(a) of the Local Finance Law.

Section 4. Pursuant to Section 107.00(d)(9) of the Local Finance Law, current funds
are not required to be provided prior to issuance of the Bonds or any bond anticipation notes
issued in anticipation of issuance of the Bonds.
Section 5. The temporary use of available funds of the City, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Local Finance Law, for the capital purposes described in Section 1 of this Ordinance.

Section 6. The Bonds and any bond anticipation notes issued in anticipation of the Bonds, shall contain the recital of validity prescribed by Section 52.00 of the Local Finance Law and the Bonds, and any bond anticipation notes issued in anticipation of the Bonds, shall be general obligations of the City, payable as to both principal and interest by a general tax upon all the real property within the City without legal or constitutional limitation as to rate or amount. The faith and credit of the City are hereby irrevocably pledged to the punctual payment of the principal of and interest on the Bonds, and any bond anticipation notes issued in anticipation of the Bonds, and provision shall be made annually in the budget of the City by appropriation for (a) the amortization and redemption of the Bonds and bond anticipation notes to mature in such year, and (b) the payment of interest to be due and payable in such year.

Section 7. Subject to the provisions of this Ordinance and of the Local Finance Law, and pursuant to the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 63.00, inclusive, of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the Bonds herein authorized, including renewals of such notes, and the power to prescribe the terms, form and contents of the Bonds, and any bond anticipation notes, and the power to sell and deliver the Bonds and any bond anticipation notes issued in anticipation of the issuance of the Bonds, and the power to issue bonds providing for level or substantially level or declining annual debt service, is hereby delegated to the City Treasurer, the Chief Fiscal Officer of the City.

Section 8. This Ordinance is intended to constitute the declaration of the City's "official intent" to reimburse the expenditures authorized by this Ordinance with the proceeds of the Bonds and bond anticipation notes authorized herein, as required by Treasury Regulation Section 1.150-2. Other than as specified in this Ordinance, no moneys are reasonably expected to be received, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the objects or purposes described herein.

Section 9. The serial bonds and bond anticipation notes authorized to be issued by this Ordinance are hereby authorized to be consolidated, at the option of the City's Treasurer, the Chief Fiscal Officer, with the serial bonds and bond anticipation notes authorized by other Bond Ordinances previously or hereafter adopted by the Common Council for purposes of sale in to one or more bond or note issues aggregating an amount not to exceed the amount authorized in such ordinances. All matters regarding the sale of the bonds, including the date of the bonds, the use of electronic bidding, the consolidation of the serial bonds and the bond anticipation notes with other issues of the City and the serial maturities of the bonds are hereby delegated to the City Treasurer, the Chief Fiscal Officer of the City.
Section 10. The validity of the Bonds authorized by this Ordinance and of any bond anticipation notes issued in anticipation of the Bonds may be contested only if:

(a) such obligations are authorized for an object or purpose for which the City is not authorized to expend money; or

(b) the provisions of law which should be complied with at the date of the publication of this Ordinance or a summary hereof are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication; or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 11. The City Treasurer, as Chief Fiscal Officer of the City, is hereby authorized to enter into an undertaking for the benefit of the holders of the Bonds from time to time, and any bond anticipation notes issued in anticipation of the sale of the Bonds, requiring the City to provide secondary market disclosure as required by Securities and Exchange Commission Rule 15c2-12.

Section 12. This Ordinance, or a summary of this Ordinance, shall be published in the official newspapers of the City for such purpose, together with a notice of the Clerk of the City in substantially the form provided in Section 81.00 of the Local Finance Law.

Section 13. This Ordinance is not subject to a mandatory or permissive referendum.

Section 14. The Council hereby determines that the provisions of the State Environmental Quality Review Act and the regulations thereunder have previously been satisfied with respect to the expenditures authorized by this Ordinance.

Section 15. This Ordinance shall take effect immediately upon its adoption.

Seconded by Councilor ____________________.

By Councilor ____________________:

RESOLVED, that the unanimous consent of this Common Council be, and the same hereby is given to the consideration of Ordinance No. 9439.

Seconded by Councilor ____________________.

AYES & NAYS: Sparace __ Mortise __ Rogers __ Smith__ Anderson__ Dursi __ Tracy __

ORDINANCE NO. 9439
AYES & NAYS: Sparace __ Mortise __ Rogers __ Smith__ Anderson__ Dursi __ Tracy __

ADOPTED ___ DEFEATED ___
ORDINANCE NO. 9440

AUTHORIZING THE SALE OF A PORTION OF PROPERTY FORMERLY KNOWN AS WRIGHT PARK MANOR AND WOODHAVEN TO THE ROME INDUSTRIAL CORPORATION (RIDC) TO FACILITATE REDEVELOPMENT OF THE SITE RELATED TO THE RETHINK WOODHAVEN REVITALIZATION PLAN ($390,000.00).

By Councilor: _______________.

WHEREAS, the City of Rome, New York, owns real property as shown more specifically in the attached map, for which the City has planned for strategic reuse through the Rethink Woodhaven Revitalization Plan, which said parcel is hereinafter referred to as "the Property" and is more specifically described by the land survey and map attached hereto and made a part hereof as Exhibit A; and

WHEREAS, pursuant to New York State General City Law, §20(2) and Rome Charter Laws--Title A, §25(2), the City of Rome has the authority to hold, administer and convey real property, in a manner that promotes the "general welfare" of the City of Rome and/or which serves as "municipal purpose", as said terms are defined at General City Law, §21; and

WHEREAS, there are not-for-profit corporations to which the City could transfer the Property pursuant to New York State Not-For-Profit Corporation Law ("NPL") §1411(d)(1) without the need to adhere to public bidding on the Property, including the Rome Industrial Development Corporation (hereinafter referred to as "RIDC"); and

WHEREAS, pursuant to the NPL §1411(d)(3) & (4), before the sale of the Property to RIDC, a public hearing shall be held before the Common Council to consider the proposed sale or lease, and notice of such hearing shall be published at least ten (10) days before the date set for the hearing, in such publication and in such manner as determined by the Common Council; and

WHEREAS, according to Matthew J. Andrews, Deputy Director of the Department of Community and Economic Development, the City has no municipal use for the Property, and Mr. Andrews, as well as First Ward Councilor, John Sparace, are of the opinion that the City's general welfare and a municipal purpose are furthered by conveying the Property pursuant to Article 14 of the New York State Not-for-Profit Law, and, therefore, recommend that the Property be conveyed to Rome Industrial Development Corporation (RIDC) in order to facilitate the conveyance of the land to developers, including the conveyance of Lot 1 (partial), Lot 2, and Lot 3 to Woodhaven Ventures, LLC for the development of new residential and mixed-use units, for the sum of Three Hundred Ninety Thousand and 00/100 Dollars ($390,000); and

WHEREAS, relevant documents and the proposed project plan submitted by Woodhaven Ventures, LLC are attached hereto as Exhibit B; now, therefore,
BE IT ORDAINED, that after having a public hearing on the matter being held on __________________, and pursuant to New York State Not-For-Profit Corporations Law ("NPL"), §1411(d)(1), the Common Council of the City of Rome, New York hereby authorizes the Mayor of the City of Rome, New York, to execute any and all documents necessary to convey real property formerly known as the Wright Park and Woodhaven parcels, located on Floyd Ave. and Park Drive, to the Rome Industrial Development Corporation, said Property being more specifically described by the land survey and map attached hereto and made a part hereof as Exhibit A, for the sum of Three Hundred Ninety Thousand and 00/100 Dollars ($390,000) and pursuant to the terms set forth in the attached documentation; and

BE IT FURTHER ORDAINED, by the Common Council that, pursuant to NPL,§1411(d)(4), the City Clerk of the City of Rome publish notice of said public hearing at least one (1) time in the Rome Daily Sentinel, which said notice shall appear no less than ten (10) days prior to the date set for the hearing.

Seconded by Councilor: ________________.
By Councilor ________________________:

RESOLVED, that the unanimous consent of this Common Council be, and the same hereby is given to the consideration of Ordinance No. 9440.

Seconded by Councilor ________________________.

AYES & NAYS: Sparace __ Mortise __ Rogers __ Smith__ Anderson__ Dursi __ Tracy __

ORDINANCE NO. 9440
AYES & NAYS: Sparace __ Mortise __ Rogers __ Smith__ Anderson__ Dursi __ Tracy __

ADOPTED ___ DEFEATED ___
April 23, 2021

City of Rome, New York
Attn: Hon. Jacqueline M. Izzo,
     Mayor
Rome City Hall
198 North Washington Street
Rome, NY 13440

RE: Woodhaven Housing & Patriot Meadows Parcels

Dear Mayor Izzo:

It is my understanding the City of Rome Common Council will be presented legislation on April 28, 2021 to commence the process by which ownership of Woodhaven Housing (Tax Map Parcel No.: 243.000-0001-001.023) and Patriot Meadows (Tax Map Parcel Nos.: 243.006-0002-001.006 & 243.006-0002-001.060)(collectively, “City Property”) is conveyed to the Rome Industrial Development Corporation (“RIDC”). As you are aware, such conveyance is consistent with RIDC’s statutory rights and RIDC is in favor of accepting ownership of said property to facilitate the future development of same. Consequently, this letter is sent to you to formally identify the terms upon which RIDC is willing to accept ownership.

Specifically, the RIDC understands the City will be conveying, eighty-four (84) acres, +/- of the City Property to RIDC, having a fair market/appraised value of Three Hundred Ninety Thousand and 00/100 Dollars ($390,000.00). RIDC expects to convey seventy-three (73) acres +/- to the identified bona fide developer within ninety (90) days of taking ownership, while retaining eleven (11) acres +/- for future development purposes. RIDC will sell the 73 +/- acres to the bona fide developer for $390,000.00 (“Purchase Price”). With those parameters being understood, the RIDC proposes it retain 8.75% of the Purchase Price—or Thirty Four Thousand, One Hundred Twenty-five and 00/100 Dollars ($34,125.00) for estimated administrative and legal costs/expenses, to include, inter alia: appraisal fee; legal fees/expenses (pre-/post conveyance); EDGE Staff time; Property Insurance/Liability Insurance; Environmental & soft costs; etc. Therefore, upon completion of the sale of the 73 acres to the bona fide developer, RIDC will remit Three Hundred Fifty-five Thousand, Eight Hundred Seventy-five and 00/100 Dollars ($355,875.00) to the City as and for the City’s share of the Purchase Price.

Please note: the aforementioned costs are RIDC’s current best estimate as to the costs to be necessarily incurred by RIDC to facilitate development of the property received from the City. In the event some unidentified issue(s) arise, which cause that actual costs/expenditures to RIDC to exceed the estimate, the City would agree to negotiate additional compensation in good faith.
In addition to the foregoing fee, RIDC respectfully asserts any agreement executed between it and the City include the following terms:

1. City to defend, indemnify and hold harmless RIDC from any claim or liability—including, environmental liability—occurring at or resulting from the City Property, unless said claim or liability is the result of RIDC’s action or omission;

2. RIDC and City to negotiate terms upon which City will take ownership of any undeveloped property that has reverted back to RIDC;

3. City to cover costs of re-dating title documents, requisite searches and/or survey, if survey is necessary.

Any transfer agreement will also include customary language normally associated with real property transfers and which has been utilized by the parties in previous conveyances. Based on the City of Rome’s time-frame regarding Council and Board of Estimate & Contract approvals, RIDC proposes a closing date for the transfer to RIDC of “on or about June 15, 2021”.

Upon your review of the foregoing, please confirm said terms are acceptable or, alternatively, any counter- or additional terms you wish to discuss. As always, if you have any questions or concerns, please feel free to give me a call to discuss.

In closing, on behalf of the Board of Directors, RIDC is excited to play a part in helping the City and other stakeholders undertake a truly transformative project. We—the RIDC Board of Directors—look forward to working with the City and other stakeholders to help make that vision a reality.

Sincerely,

[Signature]

Ronald Edwards,
President

cc: RIDC Board of Directors
Woodhaven Park Redevelopment
A 250-unit Vision for Urban Residential Living

Presented by:
Bonacio Development Group
on behalf of RFEI Selected Respondent Bonacio Construction, Inc

Applicant:
Woodhaven Ventures, LLC
Woodhaven History

- November 2018 City issues RFEI for Woodhaven-Riverwalk
- January 2019 Bonacio Construction, Inc. submitted its RFEI vision for Woodhaven
- March 2019 Bonacio is selected as successful RFEI respondent
- March 2019 to present: Evaluations of site conditions, incentive package viability, and property acquisition process between Bonacio and City; purchase price $390,000 for 73 acres

150 units + 50 townhouse units supportable over time for Woodhaven and 8240 sites for young professionals, empty nesters, and tech workers

37,000 sq ft of additional retail space able to be supported to complement residential development

Opportunity for Senior Housing – with focus on high-density, multi-family developments

Note of existing high demand prior to NYS-wide farmland relief

$1.21 - $1.60 per sq ft - rents for similar high density, mixed-use, and upper floor housing in Utica-Rome metro, ranging from adaptive reuse of historic structures to new townhouse-style construction

For full market studies, go to: awesome website

$99,000 PER YEAR

Economic impact analysis of STEM workforce, demonstrating an increase in the number of Griffiss employees working in STEM-related fields, and the impact on the local economy.

DANFOSS Silicon Power - The Danish semiconductor research and development company headquartered in Marcy, NY, produces silicon carbide power modules at Rensselaer Polytechnic Institute in Marcy. They have invested over $200 million in the facility.

NYS DOT Average Daily Traffic

Why Rome?

Bonacio Development Group has participated in the development of:

Air City Lofts 1 & 2
Hangar Road Office Building
Potential for growth remains high

Cree announcement
YMCA redevelopment and expansion
Continued growth at Griffiss Park

Cree on track and likely to add design center in Marcy, officials say
Current Market Data
Air City Lofts 1 & 2

- 2 bedroom/2 bath 1262 SF
  - $1885 per month
- 3 bedroom/2 bath 1458 SF
  - $2115 per month
- Phase 1A - Fully leased
- Phase 1B - 10 units left
- 88% of total Project capacity leased in less than 12 months (leasing start 11/15/2019)
- Phase 2 - 72 additional units to be available in late 2021
Woodhaven Park
Development Area Concept Plan
- 250 Homes in Development Area (DA) Plan
- Infrastructure to begin Summer 2021
- Construction to begin Fall 2021
- Sales to start in 2022
- 10 Year Estimated Sell Out (2022-2031)

Development Constraints
- Land acquisition cost
- Infrastructure assessment, reuse and upgrades
- Public/Private opportunities for affordability in Rome market
Property Tax Benefit Analysis

Property Tax Benefit Analysis - 20 Year Outlook

- Development Area 1:
  - City Tax Revenue: $2,400,866
  - School Tax Revenue: $4,021,029

- Development Area 2:
  - City Tax Revenue: $3,015,263
  - School Tax Revenue: $4,923,637

- Development Area 3:
  - City Tax Revenue: $2,662,466
  - School Tax Revenue: $4,189,276

- Development Area 4:
  - City Tax Revenue: $2,162,275
  - School Tax Revenue: $3,565,510

- Development Area 5:
  - City Tax Revenue: $1,637,709
  - School Tax Revenue: $2,678,999
Woodhaven Park Redevelopment
A 250-unit Vision for Urban Residential Living

Presented by:
Bonacio Development Group
on behalf of RFEI Selected Respondent Bonacio Construction, Inc

Applicant:
Woodhaven Ventures, LLC