



Regular Meeting Minutes
August 7, 2025

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, August 7, 2025, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 8:30 AM with the following in attendance:

PRESENT:

Patrick Hogan
Susan Stanczyk
Elizabeth Dreyfuss
Garard Grannell
Fanny Villarreal
Cydney Johnson
Leslie English

ALSO PRESENT:

Robert Petrovich, Executive Director
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
Robert Schoeneck, Assistant Treasurer
Evan Carter, Assistant Secretary
Jeffrey Davis, Esq., Agency Counsel
Amanda Fitzgerald, Esq., Agency Counsel

Prior to addressing the business at hand, Patrick Hogan welcomed the Board's new member, Leslie English.

Approval of Meeting Minutes: June 25, 2025

Upon motion by Susan Stanczyk, seconded by Fanny Villarreal, the Board approved the special meeting minutes of June 25, 2025. Motion was carried.

Approval of Meeting Minutes: July 17, 2025

Upon motion by Elizabeth Dreyfuss, seconded by Fanny Villarreal, the Board approved the regular meeting minutes of July 17, 2025. Motion was carried.

ONONDAGA COUNTY
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Treasurer's Report:

Nate Stevens gave a brief overview of the Treasurer's Report for the month of July 2025.

Upon motion by Susan Stanczyk, seconded by Fanny Villarreal, the Board approved the Treasurer's Report. Motion was carried.

Payment of Bills:

Nate Stevens gave a brief overview of the Payment of Bills.

Upon motion by Susan Stanczyk, seconded by Fanny Villarreal, the Board approved the Payment of Bills. Motion was carried.

Action Items:

1. **UR-Ban Villages PFA, LLC (Project #3101-21-07A) Modification Meeting**

UR-Ban Villages PFA, LLC is requesting an extension of the termination date of their sales and use tax exemption.

Robert Petrovich advised to the Board that this is an extension of time, not an increase of the benefit.

Alexis Rodriguez noted that within the Board's meeting materials there is a letter from the project advising why the extension of time is needed and what the current status of the project is.

A. Rodriguez stated that the OCIDA team had a follow-up call 2 weeks prior with the project and they advised that they have successfully built the 33 units that were included in their first phase. A. Rodriguez stated that they anticipate starting to lease these units this month.

Patrick Hogan read the Agency Action Requested, "A resolution of the Board authorizing an extension of the sales and use tax exemption." Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

2. **United Auto Supply of Syracuse West, Inc. (Project #3101-25-03A) Modification Meeting**

United Auto Supply of Syracuse West, Inc. is requesting an amendment to transaction documents and consent and execution of lender documents.

OCIDA
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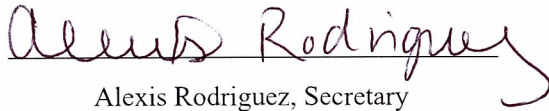
Amanda Fitzgerald stated that the project closed in June of this year. She explained that this is a small amendment to the project description of the land that was attached to the Agency's documents. A. Fitzgerald advised that this resolution authorizes the change to the description and authorizes the Agency to enter into revised lender documents to accommodate the change.

Susan Stanczyk inquired if the change in the description reduces or increases the footprint of the original project or if it's just a description error.

A. Fitzgerald advised that the proposed project is only on a portion of the property. She explained that the original documents of the Agency encompass a larger area of the property, therefore revisions are being made to the description to include only the portion of land that the approved project is on.

Patrick Hogan read the Agency Action Requested, "A resolution of the Board authorizing an omnibus amendment to transaction documents and consent to and execution of amended lender documents." Motion was made by Susan Stanczyk, seconded by Fanny Villarreal. Motion was carried.

Motion to adjourn was made by Susan Stanczyk and seconded by Fanny Villarreal at 8:35 AM.


Alexis Rodriguez, Secretary