



**Special Meeting Minutes
October 3, 2025**

A Special meeting of the Onondaga County Industrial Development Agency was held on Friday, October 3, 2025, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 10:01 AM with the following in attendance:

PRESENT:

Patrick Hogan
Susan Stanczyk
Leslie English
Fanny Villarreal
Cydney Johnson

ABSENT:

Elizabeth Dreyfuss
Garard Grannell

ALSO PRESENT:

Robert M. 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 (via Zoom)

Action Items:

1. Ultra Dairy, LLC (Project #3101-21-11H)

Ultra Dairy, LLC has requested the execution and delivery of a mortgage and related documents with respect to a refinancing.

Jeffrey Davis advised that this is a standard refinancing and the resolution before the Board is to provide authorization for the Agency to join the lender documents as necessary.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing the execution and delivery of lender documents." Motion was made by Susan Stanczyk, seconded by Fanny Villarreal. Motion was carried.



2. Engineering Services Contract Authorization

Robert Petrovich advised that this authorization is for an existing contract with Barton & Loguidice (B&L) for the work that they're doing at the White Pine Campus. This increase is for additional costs associated with laboratory sampling for asbestos abatement that the Agency is anticipating for structures on the White Pine Campus.

R. Petrovich noted that most of the work was done on a basis of a scope, as B&L didn't know how many samples they would have to take until they were on site.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing an amendment to the contract with Barton & Loguidice, D.P.C., consisting of an increase to the amount authorized in the amount of \$30,940 for engineering services." Motion was made by Fanny Villarreal, seconded by Susan Stanczyk. Motion was carried.

3. Executive Session

Jeffrey Davis requested that the Board go into an Executive Session for the purpose of discussing proposed acquisition, sale, or lease of property.

Motion to enter Executive Session was made by Cydney Johnson, seconded by Fanny Villarreal.

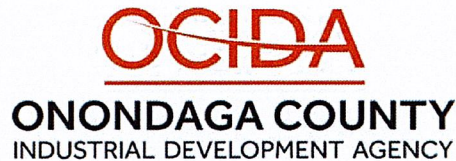
Motion to exit Executive Session was made by Susan Stanczyk, seconded by Fanny Villarreal.

4. Purchase Contract Extension

Jeffrey Davis explained that the resolution before the Board is the acquisition of a house parcel on Caughdenoy Road that is adjacent to the White Pine Science and Technology Park.

He recalled for the Board that the Agency previously purchased two house parcels on Caughdenoy Road that were surrounded by land that the Agency currently owns and purchased back in 2021. The properties purchased are located on the north and south end of Caughdenoy Road.

J. Davis advised that the house parcel located in the middle of Caughdenoy Road has not yet been acquired. The agreement before the Board is to enter into a purchase and sale agreement to acquire this parcel.



J. Davis advised that there is a standard SEQRA resolution allowing the Agency to purchase the property, and a resolution authorizing the execution of a purchase and sale agreement.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing the adoption of a SEQRA determination for the acquisition of property." Motion was made by Susan Stanczyk, seconded by Fanny Villarreal. Motion was carried.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing the Executive Director to enter into a purchase contract and related documents with respect to the acquisition of property." Motion was made by Susan Stanczyk, seconded by Fanny Villarreal. Motion was carried.

5. Purchase Contract Extension

Jeffrey Davis advised that the Agency has been in the eminent domain procedure process with the former Shoppingtown Mall, with regard to the former Sear's and Macy's parcels. The action in front of the Board is a settlement in the eminent domain process regarding Transform Co. He explained that the Agency has gone through the eminent domain process and had a recent New York State Court of Appeals determination upholding the actions taken by the Board.

J. Davis advised that the Agency would like to proceed and acquire this property. The action before the Board is a settlement of any remaining eminent domain procedure process between OCIDA and Transform Co. J. Davis advised that this would be an authorization to allow the Executive Director to negotiate, finalize, execute, and deliver a purchase contract and any related documents with respect to the acquisition of the Transform Co. property at the former Shoppingtown Mall.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing the Executive Director to negotiate, finalize, execute and deliver a purchase contract and related documents with respect to the acquisition of property." 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 10:29 AM.

A handwritten signature in dark ink, reading "Alexis Rodriguez", written over a horizontal line.

Alexis Rodriguez, Secretary