ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Regular Meeting Minutes
October 10, 2024

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, October 10, 2024, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 8:40 AM with the following:

PRESENT:
Patrick Hogan
Susan Stanczyk
Janice Herzog
Elizabeth Dreyfuss
Cydney Johnson
Fanny Villarreal

ABSENT:
Kevin Ryan

ALSO PRESENT:
Robert Petrovich, Executive Director
Jeffrey Davis, Esq., Agency Counsel
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
McKenna Moonan, Assistant Secretary
Robert Schoeneck, Assistant Treasurer
Kevin McAuliffe, Barclay Damon
Chris Andreucci, Harris Beach (via Zoom)
Carmen Emmi, Homegrown 2, LLC
Anthony Mangano, Homegrown 2, LLC

APPROVAL OF REGULAR MEETING MINUTES – September 12, 2024

Upon motion by Susan Stanczyk, seconded by Janice Herzog, the Board approved the regular meeting minutes of September 12, 2024. Fanny Villareal abstained because she was not present at the meeting. Motion was carried.

TREASURER'S REPORT

Nate Stevens gave a brief overview of the Treasurer's Report for the month of September 2024.

Upon motion by Janice Herzog, seconded by Susan Stanczyk, the Board approved the Treasurer's Report for the month of September 2024. Motion was carried.

PAYMENT OF BILLS

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

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

CONFLICT OF INTEREST DISCLOSURE

The conflict of interest was circulated and there were no conflicts.

ACTION ITEMS

1. Homegrown2, LLC (3101-24-06A) Initial Meeting – Homegrown2, LLC is proposing to construct a 110-suite extended stay hotel in the Town of Salina. Robert Petrovich noted that Barclay Damon is representing the applicant, and that Chris Andreucci of Harris Beach would act as conflict council for the IDA. Kevin McAuliffe presented a description of the project to the Board. Kevin McCauliffe shared a description of the project with the Board and expressed that there is a demand for this type of project as a result of Micron Technology's project coming to the area. Kevin McCauliffe stated that the soft cost line item in the project budget does not include a developer fee. Kevin McCauliffe stated that the benefits from OCIDA are absolutely necessary for this project to move forward. Patrick Hogan stated he is very in favor of the project as the community needs additional space. Robert Petrovich asked Chris Andreucci to speak on the details of the project application before the Board takes a vote, and Chris Andreucci asked Kevin McCauliffe if the developers would continue with or abandon the project if the Board were to vote against it. Kevin McCauliffe stated that they would have to make that determination because it is a heavy sales tax proportion compared to the typical projects that come before the Board. Chris Andreucci stated that this project would qualify as an allowable retail facility due to the vast majority of users being from outside the economic development region and reiterated that this is a much-needed development for the community. Elizabeth Dreyfuss asked Kevin McCauliffe to speak to the timeline of the project, and Kevin McCauliffe stated that if the Board approves the benefits, then construction would start in the near future and would be completed in 2025 to be ready for use in calendar 2026. Robert Petrovich stated that this action would authorize a public hearing and accepting of the project application, and at the next meeting, there would be a final approval of benefits. Sue Stanczyk noted that there is a lot happening in the community which will drive tourism to this area and that there is a shortage of hotels, reiterating the need for more. Patrick Hogan also

acknowledged the ancillary benefits of having a hotel for the restaurant business, Micron construction workers, and other opportunities for economic development in the area.

Patrick Hogan read the Agency Action Requested of "A resolution of the Board accepting the application from the company, inducing the project and authorizing a public hearing." A motion was made by Susan Stanczyk and seconded by Janice Herzog. Motion was carried.

2. Breckenridge Group Syracuse New York, LLC (3101-15-12A) Modification Meeting – Breckenridge is requesting the Board to consent to the sale of its interest in its 2016 project facility. Chris Andreucci shared a description of the modification to the project and shared that the owner is looking to maintain the benefits, so the Board is being asked to consider approving the assignment and assumption from the existing owner to the new owner. Janice Herzog asked if the new owner was a local company, and Chris Andreucci stated that both the previous and new owners are national student housing developers, that they have a local presence, but the parent company is not local.

   Patrick Hogan read the Agency Action Requested of "A resolution of the Board consenting to the sale and assignment of the right, title and interest in a certain project facility by Breckenridge Group Syracuse New York, LLC to SO Aspen Syracuse Owner LLC." A motion was made by Susan Stanczyk and seconded by Fanny Villarreal. Motion was carried.

3. Review of 2025 Agency Budget

   Patrick Hogan read the Agency Action Requested of "Approval of the 2025 Agency Budget." A motion was made by Susan Stanczyk and seconded by Fanny Villarreal. Motion was carried.

4. Engineering Services – Contract Authorization

   Robert Petrovich stated that this contract authorization is to ratify a minor contract with Barton and Loguidice, D.P.C. which is not to exceed $4,300 for review of Phase 1-related analysis of property out at the White Pine site in the Town of Clay, NY.

   Patrick Hogan read the Agency Action Requested of "A resolution of the Board ratifying the execution and delivery of a contract with Barton and Loguidice, D.P.C. for work performed in connection with the environmental review of property under consideration for acquisition." A motion was made by Susan Stanczyk and seconded by Fanny Villarreal. Motion was carried.

5. Reimbursement Acceptance

   Jeff Davis stated that consistent with the resolution that the Board passed at its August meeting and the acquisition of lands as part of a settlement agreement in lieu of condemnation at the White Pine Park, this is a resolution to accept funds from Micron Technology as part of their application through OCIDA and obligations to pay certain costs, fees, etc. for that settlement in lieu of condemnation for the acquisition of lands.

Patrick Hogan read the Agency Action Requested of "A resolution of the Board authorizing acceptance of funds for reimbursement in connection with the settlement agreement whereby the Agency acquired 3 parcels, in lieu of condemnation, at the White Pine Commerce Park." A motion was made by Fanny Villarreal and seconded by Janice Herzog. Motion was carried.

Motion to adjourn made by Fanny Villarreal and seconded by Susan Stanczyk at 9:03 AM.

Alexis Rodriguez

Alexis Rodriguez, Secretary