

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Regular Meeting Minutes

December 5, 2024

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, December 5, 2024, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 8:34 AM with the following in attendance:

PRESENT:

Patrick Hogan
Janice Herzog
Fanny Villarreal
Cydney Johnson
Susan Stanczyk
Kevin Ryan

ABSENT:

Elizabeth Dreyfuss

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nathaniel Stevens, Treasurer
Alexis Rodriguez, Secretary
McKenna Moonan, Assistant Secretary
Robert Schoeneck, Assistant Treasurer
Jeffrey Davis, Esq., Agency Counsel
Amanda Fitzgerald, Esq., Agency Counsel (via Zoom)
Chris Andreucci, Harris Beach (via Zoom)
John Murphy, Upstate Pathology Lab Ownership, LLC
Kevin McAuliffe, Barclay Damon LLP
James H. Messenger, Jr., Attorney at Law
Eric Betke, Finger Lakes Railway Corporation
Joann Armstrong-Bruch, Finger Lakes Railway Corporation

APPROVAL OF REGULAR MEETING MINUTES- November 14, 2024

Susan Stanczyk and Janice Herzog abstained from the vote, as they were absent from the November 14, 2024 meeting. Upon motion by Kevin Ryan, seconded by Fanny Villarreal, the Board approved the regular meeting minutes of November 14, 2024. Motion was carried.

TREASURER'S REPORT

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

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

PAYMENT OF BILLS

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

Upon motion by Susan Stanczyk, seconded by Janice Herzog, 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. Upstate Pathology Lab Ownership, LLC (Project #3101-24-07A) Initial Meeting – The applicant is proposing construction of an approximately 109,000 square foot three story pathology lab building. Kevin McCauliffe advised that Upstate Pathology is currently spread amongst three different buildings and five floors, occupying 55,000 square feet in Downtown Syracuse. The project will have no retail component under municipal law as there will be no customers in this building. This was reiterated by Chris Andreucci later in the meeting. This would not be a medical center, rather used for laboratory testing. Kevin McCauliffe stated that the pathology department has dealings where over 50% of those dealings are outside of Onondaga County, meaning that the department will have the capabilities to broaden its area and the volume that it handles. The Pathology Department currently has about 220 employees, where 178 will move to the new building, and about 50 will stay downtown.

Janice Herzog asked if the lab services will be owned by Upstate and if they will occupy 100% of the new building; Kevin McCauliffe confirmed both inquiries. Sue Stanczyk asked if it is a vacant lot. Kevin McCauliffe advised that this construction would be on 23 acres adjacent to the current Bone and Joint center. Jim Messenger added that Upstate Pathology would be the sole occupant and that it is not a public access building. Janice asked if Upstate is the owner of the property and Kevin McCauliffe stated that this land is

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

owned by John Murphy's company, Upstate Pathology Lab Ownership, LLC. Sue Stanczyk asked about the timeline of the project and whether it has been approved by the Town of DeWitt planning board; Jim Messenger advised they have received the County DOT approval, that they are waiting for the state approval, and that they believe the approvals will be finalized in January of 2025. Robert Petrovich wanted to confirm whether the Town of DeWitt was responsible for the SEQR process, and Kevin McCauliffe confirmed.

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." Motion was made by Kevin Ryan, seconded by Susan Stanczyk. Motion was carried.

2. 1046 Old Seneca Turnpike LLC (Project #3101-22-04A) Modification Meeting –Kevin McCauliffe asked for the sales tax exemption to be extended from December 31, 2024 to July of 2025. Bob Petrovich verified that there is no extension of benefit, only an increase of time.

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

3. Finger Lakes Railway Corporation (Project #3101-24-08B) Initial Meeting – Eric Betke stated that Finger Lakes Railway is a small business operating over 6 counties, differentiating themselves from a company like CSX, and making their project unique compared to other projects that come before the OCIDA Board. Eric Betke shared some of the improvements that the applicant wants to undergo with the benefit, such as infrastructure by modernizing their railroad tracks and signals. Patrick Hogan wanted to note that ancillary to the improvements the applicant is looking to make, the applicant often acts as a partner with many of the municipalities, stating that the applicant has been a "good neighbor" to these entities. Eric Betke echoed these sentiments by describing the applicant's involvement and cooperation with the municipalities their railroad impacts.

Sue Stanczyk asked if the applicant is going through the same processes with the other regions. Eric Betke advised that they are into the processes that they are undergoing with the other counties which includes a 10-year capital plan in every county. Sue Stanczyk asked if the applicant has been granted approval by the other counties and whether Onondaga County was the first, and Eric Betke responded that they have not gotten approved by the other counties yet, as they have had to regroup a few times because there was a process challenge that arose with shifts in PILOT methodologies. Bob Petrovich added that after communications between OCIDA and Finger Lakes Railway

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Corporation, it is in the best interest of the County to have a standalone agreement with the applicant and that as part of the closing documents, the ST-60 will have a shelf life of 2 years with the option to extend, as well as a request for an annual certification to ensure improvements are being made and that benefits are being provided for an investment that is in fact occurring.

Patrick Hogan read the Agency Action Requested of “A resolution of the Board authorizing a public hearing.” Motion was made by Janice Herzog and seconded by Susan Stanczyk. Motion was carried.

4. CVE US E14 Manlius North, LLC (Project #3101-21-16A) Modification Meeting – Patrick Hogan read “Request for execution and delivery of lender documents in connection with a refinancing.”

Patrick Hogan read the Agency Action Requested of “A resolution of the Board authorizing execution and delivery of lender documents.” A motion was made by Susan Stanczyk and seconded by Kevin Ryan. Motion was carried.

5. CVE US E15 Manlius East, LLC (Project #3101-21-17B) – Patrick Hogan read the Agency Action Requested of “A resolution of the Board authorizing execution and delivery of lender documents.” A motion was made by Susan Stanczyk and seconded by Fanny Villarreal. Motion was carried.

6. CVE US E16 Manlius West, LLC (Project #3101-21-18C) – Patrick Hogan read the Agency Action Requested of “A resolution of the Board authorizing execution and delivery of lender documents.” A motion was made by Susan Stanczyk, seconded by Fanny Villarreal. Motion was carried.

Motion to adjourn was made by Fanny Villarreal and seconded by Janice Herzog at 9:04 AM.



Alexis Rodriguez, Secretary