OCIDA

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Regular Meeting Minutes
March 5, 2026

A Regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, March 5, 2026, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Randy Wolken called the meeting to order at 8:41 AM with the following in attendance:

PRESENT:
Randy Wolken
Elizabeth Dreyfuss
Alan Marzullo
Mark Muthumbi
Leslie English

ABSENT:
Cydney Johnson
Garard Grannell

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
Mike Lisson, Agency Auditor
Brianah Lane, Agency Auditor
Patrick Rock, Jordan Landing LLC and Jordan Landing Housing Development Fund Corporation (via Zoom)

Approval of Meeting Minutes: December 11, 2025

Upon motion by Elizabeth Dreyfuss, seconded by Leslie English, the Board approved the Regular meeting minutes of December 11, 2025. Motion was carried.

Approval of Meeting Minutes: January 8, 2026

Upon motion by Alan Marzullo, seconded by Leslie English, the Board approved the Regular meeting minutes of January 8, 2026. Motion was carried.

Treasurer's Report:

Nate Stevens gave a brief overview of the Treasurer's Report for the month of February 2026.

Upon motion by Alan Marzullo, seconded by Mark Muthumbi, the Board approved the Treasurer's Report for the month of February 2026. Motion was carried.

Payment of Bills:

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

N. Stevens highlighted the PILOT payments totaling over $7 million to local municipalities.

Robert Petrovich affirmed that $7.85 million is significant to highlight.

Upon motion by Elizabeth Dreyfuss, seconded by Leslie English, the Board approved the Payment of Bills. Motion was carried.

Action Items:

1. **2025 Agency Audit**

   R. Petrovich noted that the Audit Committee had made a recommendation to accept the 2025 Agency Audit.

   Randy Wolken read the Agency action requested, "A resolution of the Board approving the 2025 Audit of the Agency." Motion was made by Elizabeth Dreyfuss, seconded by Alan Marzullo. Motion was carried.

2. **Jordan Landing LLC and Jordan Landing Housing Development Fund Corporation (Project #3101-25-07A)**

   The applicant is proposing to construct 65 mixed-income housing units on approximately 8 acres of currently vacant land in the Village of Jordan. The project includes a community room, fitness area, supporting housing services, offices, and laundry facilities.

   Jeffrey Davis explained that this project had been put before the Board previously and the application was accepted and a public hearing was authorized. While doing the Agency's review, Agency counsel noticed that at the local level, they conducted an uncoordinated SEQR review, meaning that the Agency was not a part of the review. He explained that in order for the Board to act, the Agency needs to do its own SEQR determination. In doing so, the Agency has concluded that it is a Type I Action under SEQR, requiring a coordinated review of the agencies that have not already looked at the review.

J. Davis advised that the action in front of the Board is one to declare the Agency's intent to be Lead Agency under SEQR. If the action is approved, notices would be sent to all other involved agencies. They will have 30 days to respond if they agree with OCIDA being Lead Agency. After this, OCIDA will be able to move forward with a SEQR determination that all other involved agencies will be bound by.

R. Petrovich noted for the Board's edification that there was a public hearing held, and the project will need to come before the Board again for the approval of benefits.

Mark Muthumbi questioned whether the feedback from the public hearing is pertinent to this action.

R. Petrovich explained that the Agency understands that there is a communication breakdown between the Applicant and the localities (School District, Town, and Village). His understanding is that the Applicant and the localities are engaging currently and working through the issues to better understand the project. In addition to that, the Agency staff is working through the issues regarding the incentives. The Agency has not determined a final incentive proposal yet. The Agency is encouraging the Applicant to engage with the localities to help them understand the incentives proposed and why they're needed.

Mark Muthumbi noted that there seemed to be general support for the project, but there was concern over the transparency of communication.

J. Davis stated that it's important to note that the project has already been approved at the local level and received zoning approval prior to the submission of an OCIDA application.

Amanda Fitzgerald noted that the Applicant could procedurally continue with the proposed project by zoning standards, but they submitted an application to the Agency stating that but for the benefits, the project could not move forward.

Randy Wolken read the Agency action requested of, "A resolution of the Board declaring the project a Type I action under SEQRA and the Agency's intent to be Lead Agency for a coordinated environmental review." Motion was made by Mark Muthumbi, seconded by Elizabeth Dreyfuss. Motion was carried.

3. **White Pine Science & Technology Park EAF**

R. Petrovich explained that this item is relating to property that the Agency owns, the White Pine Science & Technology Park, which is directly south of the Micron campus at the

intersection of Rt. 31 and Caughdenoy Rd. The property is the southeast corner that is roughly 106 acres. He stated that the Agency is looking to develop the site in support of the Micron project in order to enhance the ability of supply chain companies to locate proximal to the Micron campus.

R. Petrovich advised that this action would be the first step of being able to advance the site for environmental review under SEQR, which is necessary to advance the development of the site for supply chain companies. The Agency has completed an EAF that has been proposed to the Board. The Agency needs approval of the proposed EAF in order to keep the process moving forward.

J. Davis noted that this action will involve the Agency declaring their intent to be Lead Agency for a Type I coordinated review under SEQR. The first step is to send out notices to all the interested and involved agencies that have been identified in the EAF. If the Board approves this action, the notices will be sent out and those agencies will have 30 days to respond.

Randy Wolken read the Agency action requested, "A resolution of the Board declaring the project a Type I action under SEQRA and the Agency's intent to be Lead Agency for a coordinated environmental review." Motion was made by Alan Marzullo, seconded by Leslie English. Motion was carried.

4. <u>Town of Dewitt Real Property Purchase and Development Request for Proposals</u>

The Agency is proposing to issue a request for proposals for the purchase and development of the certain real property in the Town of Dewitt.

R. Petrovich noted that the Agency took an assignment of the OHB Redev contract before the end of 2025, and just closed on the contract with the County earlier in the week.

R. Petrovich stated the only outstanding issues that remain for this property are associated with the Macy's parcel that is owned by Benderson Development, which the Agency is currently working towards acquiring by the Eminent Domain Procedure Law.

R. Petrovich noted that now that the landscape has changed with Micron's groundbreaking, the Agency believes that this property is prime for redevelopment as the County Executive stated in the news that morning. The hope is that not only will elements of the OHB Redev concept advance, but also light manufacturing, office, and supply chain related activities that will complement the area.

R. Petrovich advised that the Agency staff has briefed the Board thoroughly on the RFP and the Agency will be finalizing the proposal following the meeting.

R. Petrovich noted that the final version of the RFP will not be substantially different from the one that was reviewed with the Board members previously, noting only minor changes made. The RFP will be released on Monday.

R. Petrovich stated that the Agency is excited about this opportunity to advance the development of the site. He advised that he's hopeful that the Agency will receive good responses and the Board will reconvene in the next couple of months to make a recommendation and award a contract.

Elizabeth Dreyfuss commented that this has been a long process and it's exciting getting to this stage. She noted that the community will appreciate the movement forward.

R. Petrovich pointed out that Elizabeth Dreyfuss has been here for every part of this redevelopment.

Randy Wolken read the Agency action requested, "A resolution of the Board authorizing the issuance of a request for proposals for the purchase and development of certain real property in the Town of Dewitt." Motion was made by Elizabeth Dreyfuss, seconded by Alan Marzullo. Motion was carried.

5. **Micron New York Semiconductor Manufacturing LLC (Project #3101-23-07A)**
   Micron New York Semiconductor Manufacturing LLC is requesting an extension of the termination date of their sales and use tax exemption.

   R. Petrovich advised that the Board took an action in November to grant a four-year time term for the sales and use tax benefit that was approved for the Micron project. One of the things that has come out of the communications of the Agency and Micron is that getting Fabs 1 & 2 online will take approximately 9-10 years. As a result of that, Micron has requested that the term of the sales and use tax benefit be extended out to that time horizon.

   R. Petrovich stated that under consultation with counsel and research with the ABO, this is not an issue, as Micron is not asking for an increase in the benefit amount. He recalled that this is not an uncommon action for the Board to grant these extensions.

   R. Petrovich noted that his recommendation to the Board is to grant this extension in support of the project.

Randy Wolken commented that he finds this request to be very reasonable.

J. Davis noted that this time schedule aligns with the construction schedule that was laid out in their original application that was approved by the Board. This action would be aligning the application and the benefits that were approved at the time with that schedule.

Randy Wolken read the Agency action requested, "A resolution of the Board authorizing an extension of the sales and use tax exemption of Micron New York Semiconductor Manufacturing LLC." Motion was made by Alan Marzullo, seconded by Mark Muthumbi. Motion was carried.

6. **Review and Acceptance of the Agency's Policies and Bylaws**

1. Defense and Indemnification Policy
2. Whiteblower Policy
3. Credit and Loan Policy
4. Code of Ethics and Conflict of Interest Policy
5. Compensation, Reimbursement and Attendance Policy
6. Local Access Policy
7. Investment Policy
8. Travel Policy
9. Procurement Policy
10. Property Disposition Policy
11. Real Property Acquisition Policy

Alexis Rodriguez noted that as discussed in the Governance Committee meeting, the policies were revised in January 2025, and since then no changes have been made.

Randy Wolken read the Agency action requested of "A resolution of the Board accepting the Agency's policies and bylaws." Motion was made by Elizabeth Dreyfuss, seconded by Leslie English. Motion was carried.

7. **Review and Acceptance of Committee Charters**

A. Rodriguez noted that no changes have been made to the Charters.

Randy Wolken read the Agency action requested of "A resolution of the Board accepting the Governance and Audit Committee Charters." Motion was made by Alan Marzullo, seconded by Elizabeth Dreyfuss. Motion was carried.

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8. **Executive Session**

J. Davis requested to enter into Executive Session for the purpose of discussing proposed acquisitions or sale of real property.

Motion to enter Executive Session was made by Leslie English, seconded by Alan Marzullo.

Motion to come out of Executive Session was made by Elizabeth Dreyfuss, seconded by Alan Marzullo.

Motion to adjourn was made by Alan Marzullo and seconded by Elizabeth Dreyfuss at 9:18 AM.

Alexis Rodriguez

Alexis Rodriguez, Secretary