



**Special Meeting Minutes
November 18, 2025**

A Special meeting of the Onondaga County Industrial Development Agency was held on Tuesday, November 18, 2025, at 401 Montgomery Street, Room #407, Syracuse, New York.

Patrick Hogan called the meeting to order at 9:38 AM with the following in attendance:

PRESENT:

Patrick Hogan
Elizabeth Dreyfuss
Leslie English
Fanny Villarreal
Cydney Johnson

ABSENT:

Susan Stanczyk
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

Prior to addressing the agenda at hand, Patrick Hogan wanted to thank the County Legislature and County Legislative Chairman, Tim Burtis, for allowing the Agency to use the Chambers. He also welcomed County Legislator-Elect, Chad Ryan, and County Legislator Charles Garland.

Action Items:

1. Micron New York Semiconductor Manufacturing LLC

Robert Petrovich read the following remarks to be put into the record:

The resolution before the Board today marks the conclusion of the Agency's more than two-year review of the proposed Micron project under the State Environmental Quality Review Act, known as SEQRA. On June 14, 2023, along with its application for financial assistance,

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Micron submitted to the Agency a full environmental assessment form, otherwise known as an EAF, in accordance with the mandates of SEQRA that commenced the environmental

review of the proposed Micron project. The proposed Micron project includes, among other things, the acquisition of an interest in all or a portion of approximately 819 acres of land located at the westerly side of Burnet Road and the construction of two, approximately 1.2 million square foot memory fabrication facilities.

Micron also proposes to construct a rail spur and construction material conveyance facility to reduce truck trips and support construction of the Micron campus, a childcare center, a healthcare center, and a recreation center to serve its employees, and to lease existing warehouse space within 20 miles of the Micron campus.

In order to ensure that the potential environmental impacts associated with the full build-out of the Micron campus were fully evaluated, Micron's EAF also covered both the project as described in Micron's application to the Agency, as well as the construction of all four fabs, the rail spur site, and childcare site. The Agency completed parts II and III of the EAF, declared itself lead agency, and on September the 14th, issued a positive declaration indicating the need for an environmental impact statement (EIS). From then on, the Agency spent the next two years evaluating the potential environmental impacts of the proposed Micron project, as well as various connected actions associated with the utility and infrastructure improvements necessary to meet the proposed Micron project's electricity, natural gas, water supply, wastewater, and telecommunications needs.

As part of this process, the Agency worked closely with the CHIPS Program Office, as well as numerous SEQRA-involved and interested agencies, as well as various federal cooperating and participating agencies to prepare a Draft EIS and then the Final EIS that the Agency and the CHIPS program office separately adopted on November 7, 2025.

This process included multiple opportunities for the public to participate, both with respect to identifying the topics to be studied in the EIS, and also on the contents of the Draft EIS. It also included significant coordination and consultation with key federal and state agencies, including the United States Army Corps of Engineers, the United States Fish and Wildlife Service, the United States Environmental Protection Agency, the New York State Department of Environmental Conservation, New York State Department of Transportation, and the New York State Office of Parks and Recreation and Historic Preservation. These agencies actively participated in the environmental review of the proposed project and offered their technical advice within the agency's areas of expertise.

Ultimately, the Final EIS identified both short-term construction-related activities and long-term impacts associated with the preferred action alternative and the no action alternative. Some impacts were determined not to be significant based on avoidance and minimization

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

measures. These resource areas included, by way of example, geology, land use, air emissions.

Other impacts were found to constitute a significant adverse impact. These included, for example, greenhouse gas emissions, traffic, noise, and wetlands. For these resource areas, mitigation measures were considered and identified to the maximum extent practicable.

Notwithstanding, as described in the Final EIS, the proposed Micron project will result in certain unavoidable adverse environmental impacts. These include, but are not limited to, (1) the permanent loss of approximately 193.38 acres of federal jurisdictional wetlands. Approximately 174.77 acres of which are state jurisdictional wetlands, and approximately 10.5 acres of non-jurisdictional wetlands, (2) the loss of most of the existing stream channels currently located in or on the Micron Campus site and the Rail Spur site, (3) the loss of certain ecological communities, (4) an increase in greenhouse gas emissions in the five-county area and New York State, (5) significant effects to traffic at certain intersections, and six, unmitigated traffic-related noise.

Following the Agency's issuance of the Final EIS, agencies and the public were afforded a reasonable time period to consider the Final EIS. The Agency is now responsible for issuing its findings statement in accordance with SEQR.

As part of this analysis, the Agency held additional working group sessions to consider these environmental impacts as presented in the Final EIS, and the various social, economic, and other essential considerations for which to conduct the required balancing under SEQR. The Agency found that the preferred action alternative will complete the anticipated development of the White Pine Commerce Park, bringing its vision to reality and creating numerous benefits for state and local governments in the form of capstone developments that are regional destinations, increase tax revenue, and additional economic growth, as well as fulfilling a need for domestic semiconductor industry growth in the United States.

The Agency also determined that the proposed Micron project will create new infrastructure in an industry and manufacturing facility of local, state, and national importance, investment in workforce development, hundreds of construction jobs, and thousands of permanent full-time positions, and increase sales tax revenue, and thereby advance the job opportunities, health, general prosperity, and economic welfare of the people of the County of Onondaga and the state of New York.

Presented with the foregoing, and following numerous workshop sessions over the last two and a half years, and taking into account public comments and the input of numerous stakeholders and federal and state agencies with relevant expertise, the Agency carefully and diligently considered the preferred action alternative and other reasonable alternatives available, and has considered in detail the social, economic, fiscal, land use, and other

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

relevant factors as well as the reasonably anticipated environmental impacts and measures to avoid, minimize, and mitigate impacts of the preferred action alternative, and reasonable

alternatives available. The Agency also has weighed and balanced all relevant environmental impacts with appropriate social, economic, and other considerations.

The resolution before the Agency, adopting the finding statement, would therefore select the preferred action alternative for construction and operation of the Micron Semiconductor Manufacturing Project. The resolution would further certify that the preferred action alternative is the alternative that, consistent with social, economic, and other essential considerations, avoids or minimizes potential significant adverse environmental impacts to the maximum extent practicable, and that such impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions, those mitigating measures that are identified in the Final EIS as practicable.

Patrick Hogan read the Agency action requested, "A resolution of the Board approving the issuance of a findings statement pursuant to the State Environmental Quality Review Act for the Micron New York Semiconductor Manufacturing LLC Project." Motion was made by Fanny Villarreal, seconded by Elizabeth Dreyfuss. Motion was carried.

2. Property Disposition Authorization

The Agency desires to lease and/or sell all or a portion of approximately 819.92 acres of real property located on Burnet Road, Caughdenoy Road and State Route 31 commonly referred to as the White Pine Commerce Park in the Town of Clay, Onondaga County, New York to Micron New York Semiconductor Manufacturing LLC for a sale price of \$30 million.

R. Petrovich informed the Board that in order for Micron to advance this project, they need to acquire this property, which has been part of the ongoing process to develop this project and to allow for construction to begin. The Agency is seeking the Board's approval to initiate the process of the 90-day notice and effect the Agency's Property Disposition Policy in support of this project.

Patrick Hogan read the Agency Action Requested of "A resolution of the Board authorizing the lease and/or sale of all or a portion of approximately 819.92 acres of real property located on Burnet Road, Caughdenoy Road and State Route 31 commonly referred to as the White Pine Commerce Park in the Town of Clay, Onondaga County, New York to Micron New York Semiconductor Manufacturing LLC, and execution of documents in connection therewith, subject to compliance with the Public Authorities Law requirements." Motion was made by Elizabeth Dreyfuss, seconded by Leslie English. Motion was carried.

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

3. Micron New York Semiconductor Manufacturing LLC (Project #3101-23-07A)

Micron New York Semiconductor Manufacturing LLC is proposing to construct and operate two large-scale, state-of-the-art dynamic random-access memory (DRAM) semiconductor manufacturing facilities at the White Pine Commerce Park in the Town of Clay. Each fab will occupy approximately 1.2 million sq. ft. of land and contain approximately 600,000 sq. ft. of semiconductor cleanroom manufacturing space. The fabs will be supported by central utility buildings, warehouse space, and product testing space.

Amanda Fitzgerald advised that the PILOT being considered is a deviation from the Agency's Uniform Tax Exemption Policy. She offered to any representatives from the affected Town, County, or School District who were present at the meeting to address the Board regarding such proposed deviation from the Uniform Tax Exemption Policy. There were none.

Alexis Rodriguez stated that OCIDA held a public hearing on November 6, 2025, regarding the financial assistance requested for the project. At the hearing, (22) public comments were made. (6) comments were opposed to the financial assistance requested, (6) comments were in favor of the financial assistance requested, and (10) general comments were made.

A. Rodriguez noted that the North Syracuse Central School District spoke in favor of the financial assistance requested and provided clarification as to how the PILOT would impact the taxpayers and the budget of the School District.

A. Rodriguez stated that the recording of the public hearing was sent to the members of the Board within 24 hours after the hearing was conducted and it was also posted on the Agency's website for public viewing within that timeframe.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include exemptions from certain real property taxes, real estate transfer taxes and sales and use taxes." Motion was made by Fanny Villarreal, seconded by Elizabeth Dreyfuss. Motion was carried.

4. Micron New York Semiconductor Manufacturing LLC (Rail Spur) (Project #3101-25-06A)

Micron New York Semiconductor Manufacturing LLC is proposing to construct a rail spur and construction material conveyance facility on approximately 38 acres west of 8625 Caughdenoy Road in the Town of Clay to economically transport fill and other aggregate construction material to the Micron Campus by rail.

Alexis Rodriguez stated that OCIDA held a public hearing on November 6, 2025, regarding the financial assistance requested for the project. At the hearing (8) public comments were

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

made. (2) comments were opposed to the financial assistance requested, (3) comments were in favor of the financial assistance requested, and (3) general comments were made.

A. Rodriguez stated that the recording of the public hearing was sent to the members of the Board within 24 hours after the hearing was conducted and it was also posted on the Agency's website for public viewing within that timeframe.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include exemptions from certain real property taxes, real estate transfer taxes and sales and use taxes." Motion was made by Elizabeth Dreyfuss, seconded by Leslie English. Motion was carried.

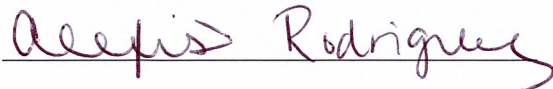
5. Executive Session

Jeffrey Davis asked to go into executive session for the purpose of discussing pending litigation.

Motion to enter into executive session was made by Fanny Villarreal, seconded by Elizabeth Dreyfuss.

Motion to come out of executive session was by Fanny Villarreal, seconded by Cydney Johnson.

Motion to adjourn was made by Elizabeth Dreyfuss and seconded by Cydney Johnson at 9:59 AM.



Alexis Rodriguez, Secretary