

**Regular Meeting Minutes
October 23, 2025**

A Regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, October 23, 2025, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 8:32 AM with the following in attendance:

PRESENT:

Patrick Hogan
Susan Stanczyk
Cydney Johnson
Leslie English
Elizabeth Dreyfuss
Garard Grannell

ABSENT:

Fanny Villarreal

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
Robert Schoeneck, Assistant Treasurer
Evan Carter, Assistant Secretary
Amanda Fitzgerald, Esq., Agency Counsel
Jeffrey Davis, Esq., Agency Counsel
Sarah Spencer, Esq., Agency Counsel (via Zoom)
Matthew Wells, Esq., Agency Counsel
Thomas Clifford, Esq., Agency Counsel
Katie Birchenough, Micron New York Semiconductor Manufacturing LLC

Approval of Meeting Minutes: September 11, 2025

Upon motion by Susan Stanczyk, seconded by Leslie English, the Board approved the Regular meeting minutes of September 11, 2025. Motion was carried.

Approval of Meeting Minutes: October 3, 2025

Upon motion by Susan Stanczyk, seconded by Cydney Johnson, the Board approved the Special meeting minutes of October 3, 2025. Motion was carried.

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Treasurer's Report:

Nate Stevens gave a brief overview of the Treasurer's Report for the month of September 2025.

Upon motion by Susan Stanczyk, seconded by Cydney Johnson, the Board approved the Treasurer's Report for the month of September 2025. Motion was carried.

Payment of Bills:

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

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

Action Items:

1. Cameron Hinsdale, LLC (Project #3101-25-05A) Second Meeting

The applicant is proposing to construct a mixed-use residential building/s consisting of roughly 175 units and a total of roughly 50,000 sq. ft. of commercial space in the Town of Camillus.

Robert Petrovich noted that Bond, Schoeneck & King is representing the IDA for this project.

Sarah Spencer recalled that at the September 11 meeting, the Agency adopted a resolution declaring the intent to serve as lead agency and preliminarily classifying the project as a Type I action under SEQR. The application and Environmental Assessment Form (EAF) was sent to the identified involved agencies following that meeting and asked for comment. S. Spencer advised that the Agency has received comments from several Agencies.

S. Spencer noted that recently the project has changed scope slightly to include two new parcels where storm drainage facilities will be sited. The Agency has resent the EAF with an updated letter to involved agencies on Tuesday (October 21) to provide them with the update and ask for additional comments.

She noted that the resolution in front of the Board today is one to formally accept the lead Agency role and classify the project as a Type I action under SEQR. S. Spencer went on to explain that the plan for the project would be to conclude with SEQR at the November 13 meeting, adopting parts 2 and 3 of the EAF, as well as a negative declaration analyzing all of the environmental impacts of the project.

Patrick Hogan 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

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coordinated environmental review.” Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

2. QP2 Properties, LLC (3101-23-03A) Modification Meeting

QP2 Properties, LLC is requesting an extension of the termination date of their sales and use tax exemption.

Robert Petrovich explained that there’s a request to extend the termination date for the sales and use tax exemption for the QP2 Properties, LLC project, also known as the Cicero Commons project. R. Petrovich noted that this is an extension of time, not an increase in benefits. He advised that the staff’s recommendation is to advance this extension.

Patrick Hogan read the Agency action requested of, “A resolution of the Board authorizing an extension of the sales and use tax exemption for QP2 Properties, LLC.” Motion was made by Susan Stanczyk, seconded by Leslie English. Motion was carried.

3. 2026 Agency Budget

Nate Stevens noted that the budget proposed to the Board had just been presented at the preceding Finance Committee meeting.

Patrick Hogan read the Agency action requested, “Approval of the 2026 Agency Budget.” Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried

4. 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.

Katie Birchenough advised that the presented application has been revised now that the project is nearing the end of the environmental review and permitting process. K. Birchenough noted that these requirements should be wrapped up shortly and they anticipate construction to begin this year.

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Jeffrey Davis recalled to the Board that the Agency had received an original application and an amendment to the application. He explained that the application being presented today is a further update and refinement of the application.

J. Davis stated that the original application initiated the SEQR and NEPA joint environmental review, which is still ongoing. He explained that this environmental review is for the entire project of all four fabs at White Pine Commerce Park.

J. Davis advised that the application for benefits that is being presented today is only for the first phase of the project, which consists of two fabs.

K. Birchenough added to J. Davis's explanation by advising that this application is for the western half of Burnet Road, starting at Caughdenoy Road working towards Burnet Road.

Susan Stanczyk questioned if the public hearing being proposed for the project is strictly on phase 1.

J. Davis responded that the proposed public hearing is strictly on phase 1 and the benefits that the Agency is being asked to consider for phase 1. He added that for phase 2, a separate application will need to be submitted to the Agency when the Applicant is prepared to begin work on fabs three and four.

J. Davis advised that this is a standard resolution authorizing the Agency to schedule a public hearing on the benefits requested.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing a public hearing." Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

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

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.

Robert Petrovich explained that this is the first time that this application is coming before the Board. R. Petrovich stated that the project is in support of the Micron Project's main campus construction. Micron acquired property across from the main campus to construct a rail spur for several reasons including economics and environmental to take out cut material and to

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bring in new material as part of the foundation process of stabilizing the site for foundation construction.

R. Petrovich noted that the project consists of 38 acres on the other side of Caughdenoy Road.

J. Davis noted to the Board members in their review of the Draft Environmental Impact Statement (EIS) that this project is referred to as the Rail Spur Site. J. Davis advised that there will be a sidecar railing location there where the conveyor over Caughdenoy Road will allow aggregate to come into the site in a more seamless manner, taking significant truck traffic off the road to bring in materials and do work to level the site and get it ready for construction.

J. Davis explained that this application is being studied and is a part of the much larger Draft EIS that the Board previously voted on. J. Davis advised that it will be part of the upcoming FEIS that will be presented to the Board.

Patrick Hogan drew attention to the \$51 million capital expenditure for this project. He also made a note that this is a positive impact on the environment due to the number of trucks that will be kept off of the road in relation to the site preparation.

K. Birchenough said that the construction of the Rail Spur Site is to begin alongside the construction of the main site, pending all approvals and the EIS. She noted that construction will take approximately a year.

K. Birchenough stated that once the rail spur has been constructed it will primarily be used to provide aggregate to and from the site and replace it with clean aggregate from nearby quarries to help with the foundations.

K. Birchenough noted that there will be a conveyor system over Caughdenoy Road, that will be screened in so nothing can drop.

The Applicant is working with CSX Transportation on the rail spur. Sixty loaded cars will load in at a time, and sixty empty cars will then go back. The operating hours will be between 6:00 AM and 10:00 PM. Maintenance will be done between 10:00 PM to 6:00 AM, which will avoid loud noise during that time.

K. Birchenough explains that when operational, the rail spur will have about 17 employees. She advised that they're in the process of looking for a rail spur operator. K. Birchenough noted that they have contracted with RailWorks to do the construction.

R. Petrovich reiterated that this meeting is to establish a public hearing.

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Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing a public hearing." Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

6. Executive Session

Jeff Davis recommended entering into Executive Session for the purpose of discussing the potential acquisition of land.

Motion to enter Executive Session was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss.

Motion to come out of Executive Session was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss.

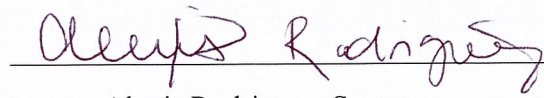
7. OHB Redev, LLC (Project #3101-22-06A) Modification Meeting

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

J. Davis clarified that this resolution is to recognize the withdrawal of the Applicant's application, the termination of the MOU (memorandum of understanding), and the resolution to enter into an Assignment and Assumption Agreement with the Applicant whereby the Agency will be assuming the Applicant's position in its contract with the County and moving forward to acquire the land under that contract.

Patrick Hogan read the Agency action requested, "A resolution of the Board acknowledging the withdrawal of the application submitted by OHB Redev, LLC and the termination of a certain related memorandum of understanding and authorizing the Executive Director to negotiate, execute and deliver, an assignment and assumption agreement and the related purchase and sale agreement associated with the Project." Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

Motion to adjourn was made by Susan Stanczyk and seconded by Elizabeth Dreyfuss at 9:27 AM.


Alexis Rodriguez, Secretary