



**Regular Meeting Minutes
December 11, 2025**

A Regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, December 11, 2025, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 8:30 AM with the following in attendance:

PRESENT:

Patrick Hogan
Susan Stanczyk
Elizabeth Dreyfuss
Leslie English

ABSENT:

Fanny Villarreal
Garard Grannell
Cydney Johnson

ALSO PRESENT:

Robert M. 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 (via Zoom)
Mark McNamara, Esq., Agency Counsel (via Zoom)
Matthew Wells, Esq., Agency Counsel
Thomas Clifford, Esq., Agency Counsel
Joe Goethe, Cameron Hinsdale, LLC (via Zoom)
John Cheney, Cameron Hinsdale, LLC (via Zoom)

Approval of Meeting Minutes: November 13, 2025

Upon motion by Susan Stanczyk, seconded by Elizabeth Dreyfuss, the Board approved the regular meeting minutes of November 13, 2025. Motion was carried.

Approval of Meeting Minutes: November 18, 2025

Upon motion by Susan Stanczyk, seconded by Leslie English, the Board approved the special meeting minutes of November 18, 2025. Motion was carried.



Treasurer's Report:

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

Upon motion by Susan Stanczyk, seconded by Elizabeth Dreyfuss, the Board approved the Treasurer's Report for the month of November 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 Elizabeth Dreyfuss, the Board approved the Payment of Bills. Motion was carried.

Action Items:

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

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 made the Board aware that Bond, Schoeneck & King is representing the Agency for this project.

Joe Goethe introduced the proposed project, explaining that the Applicant is in the process of acquiring approvals for property across the street (Hinsdale Road) from Township 5 to develop mixed-use commercial and residential housing. There will be up to 180 apartments and townhouses and 50,000 sq. ft. of commercial space. 15% of the units will be workforce housing.

J. Goethe advised that they plan to start construction when the snow melts. J. Goethe advised that they received their PUD (planned unit development) and are starting to work through the subdivision and planning, which should be done in 90 days. J. Goethe noted that 20 of the 22 acres in this project are being purchased from the Christ Community Church of the Nazarene, which is currently exempt from taxes. He explained that the proposed project on this land will significantly raise the tax revenue on that parcel.

Patrick Hogan asked for clarification regarding the project's PILOT term and the Agency's UTEP.



Alexis Rodriguez advised that the proposed PILOT for the project would be a deviation from the Agency's UTEP.

R. Petrovich stated that the significance of the project, number of units being proposed, and the workforce component is such that the Agency felt this type of project warranted a deviation and the Agency is recommending a 15-year PILOT.

Patrick Hogan stated that he agreed with the Agency's recommended deviation. He noted that this is an exciting project and is quite a step forward.

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.

2. Committee Appointments

Patrick Hogan read the Agency action requested of, "A resolution of the Board appointing Elizabeth Dreyfuss to the Governance Committee." Motion was made by Susan Stanczyk, seconded by Leslie English. Motion was carried.

3. Bid Award: White Pine Commerce Park Demolition

The Agency is proposing to accept the bid of a Company to complete site clearance services of vacant Agency owned structures at White Pine Commerce Park.

R. Petrovich explained that a number of years ago when the land was purchased at White Pine Commerce Park, there were residential homes on the properties. As part of site readiness, the Agency went out to bid through the appropriate process and selected the low bidder, which was Gorick Construction, to remove the residences. Prior to this, pre-demo surveys for asbestos and asbestos removal were completed.

R. Petrovich advised that since then there are a handful of additional properties that require demolition. The bidding process has been repeated, and the Agency is now in a position to recommend an award to the low bidder, which is coincidentally Gorick Construction again.

R. Petrovich noted that Gorick Construction is looking forward to assisting the Agency with the rest residue on the remainder of properties that need to be cleared from the site to advance it for Micron's ultimate construction.

R. Petrovich advised that the resolution is to authorize the Agency to begin contract negotiations on the scope of work.



Patrick Hogan questioned if this was an RFP process.

R. Petrovich confirmed and explained that the Agency coordinated this process with Onondaga County Purchasing. He believes that the Agency is in the best possible position to advance this.

Susan Stanczyk questioned if the Agency will use Habitat for Humanity to go through the residences as was done once before.

R. Petrovich explained that the possibility is there, and the Agency can reach out to Habitat for Humanity to see if there is enough there for them to want to do a walkthrough of the residences. R. Petrovich clarified that there are some residences, but there are also commercial buildings, such as butler buildings, that were initially going to be salvaged and used during construction operations, but it's been since determined that they're not going to be useful and should be taken down.

Leslie English questioned if Gorick Construction successfully completed the previous project to the Agency's satisfaction.

R. Petrovich responded yes they did.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing the Executive Director to accept a bid and enter into one or more agreements for site clearance services with a Company for site clearance services at White Pine Commerce Park." Motion was made by Susan Stanczyk, seconded by Leslie English. Motion was carried.

4. National Grid – Easement Authorization

The Agency wishes to grant an easement to National Grid over portions of lands owned by the Agency for the purpose of facilities to provide electric and gas services.

R. Petrovich explained that this easement is for National Grid to be able to connect power to the pump station at White Pine South, which will provide sewer service to the area in addition to Micron. The easement would not take any additional land than what has already been put forward, which is approximately 1.3 acres of land that is being conveyed ultimately through a lease and then a purchase to WEP (Onondaga County Department of Water Environment Protection).

Jeffrey Davis added that there was a Short EAF prepared this. The resolution includes a negative declaration under SEQR to enter into the easement and authorizes the execution of the easement on the form consistent with National Grid's right-of-way easement forms.



Patrick Hogan read the Agency action requested, “A resolution of the Board authorizing the execution of an easement in connection with property located at 5064 State Route 31 for facilities to provide electric and gas services.” Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

5. Onondaga County Waster District – Easement Authorization

The Agency wishes to grant an easement to the Onondaga County Water District over portions of lands owned by the Agency for the purpose of constructing and maintaining pipelines for the distribution of water.

R. Petrovich explained that this easement will allow the 54-inch transmission main that runs east to west across the southern boundary to be tapped and lines to be brought forward along the Agency-owned property from north-south to Route 31, and ultimately across Route 31. With respect to the property owned by the Agency, this easement authorization will allow OCWA to install the pipelines necessary for the water service in support of the Micron project.

J. Davis added that there is a short form EAF included here for an issuance of a negative declaration for the easement. He stated that it is a 50-foot-wide easement, straight shot, running north to south, that will allow OCWA to install the underground water line.

Patrick Hogan read the Agency action requested, “A resolution of the Board authorizing the execution of an easement in connection with property located on the easterly side of Caughdenoy Road for the purpose of constructing and maintaining pipelines for the distribution of water.” Motion was made by Susan Stanczyk, seconded by Leslie English. Motion was carried.

6. Discovery Center of Science and Technology – Easement Authorization

Amanda Fitzgerald explained that the City of Syracuse has approached the MOST to see if they can move the infamous Shot Clock Monument onto the MOST property. Because the Agency has long outstanding bond financing with the MOST, they’re nominally in the chain of title.

A. Fitzgerald noted as the Board has seen before, OCIDA is being asked to join the easement agreement, which will allow for the movement of the monument and continued maintenance of the monument on the MOST property. The action before the Board is the authorization to enter into the easement. A. Fitzgerald advised that counsel will make sure that the easement includes all of the usual Agency indemnification provisions.

J. Davis added that this is considered a Type II Action under SEQR, given the Agency’s nominal provision in title to enter into this.



Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing execution of an easement agreement and any related documents in connection with the granting of a non-exclusive easement to the City of Syracuse." Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

7. EDPL – SSO Properties

Mark McNamara explained that this is the culmination of the process with respect to the Eminent Domain Procedure Law (EDPL) Article 2, which started with the public hearing on November 20, 2025 and comments that were received both at the hearing, as well as in writing subsequent to that including from the various counsel who were involved.

M. McNamara stated that there was a record that was made of the hearing, including a transcript. All of that was made available at the Agency's office as well as the Onondaga County Clerk's Office, pursuant to the statute. The action before the Board today is in regards to the determination and findings, which is required under EDPL 204 by the Agency, having had the hearing. The determination and findings is with respect to the acquisition of the easements over the two SSO properties for the proposed wastewater conveyance pipeline that is necessary for Phase I of the Micron project.

M. McNamara advised that the determination of findings essentially sets forth the public use, benefit, and purpose of the project for which these easements are being acquired, the location and any alternative locations which were considered in connection with the project, the environmental impacts, which is a restatement and adoption of the findings statement which the Agency made a couple of weeks ago by having completed the entire SEQR process, and anything else that one wants to make a finding about, as stated in the statute.

M. McNamara stated that before the Board is the resolution with an attached exhibit of the determination of findings and attached to that are two exhibits. The first exhibit is a map showing where the SSO easements on the two parcels are located, and the map that comes from the Final Environmental Impact Statement that shows the general orientation of the project and where the wastewater line would be. The second exhibit to the determination of findings is the actual SEQR findings statement and resolution which was adopted a few weeks ago.

J. Davis added for context that the resolution before the Board is the adoption of the determination and finding as M. McNamara explained. That determination and findings statement is only related to the two easement properties for SSO.

J. Davis noted that the determination and findings specifically states that it does not relate to and does not include the land on Caughdenoy Road owned by Azalia King. This



determination and findings is only proceeding with the acquisition of the easements necessary for the conveyance system across the SSO properties.

Patrick Hogan read the Agency action requested, "A resolution of the Board adopting the New York Eminent Domain Procedure Law 204 Determination and Findings Regarding Potential Acquisition of Property Interest by purchase or eminent domain and related actions for the Micron New York Semiconductor Manufacturing LLC Project." Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

8. PSL of Fayetteville LLC & Fayetteville MC Owner (3101-22-09A) Modification Meeting

PSL of Fayetteville LLC & Fayetteville MC Owner are requesting an increase to their mortgage recording tax exemption amount from \$92,326 to \$115,500.

A. Fitzgerald explained that this is regarding the Peregrine project that the Board approved several years ago in connection with a senior care facility in the Town of Manlius. The project is now ready to close and their costs have increased by \$2.5 million. Their corresponding mortgage has increased by that much. The action before the Board is that the Agency authorizes an increase in the mortgage recording tax exemption to cover the mortgage recording tax that will be due on that increased mortgage amount.

A. Fitzgerald noted that as the Board has seen before, increases of financial assistance over \$100,000 do not require a new public hearing. If the Board approves the increase, the Agency can move forward with processing the increase, which will be about \$23,174 more in mortgage recording tax exemption.

Susan Stanczyk asked why the project has been delayed.

R. Petrovich stated that the Agency has been monitoring the project for a while. The Applicant's position is that there's a very tough financing market for these types of projects. He added that they pivoted to involve HUD in the project and that a key partner in the project passed away.

R. Petrovich advised that the Applicant is ready to close on the project, noting that the Agency staff advised to the Applicant that if they didn't close soon, they'd have to come before the Board again. He stated that he thinks it's a worthy project to advance.

Susan Stanczyk concurred that this is a great project.

Patrick Hogan added that this project serves part of the population that's certainly needed.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing an increase of the mortgage recording tax exemption for PSL of Fayetteville LLC & Fayetteville



MC Owner.” Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

9. Executive Session

J. Davis brought the action of Executive Session for the purpose of discussing a potential settlement of pending and threatened litigation.

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

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

10. Litigation Settlement Agreement

J. Davis explained that the first resolution before the Board is requesting authorization to enter into and execute a settlement agreement with Azalia King. This will settle pending litigation involving the license and occupancy agreement, as well as resolving the eminent domain process that the Agency started with regard to the King property.

J. Davis stated that the settlement agreement is broken down in a couple different ways. He explained that the first part is the resolution of the license and occupancy agreement in an amount of \$450,000, which allows Mrs. King to stay on the property until May 1, 2026, but also allows necessary work that needs to be done at the property to continue while that occupancy remains until May 1, 2026.

J. Davis advised that the second part of the agreement is the purchase of land that the Agency does not own but some time ago had tried to acquire. The land is across the street from the King property on Caughdenoy Road. The second resolution is entering into a purchase and sale agreement to acquire 6.5 acres of vacant land for \$2.5 million across the street from the White Pine Commerce Park site that was previously identified as a location for potential supply chain.

J. Davis advised that there two components to this in terms of the resolution before the Board. Because the Agency is acquiring land, there is an EAF that has been prepared and a SEQR determination that will need to be passed by the Board to enter into a negative declaration to acquire the land that the Agency does not own. The second part is authorizing the acceptance and entering into the settlement agreement, which includes the total payment of \$450,000, the \$2.5 million, as well as other provisions in the settlement agreement.

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R. Petrovich added that by entering into this agreement, the EDPL action and any pending litigation relative to the license agreement will be resolved.

J. Davis confirmed, and added that it resolves the pending litigation, threatened litigation, and the EDPL action will all be resolved as a result of entering into this settlement agreement.

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

Patrick Hogan read the Agency action requested (b), "A resolution of the Board authorizing execution and delivery of a settlement agreement which includes termination of an Occupancy Agreement and acquisition of lands on Caughdenoy Road designated as tax map no. 047.-01-14.4." Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

Prior to adjournment, Patrick Hogan wanted to express his gratitude for serving with this Board through all the years and being appointed by who's now the County Executive, Mr. McMahon, when he was Chair of the Legislature. He stated that it's been a real pleasure and the Agency has accomplished a lot of things, and he appreciates all of the Board members and Agency staff.

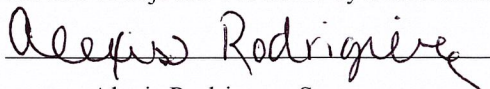
R. Petrovich expressed his gratitude for Patrick Hogan stating that he's been the Chairman for his entire time as Executive Director of the Agency, and he thanked for his partnership, clear vision, and support.

R. Petrovich expressed his gratitude for Susan Stanczyk, stating that she's had an instrumental role in what the Agency has been doing from the very beginning in expanding the White Pine site.

Susan Stanczyk thanked the team at the Agency and commended the work that they do. She noted that over the years the Board has gotten stronger and has helped with so many great projects. She expressed her appreciation for executive leadership, the department, and the legislature.

Elizabeth Dreyfuss thanked Patrick Hogan and Susan Stanczyk for their leadership, wisdom, and willingness to work with the Board members and staff.

Motion to adjourn was made by Susan Stanczyk and seconded by Elizabeth Dreyfuss at 9:15 AM.


Alexis Rodriguez, Secretary