

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Regular Meeting Minutes
June 12, 2025

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, June 12, 2025, 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
Elizabeth Dreyfuss
Cydney Johnson

ABSENT:

Fanny Villarreal
Garard Grannell
Susan Stanczyk

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
Christopher Andreucci, Agency Conflict Counsel (via Zoom)
Grazi Zazzara, Paradise Companies 10, LLC

Approval of Meeting Minutes: May 8, 2025

Upon motion by Janice Herzog, seconded by Cydney Johnson, the Board approved the regular meeting minutes of May 8, 2025. Motion was carried.

Treasurer's Report:

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

Upon motion by Janice Herzog, seconded by Elizabeth Dreyfuss, the Board approved the Treasurer's Report for the month of May 2025. Motion was carried.

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Payment of Bills:

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

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

Action Items:

1. Paradise Companies 10, LLC (Project #3101-24-05A) Second Meeting

Paradise Companies 10, LLC is proposing to demolish the existing dilapidated building located at 111 and 117 East Seneca Street in the Town of Manlius and construct an approximately 14,520 square foot mixed-use building in its place. The new building will contain approximately 13 residential units and a small commercial space. The applicant is requesting exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes.

Grazi Zazzara stated that the project had been held up due to Village approvals and SEQR. He advised that all approvals for the project have now been met.

Patrick Hogan noted that this is a great project considering the housing situation that's happening in Central New York.

In response to a statement by the Board, Zazzara pointed out that the building had been vacant for 15 months prior to this project.

Alexis Rodriguez noted that when their original application came before the Board in September 2024, the project costs were different. The total project costs have increased by \$390,500, which increased the mortgage recording tax exemption by roughly \$1,800 and the sales and use tax exemption by roughly \$20,000.

Amanda Fitzgerald noted that the increase came after the public hearing, but since the increase is less than \$100,000, there was no need to conduct another public hearing.

Fitzgerald noted that for SEQR the Village Planning Board classified the project as a Type I Action, so today the Board is ratifying and affirming that Type I Action with a negative declaration.

Patrick Hogan read the Agency Action Requested of "A resolution of the Board to authorize adoption of SEQRA determination." Motion was made by Janice Herzog, seconded by Elizabeth Dreyfuss. Motion was carried.

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Patrick Hogan read the Agency Action Requested of “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, sales and use taxes and mortgage recording taxes.” Motion was made by Janice Herzog, seconded by Cydney Johnson. Motion was carried.

2. Liverpool Lodging Ventures LLC (Project #3101-25-01A)

Liverpool Lodging Ventures LLC is proposing to construct an approximately 103,673 sq. ft. dual-branded Marriott hotel, consisting of a Fairfield Inn & Suites and a Residence Inn, located in the town of Clay. The hotel will feature approximately 162 rooms and serve a diverse range of guests and extended-stay visitors.

Jeffrey Davis explained that the request before the Board is to declare the Agency’s intent to be lead Agency under SEQR. SEQR had been done at the local level by the Town, but the project was not listed as a Type I Action, and it was not done as a coordinated review. Due to this, the Agency needs to conduct their own SEQR. The Agency has received the information from the Applicant. The Agency now needs to go through the process of declaring this a Type I Action and sending out the notice letters of lead Agency letters, which will primarily go to the DEC and the County Planning Department. Once this process has been done, the Board will be in a position at a later meeting to act on SEQR.

Patrick Hogan 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 Elizabeth Dreyfuss and seconded by Janice Herzog. Motion was carried.

3. Upstate Pathology Lab Ownership, LLC (Project #3101-24-07A) – Project Update

Alexis Rodriguez noted to the Board that the project benefits were approved at the April 2025 meeting, but since then, there has been a change in project costs. The project costs have increased by \$3 million, due to an increase in the Applicant’s mortgage, which has made the mortgage recording tax exemption increase by \$21,750. The Agency consulted with counsel regarding this, and they advised that this is an immaterial change, as it doesn’t affect the Cost Benefit Analysis that the Board originally approved. Moreso, the project is still showing net public benefits, therefore the Board’s original approval is sufficient.

4. Old Thompson Road, LLC (Project #3101-17-04B)

Old Thompson Road, LLC has requested the execution and delivery of a mortgage and related documents with respect to a refinancing.

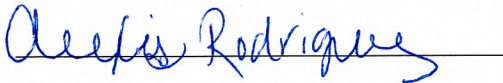
Amanda Fitzgerald noted that the project has a current PILOT with OCIDA. Fitzgerald stated that the project is refinancing, and being that OCIDA is in title because of the straight lease transaction documents, the request of the Board is to authorize Robert Petrovich to enter into

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the lender documents. The documents will have the appropriate hold harmless and indemnification provisions that are always required.

Patrick Hogan read the Agency Action Requested of "A resolution of the Board authorizing execution and delivery of documents." A motion was made by Cydney Johnson and seconded by Elizabeth Dreyfuss. Motion was carried.

Motion to adjourn was made by Elizabeth Dreyfuss and seconded by Janice Herzog at 8:42 AM.


Alexis Rodriguez, Secretary