



**Regular Meeting Minutes
May 8, 2025**

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, May 8, 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
Janice Herzog
Susan Stanczyk
Fanny Villarreal
Garard Grannell
Cydney Johnson

ABSENT:

Elizabeth Dreyfuss

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nathaniel Stevens, Treasurer
Alexis Rodriguez, Secretary
Robert Schoeneck, Assistant Treasurer
Evan Carter, Assistant Secretary
Amanda Fitzgerald, Esq., Agency Counsel
Jeffrey Davis, Esq., Agency Counsel
James Trasher, CHA Consulting, Inc.

Approval of Meeting Minutes: April 10, 2025

Upon motion by Janice Herzog, seconded by Susan Stanczyk, the Board approved the regular meeting minutes of April 10, 2025. Motion was carried.

Treasurer's Report:

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

Upon motion by Janice Herzog, seconded by Fanny Villarreal, the Board approved the Treasurer's Report of the month of April 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 Janice Herzog, the Board approved the Payment of Bills. Motion was carried.

Action Items:

- 1. United Auto Supply of Syracuse West, Inc. (Project #3101-25-03A) Second Meeting**
United Auto Supply of Syracuse West, Inc. is proposing to renovate approximately 259,000 square feet located at 1165 Van Vleck Rd (also known as 1200 State Fair Blvd) in the Town of Geddes to allow for expansion of operations, distribution, and warehousing at one centralized location.

James Trasher stated that United Auto Supply of Syracuse West, Inc. (the Applicant) purchased the former PNC Warehouse years ago. The Applicant converted a third of the warehouse for their distribution. The remaining warehouse space was formerly occupied by Lowes and W.B. Mason. Three years ago, Lowes relocated within Onondaga County to Erie Blvd. Recently, W.B. Mason also relocated within Onondaga County to the former Rite Aid warehouse on Buckley Road. With the recent relocation of W.B. Mason, the Applicant plans to expand their current operations into the 259,000 sq. ft of warehouse space that W.B. Mason previously occupied.

Trasher advised that the Applicant is planning to spend \$4 million on renovations and the remaining funds will be used for equipment to run their operations. Trasher stated that the Applicant is requesting exemptions from sales and use taxes and mortgage recording taxes.

Trasher noted that he and the Applicant met with the Town of Geddes's Town Board to explain the scope of the project and the benefits requested from the Agency. Trasher stated that there was misunderstanding by the Town Board of the benefits requested. At the meeting, the benefits requested of the Agency were clarified and the Town Board communicated their approval of the project.

Alexis Rodriguez noted that at the public hearing there were two Town officials who made comments in opposition of the project. Rodriguez stated that after the public hearing was closed, she explained the benefits requested by the Applicant with the Town officials. After this discussion, the Town officials stated that they are in approval of the project advancing and retract their comments in opposition of the project. Rodriguez stated that she also has documentation of the retracted comments.

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Patrick Hogan read the Agency Action Requested (a) of “A resolution of the Board to authorize adoption of SEQRA determination.” Amanda Fitzgerald noted to the Board that this is a Type II Action under SEQRA. Motion was made by Susan Stanczyk, seconded by Janice Herzog. Motion was carried.

Patrick Hogan read the Agency Action Requested (b) of “A resolution of the Board to authorizing the financial assistance the Agency will provide. Agency benefits requested include exemptions from certain sales and use taxes, real estate transfer taxes, and mortgage recording taxes.” Motion was made by Fanny Villarreal, seconded by Susan Stanczyk. Motion was carried.

2. Engineering Services Contract Authorization

Robert Petrovich stated that OCIDA has an existing contract with Barton & Loguidice (B&L) for engineering services. He recalled that the Agency contracted B&L for the demolition of the structures on Burnet Road, however the Agency didn’t own all the structures on Burnet Road at the time. Petrovich explained that the Agency needs a new work order with B&L to conduct pre-demolition asbestos surveys, and as necessary, administer asbestos abatement and removal on the remaining structures that the Agency now owns. Once the asbestos surveys and removal is completed, the Agency will be able to demolish the structures.

Petrovich advised that B&L is also preparing a bid specification for a contractor to submit a quote on the demolition of the remaining structures. Petrovich noted that the schedule for this is some time in Q4 of 2025.

Patrick Hogan read the Agency Action Requested of “A resolution of the Board authorizing an amendment to the contract with Barton & Loguidice, D.P.C. consisting of an increase to the amount authorized in the amount of \$86,000 for engineering services.” Motion was made by Janice Herzog and seconded by Susan Stanczyk. Motion was carried.

3. Easement Agreement Authorization

Amanda Fitzgerald stated that OCIDA recently closed on their straight-lease transaction with Finger Lakes Railway in February. Finger Lakes Railway is giving a small portion of the parcels that OCIDA has an interest in, to an easement to the Village of Solway for pavement and drainage work. Due to the Agency being in title of the property as a factor of the straight-lease transaction, the Agency needs to join the easement documents. Fitzgerald advised that this is an administrative action of the Board authorizing the Executive Director, Robert Petrovich, to work with Jeffrey Davis and herself to review the documents and ultimately sign them.

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Patrick Hogan read the Agency Action Requested of “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 Village of Solvay.” Motion was made Susan Stanczyk and seconded by Janice Herzog. Motion was carried.

4. Committee Appointments

Alexis Rodriguez welcomed OCIDA’s new Board member, Gar Grannell. She advised that OCIDA staff would like to appoint Gar Grannell to the Governance Committee.

Patrick Hogan read the Agency Action Requested (a) of “A resolution of the Board appointing Gar Grannell as a member of the Governance Committee.” A motion was made by Susan Stanczyk and seconded by Janice Herzog. Motion was carried.

Patrick Hogan read the Agency Action Requested (b) of “A resolution of the Board appointing Fanny Villarreal as Chair of the Governance Committee.” A motion was made by Janice Herzog and seconded by Susan Stanczyk. Motion was carried.

5. Officer Appointments

Robert Petrovich stated that there is currently a vacancy in the Assistant Secretary position. He advised that Evan Carter has demonstrated his ability to be helpful in the overall process of the Economic Development office, particularly with the IDA. Petrovich asked the Board to consider appointing Evan Carter as Assistant Secretary.

Patrick Hogan read the Agency Action Requested of “A resolution of the Board appointing Evan Carter as Assistant Secretary.” A motion was made by Janice Herzog and seconded by Susan Stanczyk. Motion was carried.

Motion to adjourn was made by Susan Stanczyk and seconded by Janice Herzog at 8:43 AM.



Alexis Rodriguez, Secretary