

OCIDA
ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Regular Meeting Minutes
April 10, 2025

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, April 10, 2025, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 8:33 AM with the following in attendance:

PRESENT:

Patrick Hogan
Janice Herzog
Susan Stanczyk
Elizabeth Dreyfuss
Cydney Johnson
Fanny Villarreal
Garard Grannell (via Zoom)

ALSO PRESENT:

Robert Petrovich, Executive Director
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
Robert Schoeneck, Assistant Treasurer
Amanda Fitzgerald, Esq., Agency Counsel
Jeffrey Davis, Esq., Agency Counsel
Christopher Andreucci, Agency Counsel (via Zoom)
Kevin McAuliffe, Upstate Pathology Lab Ownership, LLC, Counsel
Subhash Pidaparathi, Semiconductor Components Industries, LLC
Ben Harold, CHA Consulting, Inc. United Auto Supply of Syracuse West, Inc.
Robert Smith, United Auto Supply of Syracuse West, Inc., Counsel

Approval of Meeting Minutes: March 6, 2025

Upon motion by Janice Herzog, seconded by Susan Stanczyk, the Board approved the regular meeting minutes of March 6, 2025. Motion was carried.

Treasurer's Report:

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

Upon motion by Susan Stanczyk, seconded by Janice Herzog, the Board approved the Treasurer's Report for the month of March 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 Susan Stanczyk, the Board approved the Payment of Bills. Motion was carried.

Action Items:

1. **Upstate Pathology Lab Ownership, LLC (Project #3101-24-07A) Second Meeting**
Upstate Pathology Lab Ownership, LLC is proposing construction of an approximately 109,000 square foot three story pathology lab building in the town of DeWitt.

Robert Petrovich noted to the Board that Barclay Damon is representing the Applicant, and Chris Andreucci from Harris Beach is representing the IDA as conflict counsel for this project.

Kevin McAuliffe noted that the Town of DeWitt has completed SEQR. There is a delineation that the Town of DeWitt can work off of. There was a preliminary determination that there were no DEC wetlands, but regulations have recently changed. He also stated that this property is in the Syracuse Urban Area. McAuliffe advised that the DEC will be on the property on May 1 to hopefully concur with the applicant's engineers' determination that there are no wetlands. Kevin stated that if there are changes that need to be made, the applicant will go back to the planning stages as this parcel of land is large and the plans may have to be altered. He noted that this is a necessary project for the applicant.

Patrick Hogan read the Agency Action Requested of "A resolution of the Board authorizing a public hearing." Motion was made by Janice Herzog, seconded by Susan Stanczyk. Motion was carried.

2. **Semiconductor Components Industries, LLC dba onsemi (Project #3101-24-09A) Second Meeting**
Semiconductor Components Industries, LLC dba onsemi is proposing to develop and manufacture semiconductor technology at an existing approximately 66,550 sq. ft. fabrication facility located at 50 Collamer Crossings Parkway in the town of DeWitt.

Subhash Pidaparthi reviewed the proposal that the applicant submitted at last month's meeting, and that at this meeting the applicant is asking for final approval.

Alexis Rodriguez noted that a public hearing was held, and no comments were made.

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Jeff Davis noted that this is a Type II SEQR action, meaning that there is no further environmental review required as this project is all happening within the existing building.

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 and seconded by Fanny Villarreal. Motion was carried.

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 Susan Stanczyk and seconded by Janice Herzog. Motion was carried.

3. United Auto Supply of Syracuse West, Inc. (Project #3101-25-03A) Initial Meeting

United Auto Supply of Syracuse West, Inc. is proposing to renovate approximately 259,000 square feet located at 1200 State Fair Boulevard in the town of Geddes to allow for expansion of operations, distribution, and warehousing at one centralized location.

Ben Harold gave background on how the current tenant who United Auto Supply shares the facility with, W.B. Mason, is planning to relocate to a new facility, allowing the Applicant to expand into the newly open space. Harold advised that the facility that W.B. Mason will be moving into is in Onondaga County on Buckley Road.

Harold stated that the Applicant is proposing to renovate the 259,000 sq. ft. area. The renovation would consist of \$4 million of MEP upgrades, and \$15 million for high-tech upgrades to assist in the Applicant's northeast distribution. The Applicant intends to create 70 jobs over the next five years. The Applicant is seeking sales and use tax exemptions and mortgage recording tax abatement. Because there are no external renovations being made, the Applicant is requesting that OCIDA be lead agency for the project.

Susan Stanczyk asked if the current project is related to the Applicant's previous project in Lysander that came before the Board. Ben Harold stated that this project has no relation to the previous project. Robert Smith, the Applicant's counsel, also added that this project is not in replacement of the Lysander location.

Patrick Hogan read the Agency Action Requested of "A resolution of the Board authorizing a public hearing." Motion was made by Janice Herzog and seconded by Susan Stanczyk. Motion was carried.

4. Executive Session

Jeff Davis noted that the Board was going into Executive Session for the purpose of discussing a proposed acquisition of real property. Motion to enter Executive Session was made by Janice Herzog, seconded by Susan Stanczyk. Motion was carried.

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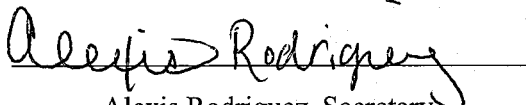
5. Purchase Contract Execution

Jeff Davis noted that the Board is authorizing the adoption of SEQRA determination for six properties. This was a long form EAF where it looked at the acquisition of six properties from four different purchasers as one, following the intent and purpose of SEQR, everything in the area was looked at collectively.

Patrick Hogan read the Agency Action Requested of "A resolution of the Board authorizing the adoption of a SEQRA determination for the acquisition of properties." A motion was made by Janice Herzog and seconded by Susan Stanczyk. Motion was carried.

Patrick Hogan read the Agency Action Requested of "Resolutions of the Board authorizing the Executive Director to enter into purchase contracts and related documents with respect to the acquisition of properties." A motion was made by Susan Stanczyk and seconded by Janice Herzog. Motion was carried.

Motion to adjourn was made by Janice Herzog and seconded by Susan Stanczyk at 9:10 AM.


Alexis Rodriguez, Secretary