



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

335 MONTGOMERY STREET, FLOOR 2M, SYRACUSE, NY 13202
315.435.3770 • ECONOMICDEVELOPMENT@ONGOV.NET • ONGOVED.COM

Regular Meeting Agenda
April 10, 2025

Call to Order the Regular Meeting of the Agency

- A. Approval of Minutes: March 6, 2025
- B. Treasurer's Report
- C. Payment of Bills
- D. Conflict of Interest

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.

Agency Action Requested:

- a. A resolution of the Board authorizing the financial assistance the Agency will provide and the execution and delivery of the documents related to the provision of the financial assistance. Agency benefits requested include exemptions from certain real property taxes, sales and use taxes and mortgage recording taxes.

Representative: Kevin McAuliffe

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.

Agency Action Requested:

- a. A resolution of the Board to authorize adoption of SEQRA determination.
- b. 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.

Representative: Subhash Pidaparthi

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.

Agency Action Requested:

- a. A resolution of the Board authorizing a public hearing.

Representative: James Ranalli III and James Trasher

4. Executive Session

5. Purchase Contract Execution

Agency Action Requested:

- a. A resolution of the Board authorizing the adoption of a SEQRA determination for the acquisition of properties.
- b. Resolutions of the board authorizing the Executive Director to enter into purchase contracts and related documents with respect to the acquisition of properties.

Adjourn



**Regular Meeting Minutes
March 6, 2025**

A regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, March 6, 2025, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 8:36 AM with the following in attendance:

PRESENT:

Patrick Hogan
Janice Herzog
Elizabeth Dreyfuss
Kevin Ryan

ABSENT:

Fanny Villarreal
Cydney Johnson
Susan Stanczyk

ALSO PRESENT:

Robert Petrovich, Executive Director
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
Robert Schoeneck, Assistant Treasurer
Amanda Fitzgerald, Esq., Counsel (via Zoom)
Subhash Pidaparthi, Semiconductor Components Industries, LLC
Christopher Andreucci, Harris Beach Murtha
Minesh Patel, Liverpool Lodging Ventures LLC
Louis Muraco, 629 LeMoyne Manor LLC
Mike Lisson, Grossman St. Amour CPA's

Approval of Meeting Minutes: February 6, 2025

Upon motion by Elizabeth Dreyfuss, seconded by Janice Herzog, the Board approved the regular meeting minutes of February 6, 2025. Motion was carried.

Treasurer's Report

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

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

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. Semiconductor Components Industries, LLC dba onsemi (Project #3101-24-09A) Initial 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 gave the Board an overview of onsemi's operations and the proposed project. Pidaparthi stated onsemi is a Fortune 500 semiconductor company listed on the Nasdaq-100 index as well as the S&P 500 index, with approximately 30,000 employees worldwide and over 4,000 employees in the US. Onsemi's intelligent power and sensing solutions offer superior efficiency, helping our customers in automotive, industrial, communications, and computing industries. Onsemi recently acquired an inactive fabrication facility of approximately 66,550 sq. ft., which includes about 7,000 sq. ft. of office space and approximately 22,000 sq. ft. of manufacturing space, all sitting on a 14-acre lot at 50 Collamer Crossings Parkway in the town of DeWitt.

Onsemi intends to use all necessary equipment in the existing facility to be used in the development of new wide bandgap semiconductor technology. Onsemi's project costs are estimated to be about \$118 million, which will be funded entirely by onsemi. In the initial research and development phase, onsemi anticipates to incur costs of \$25 million for the acquisition of the land, building, and equipment for the currently inactive fabrication plant. In this time, onsemi plans to create about 25 high tech jobs. During the manufacturing phase of the project, onsemi anticipates to spend \$20 million on renovations to the building. Additionally, onsemi plans to spend approximately \$70 million to acquire necessary equipment to bring the fab online. Lastly, about \$4 million is expected to be spent over both phases facilitating the research and development and manufacturing activities conducted in the fab. As the manufacturing line gets built out, onsemi plans to hire an additional 55 people for high tech jobs. This will be over 80 high tech jobs in the initial five years of the project. The objectives of the project are to bring the existing fab online, qualify the wide bandgap semiconductor technology, and ramp up manufacturing volumes.

Robert Petrovich noted that this a great project, as the previous tenant of the facility, NexGen, was no longer in operation. He also noted that the County Executive is supportive of this project.

Kevin Ryan asked if the property had been purchased yet. Pidaparathi confirmed that they closed in December 2024.

Janice Herzog inquired about the level of education that will be needed for the community to work at the facility. Pidaparathi advised that a high school diploma will be required for a number of positions at onsemi. For engineering positions, a bachelor's degree will be required. Onsemi will offer on-site training for multiple positions.

Janice Herzog asked where the 26,000 employees outside of the United States are located. Pidaparathi advised that the employees are based all over the world, specifically in Malaysia, the Philippines, the Czech Republic, and Germany.

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 Kevin Ryan. Motion was carried.

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

Liverpool Lodging Ventures LLC is proposing to construct a 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.

Minesh Patel provided background of the project. He explained that he’s the Chief Operating Officer Visions Hotels, which is the management company and the developer. The applicant, Liverpool Lodging Ventures LLC, has engaged Visions Hotels to develop and manage the hotel’s operations.

The proposed hotel will serve transient guests and extended stay guests. The location is in close proximity to the Micron site. Patel stated that currently there’s a shortage of hotels in the County and in the town of Clay. New hotels need to be built in order to satisfy the needs of not only Micron, but the growing community.

Patel advised that since the pandemic, his company has ceased all new construction, due to economic conditions, specifically high construction costs and interest rates. The assistance from OCIDA would help alleviate some of these financial hardships.

Patrick Hogan noted that it's obvious that this area needs hotels, especially since there have been recent closures and hotels being taken offline. Hogan also stated that the County will need hotels to support Micron's development.

Patrick Hogan read the Agency Action Requested of "A resolution of the Board authorizing a public hearing." Motion was made by Kevin Ryan and seconded by Elizabeth Dreyfuss. Motion was carried.

3. 629 LeMoyne Manor LLC (3101-20-15A) Modification Meeting

629 LeMoyne Manor LLC is requesting an extension of the termination date of their sales and use tax exemption.

Robert Petrovich explained that this is an extension of their existing IDA sales and use tax exemption.

Louis Muraco advised that the extension request is due to delays in the completion of the project. The delays were onset by the addition of enclosed garages instead of carports. Muraco stated that the project is substantially complete.

Patrick Hogan read the Agency Action Requested of "A resolution of the Board authorizing an extension of the sales and use tax exemption." Motion was made by Kevin Ryan and seconded by Janice Herzog. Motion was carried.

4. 2024 Agency Audit

Patrick Hogan referenced the prior presentation of the Agency audit that Mike Lisson presented at the Audit Committee meeting.

Patrick Hogan read the Agency Action Requested of "A resolution of the Board approving the 2024 Audit of the Agency." A motion was made by Janice Herzog and seconded by Elizabeth Dreyfuss. Motion was carried.

5. Onondaga County Department of Water Environment Protection

The Onondaga County Department of Water Environment Protection is requesting access to a portion of property located at 5064 State Route 31 in the Town of Clay, owned by the Agency to undertake certain activities consistent with its Oak Orchard municipal sewer expansion project. The land will ultimately be purchased by WEP.

Robert Petrovich advised that OCIDA is proposing to use approximately 1.31 acres of land at the White Pine Science and Technology Park to build a municipal pump station to provide sewer service to support Micron and companies that plan to develop in the designated area. Petrovich stated that in order to support the construction of the new pump station, OCIDA is working



toward providing an access agreement for WEP to start the preliminary construction work on the property. Ultimately, the approximate 1.31 acre parcel of land will be subdivided and sold to WEP.

Petrovich added that the second resolution is to declare OCIDA's intent to be lead agency to coordinate the environmental review associated with the sale of the property.

Amanda Fitzgerald stated that the first resolution to execute the access agreement is a Type 2 action that doesn't require any further review under SEQR. The second resolution is declaring OCIDA lead agency only in connection with the subdivision of the specified parcel and the sale of the property.

Kevin Ryan inquired if the parcel is located on the corner of Caughdenoy Road and Route 31. Petrovich advised that Kevin was correct and that the parcel is located on the southeast corner.

Patrick Hogan read the Agency Action Requested of "A resolution of the Board authorizing the execution and delivery of an access agreement with the Onondaga County Department of Water Environment Protection in connection with the development of land in the Town of Clay." A motion was made by Kevin Ryan and seconded by Janice Herzog. Motion was carried.

Patrick Hogan read the Agency Action Requested of "A resolution of the Board declaring the Agency's intent to be Lead Agency for a coordinated environmental review with respect to the eventual subdivision and sale of the property." A motion was made by Kevin Ryan and seconded by Janice Herzog. Motion was carried.

6. Executive Session

Amanda Fitzgerald 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 Kevin Ryan, seconded by Janice Herzog. Motion was carried.

Motion to come out of Executive Session made by Kevin Ryan and seconded by Janice Herzog.

Motion to adjourn was made by Janice Herzog and seconded by Elizabeth Dreyfuss at 9:14 AM.

Alexis Rodriguez, Secretary

ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

March 31, 2025

Revenue / Expense / Income	Current Period	Current YTD
Operating/Non-Op Revenue	159,971	676,326
Administrative Expense	51,146	157,105
Operating/Program Expense	54,130	164,749
Net Ordinary Income	54,696	354,471

Current Assets	Current YTD
Total Cash	9,462,471
Less Pass Through Received	365,947
Net Cash	9,096,524

Onondaga County Industrial Development Agency

Profit and Loss

March 2025

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	4,635.46
2116.3 WPCP Agency Fee	111,111.11
Total 2116 Fees	115,746.57
2410 Lease Income	1,224.30
Total 500 Operating Revenue	116,970.87
501 Non-Operating Revenue	
2401 Interest Income	34,696.36
501.2 Other Non-Operating Revenue	201.13
Total 501 Non-Operating Revenue	34,897.49
527 Nat Grid Matching Grant	8,103.00
534 Pilot & Pass Thru Revenue	
528.003 OHB Redev LLC Funds Pass Thru	34,570.00
529 PILOT Income	30,216.13
Total 534 Pilot & Pass Thru Revenue	64,786.13
550 WPCP Pass Thru Revenue	306,565.66
Total Income	\$531,323.15
GROSS PROFIT	\$531,323.15
Expenses	
6400 Operating Expense	
6401 Insurance	
6401.1 D&O Insurance	6,523.00
Total 6401 Insurance	6,523.00
6406 Other Professional Services	
6406.50 Consulting Services	3,000.00
Total 6406 Other Professional Services	3,000.00
6407 Administrative Expense	51,145.73
6409 Conference Attendance	1,476.90
6410 Office Expense	641.73
6411 Memberships / Sponsorships	2,500.00
6414 Marketing	7,532.00
Total 6400 Operating Expense	72,819.36
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	14,345.34
6480 Roth Legal	600.00
Total 6450 Barclay Damon	14,945.34
Total 6440 Legal Fees	14,945.34

Onondaga County Industrial Development Agency

Profit and Loss

March 2025

	TOTAL
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.7 WPCP Marketing	14,921.84
Total 6510 White Pine Commerce Park	14,921.84
Total 6500 Agency Program Expenses	14,921.84
6514 White Pine Science & Technology Park	
6514.1 Legal	2,588.75
Total 6514 White Pine Science & Technology Park	2,588.75
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6606 OHB Redev LLC Funds Pass Thru	34,570.00
Total 6605 Pilot & Pass Thru Expenses	34,570.00
Total 6600 Non-Operating Expenses	34,570.00
6610 WPCP Pass Thru Expenses	
6610.1 Barclay Damon	177,777.78
6610.2 JMT	128,787.88
Total 6610 WPCP Pass Thru Expenses	306,565.66
Total Expenses	\$446,410.95
NET OPERATING INCOME	\$84,912.20
NET INCOME	\$84,912.20

Onondaga County Industrial Development Agency

Balance Sheet As of March 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.1 Cash - M & T Checking	101,515.05
200.5 NBT Checking	1,615,549.31
Total 200 Cash	1,717,064.36
200.6 NBT Savings	8,278,723.18
Total Bank Accounts	\$9,995,787.54
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	865,570.22
Total 380 Accounts Rec.	865,570.22
Total Accounts Receivable	\$865,570.22
Other Current Assets	
480 Prepaid Expenses	
480.4 Credit Balance on Card	-1,473.67
Total 480 Prepaid Expenses	-1,473.67
Total Other Current Assets	\$ -1,473.67
Total Current Assets	\$10,859,884.09
Fixed Assets	
100 Land	
101 White Pines Commerce Park	-0.27
107 800 Hiawatha	604,840.42
108 White Pine Science & Technology Park	2,140,557.00
Total 100 Land	2,745,397.15
104 Machinery & Equipment	
104.1 Office Furniture	1,429.00
104.2 Equipment	4,589.00
Total 104 Machinery & Equipment	6,018.00
211 A/D Office Furniture	-6,018.00
250 Investment in Real Property	30,756,703.00
Total Fixed Assets	\$33,502,100.15
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$44,363,626.00
LIABILITIES AND EQUITY	

Onondaga County Industrial Development Agency

Balance Sheet As of March 31, 2025

	TOTAL
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	919,696.18
Total Accounts Payable	\$919,696.18
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	157,105.16
600.204 OHB Redev LLC Funds	533,316.26
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	28,079,656.77
600.31 Accrued Interest - OC Note Payable	3,095,059.00
Total 600.3 Onondaga County Loan	31,174,715.77
Total 600 Accounts Payable	31,865,637.19
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	0.10
Total 601 PILOT and Pass Thru Payable	0.10
631 Due to Other Governments	
631.1 Towns	
631.105 Camillus	6,105.03
631.125 Elbridge	2,487.42
631.13 Geddes	82.75
631.155 Skaneateles	0.10
Total 631.1 Towns	8,675.30
631.2 Villages	
631.21 Camillus	1,055.79
631.235 Liverpool	4,976.00
631.26 Solvay	661.44
Total 631.2 Villages	6,693.23
631.3 Schools	
631.33 Jordan-Elbridge	21,057.64
631.34 Marcellus	315.18
631.355 Solvay	4,222.58
631.36 West Genesee	14,828.63
Total 631.3 Schools	40,424.03
631.4 Onondaga County	8,564.95
Total 631 Due to Other Governments	64,357.51
Total Other Current Liabilities	\$31,929,994.80
Total Current Liabilities	\$32,849,690.98
Total Liabilities	\$32,849,690.98

Onondaga County Industrial Development Agency

Balance Sheet

As of March 31, 2025

	TOTAL
Equity	
3900 Equity Unreserved	8,432,294.51
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	368,811.84
465 Equity - Unreserved	4,017.16
Net Income	362,972.88
Total Equity	\$11,513,935.02
TOTAL LIABILITIES AND EQUITY	\$44,363,626.00

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #504
April 10, 2025

GENERAL EXPENSES

1.	<u>ONONDAGA COUNTY PLANNING FEDERATION*</u> 2025 Planning Federation Symposium	\$	200.00
2.	<u>BROWN & BROWN INSURANCE SERVICES, LLC**</u> D&O Insurance Renewal	\$	6,523.00
3.	SEMI*** 2025 Affiliate Membership, Inv #10-035654	\$	1,000.00
4.	<u>BARCLAY DAMON LLP</u> February 2025 Legal Costs	\$	177,777.78
5.	<u>JMT OF NEW YORK, LLP</u> February 2025 Engineering Costs	\$	128,787.88
6.	<u>BARCLAY DAMON LLP</u> Retained Corporate & Public Finance Matters, Inv#5330744	\$	825.00
7.	<u>BARCLAY DAMON LLP</u> Roth Steel Inv#5330768	\$	240.00
8.	<u>BARCLAY DAMON LLP</u> OHB Redev, Inv#5330769	\$	987.50
9.	<u>BARCLAY DAMON LLP</u> WPSTP Inv#5330770	\$	3,851.75
10.	<u>LOVELL AND ASSOCIATES</u> March 2025 Consulting	\$	3,000.00
11.	<u>ONONDAGA CIVIC DEVELOPMENT CORPORATION</u> Toshiba Copier Reimbursement, Inv #1176	\$	992.62

12. <u>NEW YORK STATE ECONOMIC DEVELOPMENT COUNCIL</u>	\$	3,500.00
2025 NYSEDC Annual Meeting - Gold Sponsor		
13. <u>NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION</u>	\$	110.00
SPDES #NYR11L925 Renewal		
Total:	\$	327,795.53

*Ratification of check dated March 13, 2025

**Ratification of check dated March 18, 2025

***Ratification of check dated March 20, 2025

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #504
April 10, 2025

PILOT Payments

1. <u>ONONDAGA COUNTY</u>	\$	8,564.96
2025 PILOT Payments		
2. <u>ONONDAGA COUNTY</u>	\$	9,520.40
COR Inner Harbor - Master & Sub Proj #1 - 1ST Qtr 2025 PILOT Payment		
3. <u>CITY OF SYRACUSE</u>	\$	9,997.83
COR Inner Harbor - Master & Sub Proj #1 - 1ST Qtr 2025 PILOT Payment		
4. <u>TOWN OF CAMILLUS</u>	\$	6,105.03
2025 PILOT Payments		
5. <u>TOWN OF ELBRIDGE</u>	\$	2,487.42
2025 PILOT Payments		
6. <u>TOWN OF GEDDES</u>	\$	82.75
2025 PILOT Payments		
7. <u>VILLAGE OF CAMILLUS</u>	\$	1,055.79
2025 PILOT Payments		
8. <u>VILLAGE OF SOLVAY</u>	\$	661.44
2025 PILOT Payments		
9. <u>SYRACUSE CITY SCHOOL DISTRICT</u>	\$	10,697.91
COR Inner Harbor - Master & Sub Proj #1 - 1ST Qtr 2025 PILOT Payment		
10. <u>JORDAN ELBRIDGE CENTRAL SCHOOLS</u>	\$	21,057.64
2025 PILOT Payments		
11. <u>SOLVAY UNION FREE SCHOOL DISTRICT</u>	\$	4,222.58
2025 PILOT Payments		
12. <u>WEST GENESEE CENTRAL SCHOOLS</u>	\$	14,828.63
2025 PILOT Payments		
13. <u>MARCELLUS CENTRAL SCHOOLS</u>	\$	315.18
2025 PILOT Payments		
TOTAL	\$	89,597.56

OCIDA
ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

12/2/2024

Project:	Upstate Pathology Lab Ownership, LLC	Project Number:	3101-24-07A
Location:	DeWitt	School District:	East Syracuse Minoa
		Project Type:	New Construction
Tax Parcel(s):	029.-02-27.3	Village:	0

Total Project Cost:	\$	86,520,000		8. Total Jobs	223
Land Acquisition	\$	5,000,000		8A. Job Retention	178
Site Work/Demo	\$	5,000,000		8B: Job Creation	45
Building Construction & Renovation	\$	60,000,000		(Next 5 Years)	
Furniture & Fixtures	\$	2,500,000			
Equipment	\$	3,000,000			
Project Soft Cost	\$	11,020,000			

Community Investment /Abatement

	Fiscal Impact (\$)
Abatement Summary	\$6,322,791
Sales Tax Abatement	\$3,200,000
Mortgage Tax Abatement	\$547,500
Property Tax Relief (PILOT)	\$2,575,291
 Community Investment	 \$148,989,595
PILOT Payments (-)	\$2,555,096
Project Salaries and Benefits Estimated (10 yrs)	\$49,757,499
Construction Benefit Estimate	\$10,157,000
Total Project Cost	\$86,520,000

Investment:Abatement Ratio 23.56 :1

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Project Description

The applicant is proposing construction of an approximately 109,000 square foot, three story pathology lab building.

Upstate Pathology Lab Ownership, LLC

A) PILOTS Estimate Table Worksheet

for 10 years

OCIDA estimate of current market value					\$	1,000,000
Projected investment					\$	60,000,000
OCIDA estimate of increase in value					\$	15,832,250
OCIDA estimated value after project is completed					\$	16,832,250
Taxes that would have been collected if the project did not occur					\$	304,795
Scheduled PILOT payments					\$	2,555,096

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Village	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 3,714	\$ 4,660	\$ 19,462	\$ -	\$ 27,836	\$ 468,540	\$ 440,705
2	90%	\$ 9,785	\$ 12,280	\$ 51,280	\$ -	\$ 73,344	\$ 477,911	\$ 404,567
3	80%	\$ 16,097	\$ 20,202	\$ 84,363	\$ -	\$ 120,662	\$ 487,470	\$ 366,807
4	70%	\$ 22,658	\$ 28,436	\$ 118,749	\$ -	\$ 169,843	\$ 497,219	\$ 327,375
5	60%	\$ 29,476	\$ 36,991	\$ 154,477	\$ -	\$ 220,944	\$ 507,163	\$ 286,220
6	50%	\$ 36,556	\$ 45,877	\$ 191,586	\$ -	\$ 274,020	\$ 517,307	\$ 243,287
7	40%	\$ 43,908	\$ 55,104	\$ 230,118	\$ -	\$ 329,131	\$ 527,653	\$ 198,522
8	30%	\$ 51,540	\$ 64,682	\$ 270,114	\$ -	\$ 386,336	\$ 538,206	\$ 151,869
9	20%	\$ 59,460	\$ 74,620	\$ 311,619	\$ -	\$ 445,699	\$ 548,970	\$ 103,271
10	10%	\$ 67,675	\$ 84,931	\$ 354,675	\$ -	\$ 507,281	\$ 559,949	\$ 52,668
TOTAL		\$ 340,869	\$ 427,783	\$ 1,786,444	\$ -	\$ 2,555,096	\$ 5,130,387	\$ 2,575,291

Year						
	0	1	2	3	4	5
Jobs						
Current/Actuals	178					
Creation Goals	45	25	10	10		
Total Employment Goals	223	203	213	223	223	223

BARCLAY DAMON ^{LLP}

Kevin R. McAuliffe
Partner

November 14, 2024

Onondaga County Industrial Development Agency
Attention: Nate Stevens
335 Montgomery Street, Floor 2M
Syracuse, New York 13202

Re: Upstate Pathology Lab Ownership, LLC

Dear Nate:

Enclosed herewith please find:

1. Application of Upstate Pathology Lab Ownership, LLC
2. Three-page supplement to the application
3. Copy of the survey
4. Minutes from the Town of Dewitt Planning Board meeting of August 22, 2024 at which the Planning Board declared itself to be Lead Agency for SEQRA purposes.
5. Renderings of the proposed structure
6. Checks payable to the Agency in the amount of \$1,000 and to Harris Beach in the amount of \$2,500.

Note that this is not a proposal to construct a medical office building at which patients will be seen or receive treatment. As is set forth in more detail in the supplement to the application, the building will be occupied only by employees of the Upstate Pathology Department to perform their services on samples that are gathered from patients at other facilities and sent to this facility for review and analysis.

The Town of Dewitt Planning Board is close to completing its review of the proposed construction and finalizing the SEQRA process.

Please let us know what additional information you may need.

Very truly yours,


Kevin R. McAuliffe



ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR FINANCIAL ASSISTANCE

1. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
2. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
3. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
4. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the OCIDA Board approval date. If this schedule cannot be met, the Applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at <http://www.dec.ny.gov/permits/6191.html>.
6. Public Officers Law stipulates all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and reproduction. Should the Applicant believe there are project elements which are trade secrets if publicly disclosed or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, the Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the Agency may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The completed Application and associated fees MUST be received 10 business days prior to the upcoming OCIDA Board meeting in order to be placed on the agenda. A signed application may be submitted by mail, fax or electronically in PDF format to Nancy Lowery at nancylowery@ongov.net
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Barclay Damon LLP in the amount of \$2,500

This Application was adopted by the OCIDA Board on June 8, 2023.

Return completed application to:
Onondaga County Industrial Development Agency
Attn: Nancy Lowery
335 Montgomery Street, Floor 2M Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
nancylowery@ongov.net

Section I: Applicant Information

Submittal Date: November 14, 2024

A) Applicant/Project Operator information (company receiving benefits):

1. Applicant/Project Operator: Upstate Pathology Lab Ownership, LLC
- Applicant/Project Operator Address: 5112 West Taft Road, Suite M, Liverpool, NY 13088
- Phone: 315 452-2003 Fax: 315 452-2550
- Website: n/a Email: jmurphy@hallmarkre.com
- Federal ID#: 93-3422573 NAICS: 531120
- State of Incorporation: Florida Registered in New York State
- See link for your NYS incorporation information. <https://apps.dos.ny.gov/publicInquiry>
2. Owner (if different from Applicant/Project Operator): _____
- Owner Address: _____
- Federal ID#: _____
- State of Incorporation: _____
- List of stockholders, members, or partners of Owner: _____

B) Applicant Business Organization (check appropriate category):

- | | |
|--|---|
| ☐ Corporation | ☐ Partnership |
| ☐ Public Corporation | ☐ Joint Venture |
| ☐ Sole Proprietorship | ☒ Limited Liability Company |
| ☐ Other, explain | |

List all stockholders, members, or partners with % of ownership greater than 5%:

Name	% of ownership
<u>Upstate Pathology Lab Development, LLC</u>	<u>100%</u>
<u>whose members are;</u>	
<u>A John Merola, M.D.-67%</u>	
<u>John D. Murphy, Jr.-33%</u>	

C) Applicant Business Description:

Estimated % of sales within Onondaga County: 100%

Estimated % of sales outside Onondaga County but within New York State: _____

Estimated % of sales outside New York State but within the U.S.: _____

Estimated % of sales outside the U.S.: (*Percentage to equal 100%) _____

Applicant /Owner History:

1. Is the Owner and/or Applicant or any manager or owner of the Owner and/or Applicant now a plaintiff or defendant in any civil or criminal litigation? ☒ No ☐ Yes, explain
2. Has any owner of manager of the Owner and/or Applicant listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☒ No ☐ Yes, explain
3. Has any person listed in Section I ever been in receivership or declared bankruptcy?
☒ No ☐ Yes, explain

D) Has the Applicant/Owner received assistance from Onondaga County Industrial Development Agency (OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past?

☒ No ☐ Yes, explain (Provide year, project name, benefit description, amounts, address)

E) Individual Completing Application:

Name: John D. Murphy Jr. Title: Manager

Address: 5112 West Taft Rd. Liverpool, NY 13088 Phone: 315 452-2003

Cell Phone: 315 447-5266 E-mail: jmurphy@hallmarkre.com

F) Company Contact (if different from individual completing application):

Name: _____ Title: _____

Address: _____ Phone: _____

Cell Phone: _____ Email: _____

G) Company Counsel:

Name of Attorney: Kevin R. McAuliff, Esq.

Firm Name: Barclay Damon LLP

Address: 125 E Jefferson Street, Syracuse, New York 13202

Phone: 315 425-2875

Cell Phone: 315 382-8703

Email: Kmcauliffe@barclaydamon.com

Section II: Project and Site Information

A) Project Location is where the investment will take place. If Applicant is moving, the new location should be entered here and the current location should be in Section I.

Address: 6624 Fly Road, East Syracuse, NY 13057

Legal Address (if different): _____

City: _____ Town: Dewitt Village: _____

Zip Code: 13057 School District: East Syracuse Minoa

Tax Map Parcel ID(s): 029.-02-27.3

Full Market Value: 2024 1,000,000 Square Footage of Existing Building(s): 0

B) Project Activity (Check all that apply):

- | | |
|--|---|
| ☒ New construction | ☐ Acquisition of existing facility |
| ☐ Expansion to current facilities | ☐ Brownfield/Remediated Brownfield |
| ☐ Renovation of existing facility | ☐ Demolition and construction |
| | ☐ Purchase of machinery/equipment |

C) Select Project Type or Project End Use at site (you may check more than one):

- | | |
|--|--|
| ☐ Manufacturing | ☐ Mixed Use |
| ☐ Retail (see Section V) | ☐ Facility of Aging |
| ☐ Housing Project (see Section VII) | ☐ Distribution/Wholesale |
| ☐ Civic Facility (not for profit) | ☐ Commercial |
| ☐ Industrial | ☐ Renewable Energy Project (see Section VI) |
| ☒ Other, explain | |

D) Project Narrative: Please check one of the two boxes below and attach statement.

- ☒ A statement that the Project described in this application would not be undertaken but for the financial assistance provided by the Agency.
- ☐ If the Project is going to advance regardless of any financial assistance from the Agency, please provide a statement indicating why the project should be considered by the Agency for any financial assistance.

E) Description of Project: Please attach a detailed narrative of the proposed Project. Please attached copies of site plans, sketches or maps. This narrative should include, but is not limited to:

- ☒ (i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;
- ☒ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☒ (iii) the size of the lot upon which the Project sits or is to be constructed;
- ☒ (iv) the current use of the site and the intended use of the site upon completion of the Project;
- ☒ (v) describe your method for site control (Own, lease, other).

F) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state?

☒ No ☐ Yes

G) Please describe any compelling circumstances the Agency should be aware of while reviewing this application.

H) Local Approvals (Site Plan and Environmental Review)

Have site plans been submitted to the appropriate town or local planning department?

☐ No. When will the plans be submitted? _____ ☒ Yes, what is the status? Pending

Has the project received site plan approval from the town or local planning board?

☒ No, anticipated approval date. 12/2024 ☐ Yes, date _____

If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. **(NOTE: SEQR determination is required for final approval and sales tax agency appointment.)**

1. Environmental Review Information

- a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: <http://www.dec.ny.gov/permits/6191.html>
- b. Has Lead Agency been established? ☐ No ☒ Yes, name of Lead Agency
Town of Dewitt
- c. Have any environmental issues been identified on the property?
☒ No ☐ Yes, explain

Section III: FINANCIAL AND EMPLOYMENT INFORMATION

A) Project Costs and Finances

Description of Costs	Total Budget Amount
Land Acquisition	5,000,000.00
Site Work/Demo	5,000,000.00
Building Construction & Renovation	60,000,000.00
Furniture & Fixtures	2,500,000
Equipment	3,000,000
Project Soft Cost	11,020,000
Total Project Cost	86,520,000

Please have documentation available upon request. Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost.

Sources of Funds for Project Costs:

1. Bank Financing \$ 73,000,000
2. Equity \$ 13,520,000
3. Tax Exempt Bond Issuance (if applicable) \$ _____
4. Taxable Bond Issuance (if applicable) \$ _____
5. Total Sources of Funds for Project Costs \$ 86,520,000

6. Public Sources (Include sum total of all state and federal grants and tax credits) \$ _____

-Identify each state and federal grant/credit:

	\$ _____
	\$ _____
	\$ _____

C) Employment and Payroll Information

Full Time Equivalent (FTE) is defined as one employee working no less than 35 hours per week or two or more employees together working a total of 35 hours per week.

1. Are there people currently employed at the project site?

☒ No ☐ Yes, provide number of FTE jobs at the project site _____
If you are relocating, are all employees moving to new site? ☒ No, explain ☐ Yes

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	178
Estimate the number of construction jobs to be created by this Project:	200
Estimate the average length of construction jobs to be created (months):	12-14 months
Current annual payroll including the benefit cost:	23,000,000.00
Average salary amount that is an employee benefit (%):	43%
Average annual growth salary/wage rate (%)	3%
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	100%

D) New Employment Benefits

Complete the following chart indicating the number of FTE jobs currently employed by the Applicant, FTE jobs currently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
Pathologist	\$303,881.00	18
Technologist	\$87,717.00	91
Laboratory Support	461,020.00	69
	TOTAL	178*

* The above breakout is the applicant's estimate based upon Upstate's current employment census reduced to reflect those jobs not moving to the new facility.

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Current Annual Pay	FTE Jobs Created Year 1	FTE Jobs Created Year 2	FTE Jobs Created Year 3
Pathologist	\$312,997.00	3	1	1
Technologist	\$90,349.00	12	5	5
Laboratory Support	\$62,850.00	10	4	4
TOTAL		25	10	10

E) Financial Assistance sought:

- ☒ Real Property Tax Abatement (PILOT): *Agency Staff will provide draft and final PILOT schedule:* _____
- ☒ Mortgage Recording Tax Exemption (.75% of mortgage): \$547,500.00
- ☒ Sales and Use Tax Exemption (4% Local, 4% State): \$3,200,000.00
- ☐ Tax Exempt Bond Financing (Amount Requested): _____
- ☐ Taxable Bond Financing (Amount Requested): _____

F) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ 73,000,000.00

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 547,500.00

G) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax: \$ 40,000,000.00

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure,
above): \$ 3,200,000.00

Section IV: Estimate of Real Property Tax Abatement Benefits

This section of the Application will be: (i) completed by Agency Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?

☐ Yes ☐ No

If yes, please answer, questions 2, 3 and/or 4 below.

If yes, please explain how much the project will exceed one-third of the total project cost.

2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) A poverty rate of at least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.

☐ Yes ☐ No

If yes, please provide the data and explain.

3. Is the Project likely to attract a significant number of visitors from outside of the economic development region?

☐ Yes ☐ No

If yes, please provide a third party market study.

4. Is the predominate purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town, City, County or Village of where the Project will be located.

☐ Yes ☐ No

If yes, please provide data and explain.

SECTION VI: For Solar Projects Only

Please answer all the questions as an addendum to this application:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the Applicant leasing the property?
☐ Yes, please provide a copy of the lease
☐ No, purchased the property. Please provide documentation.
3. Has the Applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
☐ Yes
☐ No
4. Has the Applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city, and village where the Project is located?
☐ Yes, please provide copy of the letter.
☐ No
5. Has the Applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
☐ Yes, please provide copy of the letter.
☐ No
6. Is the entire parcel being used for the solar project?
☐ Yes
☐ No, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain:
7. Will the Applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
☐ Yes, explain.
☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the Agency meeting agenda, proposed solar projects must provide the Agency with the following in advance of the Project's first OCIDA Board meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating the municipality that is lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the local town, village, city, and/or school district outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. The Agency cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the Agency approval process. Agency staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please answer all the questions as an addendum to this application:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. [see Section II (C)]
2. Is the Project being built in a blighted area? If yes, please describe.
3. Is the Project fulfilling an unmet need in the area? If yes, please explain.
4. Please provide a market study documenting a need for such housing.
5. Is there support from local government officials for the Project and for the financial assistance being requested from the Agency? If yes, please provide written documentation.
6. Is the Project considered infill in a populated area? If yes, please explain.
7. Does the Project provide walkability? If yes, please explain.
8. Is there additional county infrastructure necessary to service the Project? If, yes, please explain.
9. Is the Project part of a larger mixed-use development? If yes, please describe.

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

In consideration of the extension of financial assistance by the Agency Upstate Pathology Lab Ownership, LLC (the Company understands the Local Access Policy and agrees to abide by it. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 10/17/24 (date).

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

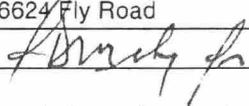
Applicant(s) Company: Upstate Pathology Lab Ownership, LLC

Representative for Contract: John D. Murphy Jr.

Address: 5112 West Taft Rd. Suite M City: Liverpool State: NY Zip: 13088

Phone: 315 452-2003 Email: Jmurphy@hallmarkre.com

Project Address: 6624 Fly Road City: East Syracuse State: NY Zip: 13057

Signature: 

General Contractor: LeChase Construction Services, LLC

Contact Person: Kevin Hoffman

Address: 609 Erie Boulevard W City: Syracuse State: NY Zip: 13204

Phone: 315 423-0015 Email: khoffman@lechase.com

Authorized Representative: Kevin Hoffman Title: Vice President

Signature: _____

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

In consideration of the extension of financial assistance by the Agency Upstate Pathology Lab Ownership, LLC (the Company understands the Local Access Policy and agrees to abide by it. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 9/23/24 (date).

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Applicant(s) Company: Upstate Pathology Lab Ownership, LLC

Representative for Contract: John D. Murphy Jr.

Address: 5112 West Taft Rd. Suite M City: Liverpool State: NY Zip: 13088

Phone: 315 452-2003 Email: Jmurphy@hallmarkre.com

Project Address: 6624 Fly Road City: East Syracuse State: NY Zip: 13057

Signature: _____

General Contractor: LeChase Construction Services, LLC

Contact Person: Kevin Hoffman

Address: 609 Erie Boulevard W City: Syracuse State: NY Zip: 13204

Phone: 315 423-0015 Email: khoffman@lechase.com

Authorized Representative: Kevin Hoffman Title: Vice President

Signature: _____

Section IX: Agency Fee Schedule

* Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEEs	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		Due at closing
1. Sales and Use Tax Exemption	.01 X TPC	
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total X .0125)	
4. Bond refinancing	.0025 X TPC (total X .015)	
Projects that exceed \$250,000,000 in Total Project Cost and/or create in excess of 500 new jobs, may be eligible to negotiate a non-standard Agency fee with the Executive Director.	TBD based on Executive Director determination	Due at closing
Agency Legal Fees		Due at closing
Fee for first \$20 million	.0025 X of the project cost or bond amount	
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	Up to but not to exceed 5% of Agency Fee as noted on the Cost Benefit Analysis at time of project approval. Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

Information to be Provided the Company: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Please refer to the OCIDA Uniform Tax Exemption Policy (UTEP).

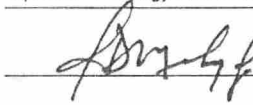
I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Name of Applicant(s) Company

Upstate Pathology Lab Ownership, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

John D. Murphy Jr. Manager

Date:

10/17/24

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Sue Stanczyk, Director
4. Kevin Ryan, Director
5. Fanny Villarreal, Director
6. Cydney Johnson, Director
7. Elizabeth Dreyfuss, Director

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Nancy Lowery, Secretary
4. Karen Doster, Recording Secretary
5. Alexis Rodriguez, Assistant Treasurer
6. Svetlana Dyer, Assistant Secretary

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

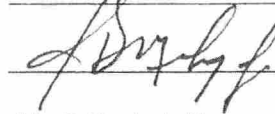
The Applicant(s) has received a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Name of Applicant(s) Company

Upstate Pathology Lab Ownership, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

John D. Murphy Jr. Manager

Date: 10/17/24

Section XII: Representations, Certifications, and Indemnification

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

John D Murphy Jr (Name of CEO or other authorized representative of Applicant)(s) confirms and says that he/she is the Managing Member (title) of Upstate Pathology Lab Ownership, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

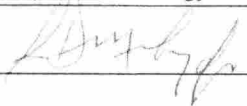
- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. For additional information on NYS sales and use tax see [here](#).
- C. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- D. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an event of default under the Project closing documents. Please see this page for ST-340 form required in the above referenced employment report.

- E. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a “covered project” pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- F. Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- G.** The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- H.** The Applicant understands and agrees that it is in substantial compliance with applicable local, state and federal tax, worker protection, and environmental laws, rules and regulations. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- I.** The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency’s involvement in the Project.
- J.** The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

- K.** The Agency has the right to request and inspect supporting documentation regarding attestations made on this application.
- L. Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, reconstruction, equipping and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company: Upstate Pathology Lab Ownership LLC

Signature of Officer or Authorized Representative: 

Name & Title of Officer or Authorized Representative: John D. Murphy Jr. Manager

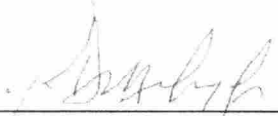
Date: _____

STATE OF NEW YORK)

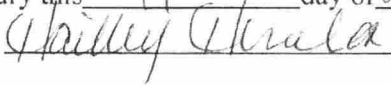
COUNTY OF ONONDAGA) ss.:

John D. Murphy, Jr., being first duly sworn, deposes and says:

1. That I am the Manager (Corporate Officer) of Upstate Pathology Lab Ownership LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete


(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury this 17 day of October, 2024.



(Notary Public)

HAILLEY HIRVELA
NOTARY PUBLIC STATE OF NEW YORK
CAYUGA COUNTY
LIC. #01HI6431050
COMM. EXP. 03/28/2026

End of Application

Rev 6 8 23

APPLICATION OF UPSTATE PATHOLOGY LAB OWNERSHIP, LLC

PROJECT ADDRESS: 6624 FLY ROAD, EAST SYRACUSE, NY 13057 (TOWN OF DEWITT)

SECTION II: PROJECT AND SITE INFORMATION – SUPPLEMENTAL INFORMATION

C) Project Type/End Use: Other

The project consists of the construction of an approximately 109,000 square foot, three story pathology lab building, fully furnished and ready to operate. The building will be occupied by Upstate Medical University's Pathology Department. Currently, Upstate's Pathology Department occupies 55,000 square feet on five floors in three different buildings on the Upstate Medical (downtown Syracuse) campus. The building will contain the following disciplines: Core Laboratory, Microbiology Lab, Histology Laboratory, IHC, Cytology Laboratory, Electron Microscope, Bone Marrow, HEM path, Cytogenetics, Flow Cytometry, Molecular laboratory, Bioinformatics & Digital Pathology, Courier and Drone service area, teaching, conference, and employee support areas. This state-of-the-art facility will accommodate new efficient processing equipment and additional volume, and facilitate employee retention and attract new pathology physicians, technicians, and support personnel. The existing downtown Syracuse Upstate's medical campus spaces that the Pathology Department will be vacating have already been allocated to hospital departments that need additional space. In fact, over half of the existing Pathology space is in the Upstate Cancer Center which requires additional space.

Currently, the Upstate Pathology Department employs approximately 228 people in offices that are on five different floors in three different buildings.

When Upstate Medical moves into its new pathology laboratory, overall employment will initially grow by 25 new jobs to 253, an 11% increase. A small laboratory will remain on Upstate's main downtown Syracuse campus to meet the surgical and critical care needs of its hospital. Of the 228 existing employees, 50 will continue to work in the Downtown Campus, and the remaining 178 employees will move to the new location at Fly Road.

With the additional space and capacity in its new pathology lab facility, Upstate expects volume of work to grow substantially. Upstate also expects that employment will increase in year two by 10 additional jobs, a further increase of 4%, and in year three by 10 additional jobs, a further increase of 4%, resulting in a net increase of 45 jobs over the existing employment number of 228 people.

To further clarify, the new location will experience growth according to the following over three years:

- Fifty (50) of the existing 228 employees will remain at the downtown location. **178 employees will move to the new location.**
- **In Year 1**, the new location will add 25 jobs; **178 existing + 25 new = 203 TOTAL**
- **In Year 2**, the new location will add 10 jobs; **203 + 10 new = 213 TOTAL**
- **In Year 3**, the new location will add 10 jobs; **213 + 10 new= 223 GRAND TOTAL at the new location**

This new modern facility will be outfitted with state of the art and more efficient lab testing equipment, which will increase the capacity/volume of analysis and employee productivity. In addition, the

Pathology Department will be able to expand its customer base with the additional capacity, and utilize drone technology to more efficiently transport specimens. Likewise, Upstate Medical will benefit from the building's location next to the intersection of Route 90 and soon to be Route 81, which will greatly enhance delivery efficiency. The Pathology Department currently provides professional analysis for specimens, over 50% of which are from requests outside of Onondaga County. The new facility will not only increase the Department's footprint, but will likely increase the capability to provide services to a broader geographic region.

Note that contrary to the normal interpretation of a "medical office building", this facility is a testing and analysis laboratory, not a patient facility. The new facility will be a professional laboratory staffed by medical service employees where specimens are received by Upstate Medical couriers, tested, and the results returned to the requesting physician, hospital or health care system. The new Fly Road facility will not be a public building. Patients will not visit nor frequent the building. Specimens will be delivered to the facility by various couriers, Upstate, other hospitals, labs, physicians, medical practices, and other medical entities. Lab results are then reported back to the prescribing entity.

SECTION II:

D) PROJECT NARRATIVE:

The Project described in this application would not be undertaken but for the financial assistance provided by the Agency. Since the early planning stages for the Project, there have been numerous changes in the financial markets, construction cost and supply chain markets. Construction costs, including both materials and labor have been tracking significantly higher in recent years. Long term interest rates and credit spreads have increased significantly, and supply chain issues continue to be challenging for construction projects. Inflation has also had a significant impact on all cost aspects of the Project, with no predictable end in sight.

During the planning stages for the Project, the prime rate of interest increased from 3.25% in January 2023, to 8.0% today (as of October, 2024). Construction financing for the Project is tied to the prime rate of interest and has added significantly to the project cost and has therefore adversely affected the total cost of the Project.

While the above factors make the Project challenging from a financial predictability perspective, the financial assistance offered by the Agency will significantly and positively impact the project's financial viability.

SECTION II

E) DESCRIPTION OF PROJECT:

(i) The principals of Upstate Pathology Lab Ownership, LLC have designed, constructed, owned, and managed medical office buildings in Central New York for over 50 years. In particular, the principals developed and managed the North Medical Center, a 400,000 square foot 33-acre medical campus in the Town of Clay, and the 200,000 square foot Northeast Medical Center in Fayetteville, New York. The Project site was acquired in the fall of 2022 and includes the adjacent Upstate Bone & Joint Center- a 100,000 square foot medical office building including an Ambulatory Surgery Center.

(ii) The Project will be a newly constructed three-story medical laboratory building containing approximately 109,000 square feet. The Project consolidates existing facilities located in three buildings at Upstate Medical University's downtown Syracuse campus. Those facilities will be vacated and back-filled as reported to Applicant by Upstate Medical University as follows: (i) expand existing pharmacy services, (ii) expand existing cancer center, (iii) expand interventional radiology program facility, (iv) expand existing Stat Lab, and (v) increase surgery efficiency with additional space gained. The new building expands the Pathology Department for Upstate Medical University by providing a new state-of-the-art facility. The new building will have one tenant, Upstate Medical University's Pathology Laboratory. Contained in Section 2c is a listing of the various disciplines that will occupy space in the new building.

(iii) The Project will be situated on a portion of the remaining vacant 23.263 acres on the Upstate Bone & Joint Center site on 6624 Fly Road.

(iv) The current use of the site is vacant land. The intended use of the land is the proposed Pathology Laboratory and other medical office and related uses.

(v) The principals own the property, having had it subdivided from the larger parcel at 6620 Fly Road.

SECTION III: FINANCIAL AND EMPLOYMENT INFORMATION

C (2) : "If you are relocating, are all employees moving to the new site? • No, explain"

Explanation: An upgraded Stat Lab and necessary medical staff (50) will remain at Upstate Medical University's main campus in downtown Syracuse to meet the immediate needs of Upstate Medical's hospital.

MINUTES OF A REGULAR MEETING OF
THE PLANNING BOARD OF THE TOWN OF DEWITT

August 22, 2024

A regular meeting of the Planning Board of the Town of DeWitt, New York was held at the Town Offices, 5400 Butternut Drive, DeWitt, New York, on August 22, 2024 at 7:00 p.m. The meeting was also accessed remotely through Zoom technology and in accordance with New York Open Meetings Law.

There were present: Nathan Brown, Chairperson
Doug Arena
Joe Mueller
Kathy Kotz
Jenny Ragan

There was a quorum of the members of the Planning Board present. Also present were Lea Baker for the Office of Planning and Zoning, Ilana Cantrell, Director of Planning and Zoning, by Zoom; Doug Miller, Town Engineer by Zoom; Jamie L. Sutphen, Attorney; Nathan Brown was Chairperson of the meeting and Jamie L. Sutphen acted as Secretary.

Ms. Kotz made a motion seconded by Mr. Mueller to approve the minutes of the August 8, 2024 meeting. The motion was carried with all members voting in favor.

There were two work sessions on August 20th; Upstate Pathology, Fly Rd. and Solvay Bank. There are currently no work sessions scheduled for September 10th.

Alpha Omega - Phase 2 – PB-752-24
Continuation of a Multi-Phased Project
4751 Ogle Road
Tax Map #: 083.-01-07.0
(10 Minutes)

Ed Keplinger, Mike Fogel, Esq. and Rich Ricelli, present for the applicant and made a brief presentation for reapproval. Phase 1 addressed grading and steep slopes and storm water facility. Phase 2 is northwest corner that addresses Steep slopes - Phase 3 is s/w corner steep slopes; Phase 4 is the grading and filling operations. In Phase 1 the grading and filling expected to be completed in 2028; it is approximately 70% completed. Phase 2 grading and filling is 30% complete and expected to extend beyond 2028. There is potential for Route 81 fill; but it will only be "clean" fill. The condition regarding the type of fill per DEC and the 2020 approval will stay in effect.

Mr. Brown made the following motion seconded by Mr. Mueller as follows:
By resolution dated August 13, 2020, this Board approved certain grading and filling operations on this site, which included various findings and conditions, including the following condition:

"A Grading and Filling permit shall be issued for period not to exceed four years from the date of issuance, if the project has not been completed with the allowable four years a new permit must be applied for under the same conditions of the Planning Board Approval dated 8/13/2020 except however, any subsequent permit will be issued annually". This Board now approves the continued grading and filling operations on the site as set forth in the August 13, 2020 approval, and as further supported by the Site Plans dated 7/18/2024 and the Site Plan Application dated 7/11/2024, with the following additional modifications:

This is a Type 2 action for SEQRA with the finding that there were no changes since the last permit was issued, and the determination of significance has not changed. The site plan submitted is the same one from 2020 and is a continuation of the same project; no further environmental review is required.

This Board has reviewed the OCPB referral dated August 21, 2024 which offered a modification, which this Board accepts as a condition of this approval.

The grading and filling may continue under all conditions as set forth in the August 13, 2020 approval with the following additional / modified conditions:

1. The applicant must reach out to OCDOIT to satisfy the modification as set forth in the OCPB referral dated August 21, 2024 as follows: "The applicant must contact the Onondaga County Department of Transportation to discuss anticipated heavy truck traffic, which may have impacts to Jamesville Toll Road and Rock Cut Road and require temporary signage". Trucks are not permitted to travel on Rock Cut Road from the intersection of Ogle Road where there is a posting with an axle weight limit of 5 tons on Rock Cut Road.

2. The applicant must return to the Planning Board four (4) years from the date hereof to provide an update of the project and receive approval for an additional four-year period, if all conditions are found to be fulfilled and the site work is progressing satisfactorily. It being the intent that the applicant shall return to the Planning Board every four years for an update report and re-approval.

3. A further condition is that the applicant must receive an annual Building Permit from the Department of Planning and Zoning for the grading and filling operations. The Building Permit shall be issued upon administrative review of the Department to assure compliance with the conditions herein and further administrative conditions as may be necessary.

4. The time frame for Phase 1 completion is modified from the prior approval to note that Phase 1 is to be completed by 2028, and Phase 2 which has been permitted to commence prior to the completion of Phase 1, will be completed after 2028, at a date to be later determined.

5. Except as specifically modified herein, all findings and conditions of the August 13, 2020 approval remain in full force and effect and unmodified.

The motion carried unanimously.

**U-Haul- PB-711-23
New Facade Structures
6341 Thompson Road
Tax Map #: 033.-04-04.2
(20 Minutes)**

Brett Lindsay was present for the applicant. Mr. Brown noted that this has been a long process and the site plan has been reviewed. No one having any comments on the last presented plans, Mr. Mueller made a motion seconded by Ms. Ragan as follows:

Motion to approve the Site Plan last dated 8/2/2024 and the Site Plan Elevations last dated 8/2/2024, with the following findings and conditions:

This is an unlisted action under SEQRA; this Board has reviewed the EAF dated 11/22/2023 and issues a negative SEQRA declaration for the project finding no adverse environmental impacts from the action.

This Board recommended variances with respect to signage for this site by motion dated August 8, 2024. The variances were granted by the Zoning Board Appeals on August 19, 2024. This final site plan, elevations, signage and site circulation have all been carefully considered over a significant period of time with multiple meetings between the applicant and Board and with consideration of the long-standing use as permitted on this Industrial Site, the high visibility of the site on Thompson Road, the nature of the Thompson Road corridor, and the significant public use of this site.

This approval is made with the further condition that this approval is for plans and other submitted documents "Site Plan Documents" that have been signed by the Planning Board Chairperson and the applicant and requires that all the work shown be completed by the applicant in order for a Certificate of Occupancy or Compliance to be issued. Any proposed changes, additions or deletions to the scope of work or materials from the Site Plan documents are NOT approved and are subject to further Site Plan Review pursuant to Town of DeWitt Code Section 192-122.

The motion carried unanimously.

Mr. Mueller, Mr. Arena and Ms. Ragan joined in the comment that the applicant may do better and obtain faster approvals if they review the regulations and get requirements to this Board before undertaking any further improvements to this site.

Pathology Lab
6620 Fly Road
Tax Map # 029.-02-27.1
PB-667-23
(3 minutes)

The matter is before the Board for the purpose of SEQRA lead agency determination. Mr. Brown made a motion, seconded by Ms. Kotz, to declare this a Type 1 Action under SEQRA and to declare the Planning Board of the Town of DeWitt lead agency for coordinated review.

The motion carried unanimously.

CopperTop Tavern
Improvements to existing restaurant
3220 Erie Blvd.
Tax Map # 045.-05-01.2
PB 754-24
(25 minutes)

Dave Schlosser, Architect, present for the applicant. He presented the concept application. The architecture was shown and discussed. There was a question as to the easement for parking; that has been provided to the Department and will be reviewed. The Site plan was shown. There are 90 spaces now on the site there will still be 90 when done. There are some minor modifications from the previously approved plan for the steak house. The new trash holding area was discussed. Approximately 80 % of existing landscaping to be removed and will be replaced as shown.

There was discussion regarding whether granite or concrete is required in the front/integral sidewalk at the pedestrian building access. Parking lot landscaping was discussed as well as the building finishes. The canopy discussed, as well as photometrics. Height of building discussed; this will be further reviewed. The overall height is 26 feet; but with the one-to-one ratio - this would need a height variance of 8 feet. Parking in the ROW would need permission of State DOT. The Department will reach out to DOT regarding this matter; the drive aisles are existing, although only 19 feet.

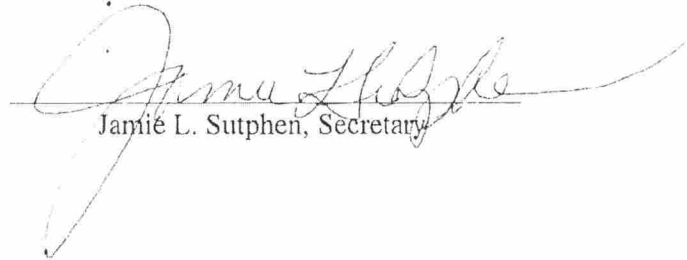
Traffic circulation in the front is a concern as appears to be two way, which may not be ideal; options for one will be presented.

Comments will be delivered to the applicant and a possible work session scheduled. The applicant will look into time frames for the ZBA. The matter was tabled.

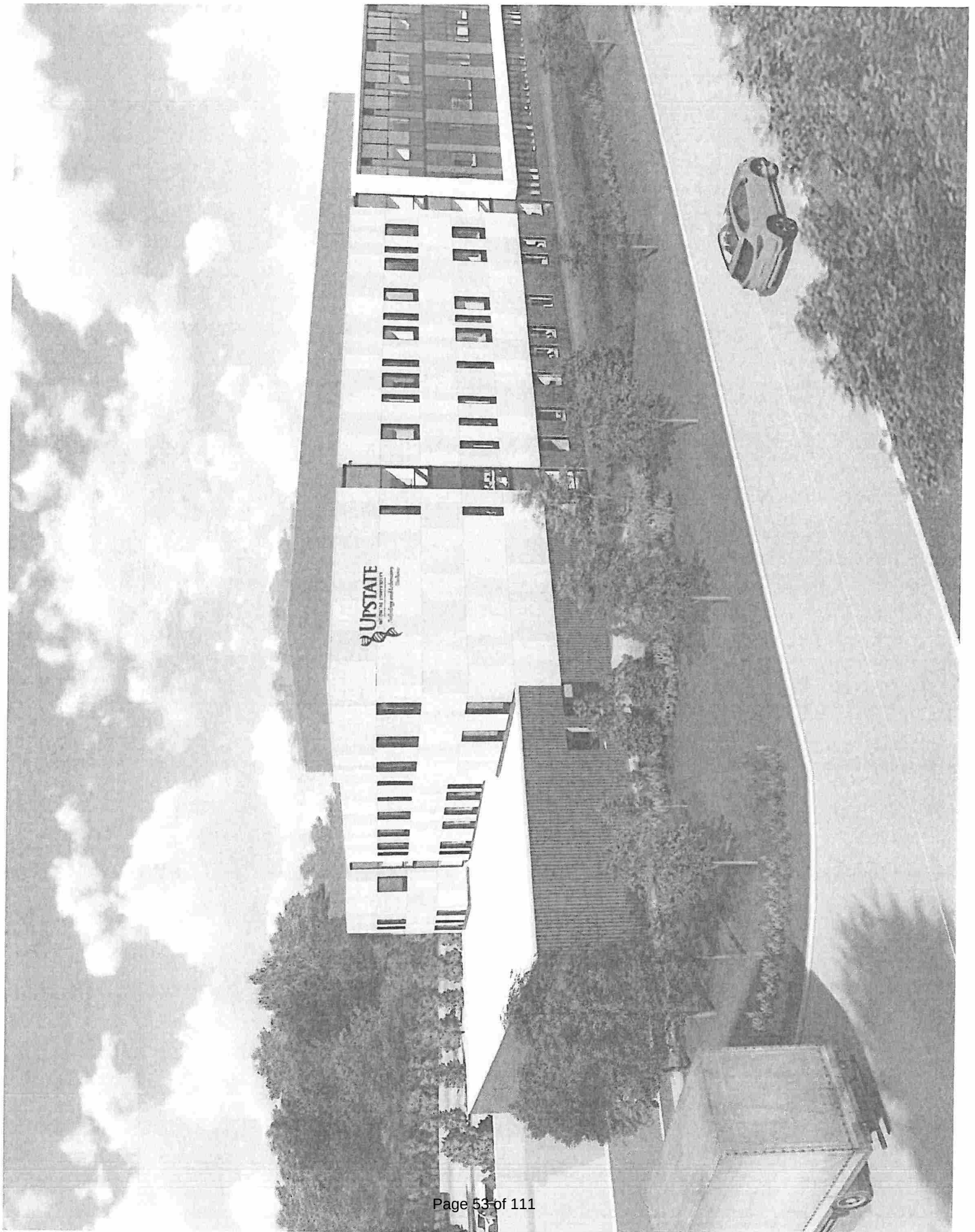
Neivel Plumbing – PB-755-24
Paving Existing Gravel Parking Lot
5841 Butternut Drive
Tax Map #: 053.-03-08.1
(12 Minutes)

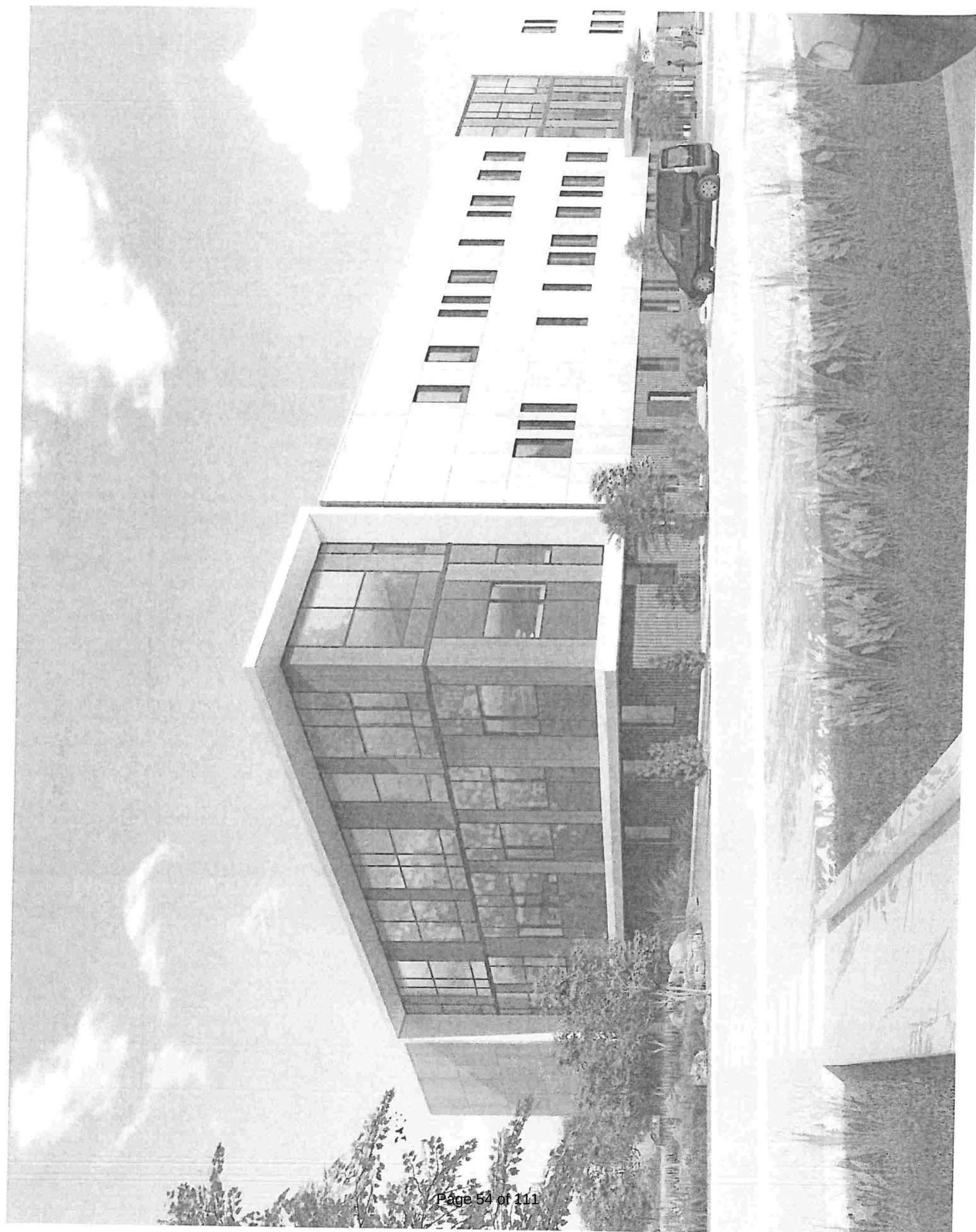
Rod Ives, Napariella Construction, was present for the applicant. Applicant is looking into paving; but does not intend to make modifications to any other part of the site. Looking to pave the gravel. Discussion ensued regarding pervious vs. impervious parts of the site. Parking counts and striping were discussed, as well as the use of the building. Question regarding whether the use is warehouse; the Board would prefer to reduce parking to pull out some of the gravel and return to pervious surface. Other landscaping and buffer matters discussed. Traffic and site circulation discussed. The applicant will take all matters under advisement and the matter was tabled.

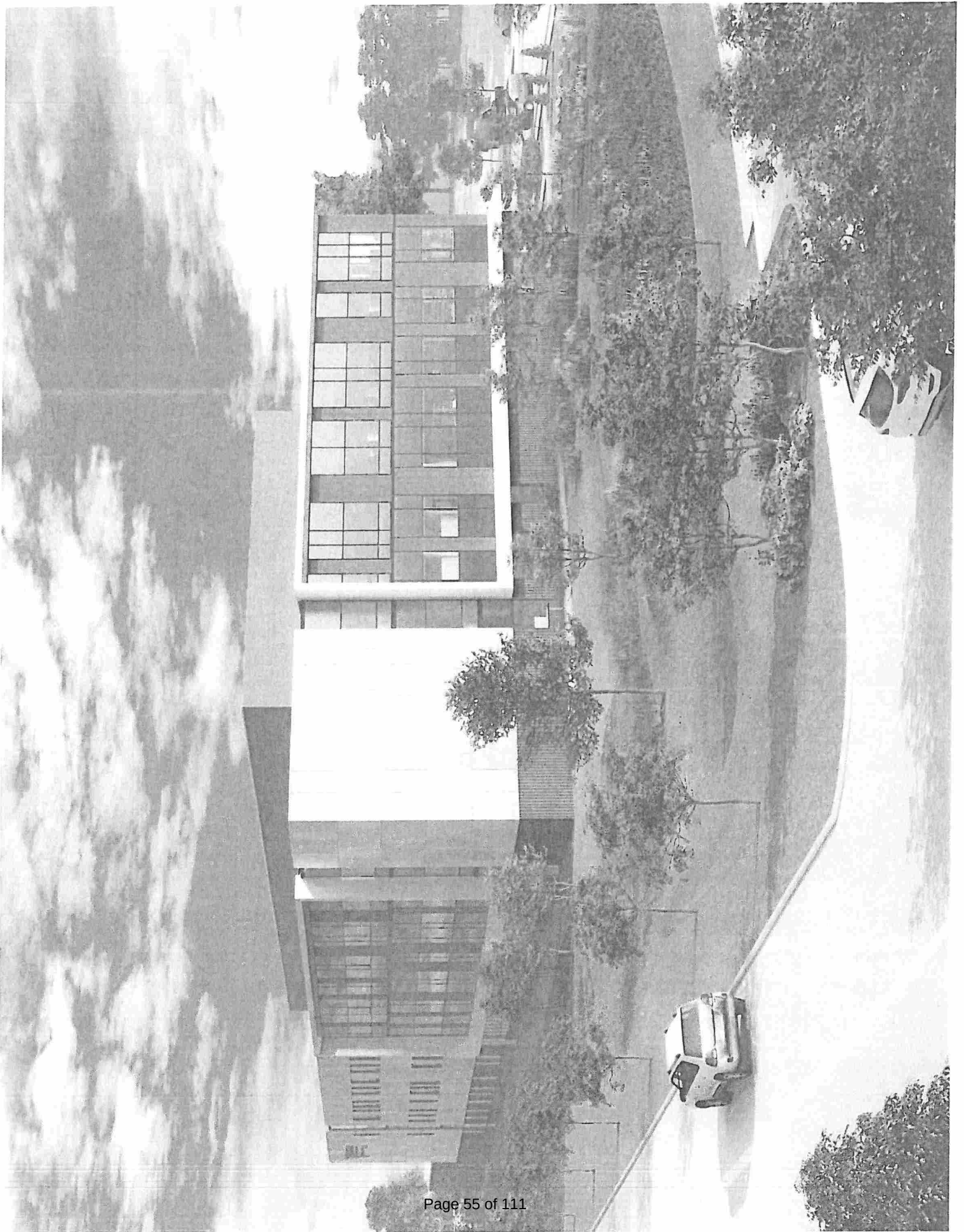
Ms. Ragan made a motion seconded by Ms. Kotz to adjourn the meeting and the meeting adjourned at 8:30 pm.



Jamie L. Sutphen, Secretary







OCIDA
ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

2/28/2025

Project:	Semiconductor Components Industries, LLC	Project Number:	3101-24-09A
Location:	DeWitt	School District:	East Syracuse-Minoa
		Project Type:	Manufacturing
Tax Parcel(s):	021.-01-07.3	Village:	0

Total Project Cost:	\$	118,850,000		8. Total Jobs	80
Land Acquisition	\$	14,000,000		8A. Job Retention	0
Site Work/Demo	\$	-		8B: Job Creation	80
Building Construction & Renovation	\$	20,000,000		(Next 5 Years)	
Furniture & Fixtures	\$	-			
Equipment	\$	80,600,000			
Project Soft Cost	\$	4,250,000			

Community Investment /Abatement

	Fiscal Impact (\$)
Abatement Summary	\$3,472,078
Sales Tax Abatement	\$2,200,000
Mortgage Tax Abatement	\$0
Property Tax Relief (PILOT)	\$1,272,078
 Community Investment	 \$187,625,022
PILOT Payments (-)	\$5,903,222
Project Salaries and Benefits Estimated (10 yrs)	\$60,260,000
Construction Benefit Estimate	\$2,611,800
Total Project Cost	\$118,850,000

Investment:Abatement Ratio 54.04 :1

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Project Description

The applicant is proposing to develop and manufacture semiconductor technology at an existing 66,550 sq. ft. fabrication facility located at 50 Collamer Crossing Parkway in the town of DeWitt.

Semiconductor Components Industries, LLC

A) PILOTS Estimate Table Worksheet

for 12 years

OCIDA estimate of current market value					\$	14,000,000
Projected investment					\$	20,000,000
OCIDA estimate of increase in value					\$	5,817,801
OCIDA estimated value after project is completed					\$	19,817,801
Taxes that would have been collected if the project did not occur					\$	5,068,887
Scheduled PILOT payments					\$	5,903,222

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Village	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 47,346.77	\$ 58,119.60	\$ 272,467.78	\$ -	\$ 377,934.15	\$ 534,987.41	\$ 157,053.26
2	100%	\$ 48,293.70	\$ 59,281.99	\$ 277,917.14	\$ -	\$ 385,492.83	\$ 545,687.16	\$ 160,194.33
3	100%	\$ 49,259.58	\$ 60,467.63	\$ 283,475.48	\$ -	\$ 393,202.69	\$ 556,600.91	\$ 163,398.22
4	90%	\$ 52,332.73	\$ 64,240.02	\$ 301,160.62	\$ -	\$ 417,733.36	\$ 567,732.92	\$ 149,999.56
5	80%	\$ 55,509.10	\$ 68,139.11	\$ 319,439.77	\$ -	\$ 443,087.98	\$ 579,087.58	\$ 135,999.60
6	70%	\$ 58,791.59	\$ 72,168.47	\$ 338,329.63	\$ -	\$ 469,289.69	\$ 590,669.33	\$ 121,379.65
7	60%	\$ 62,183.18	\$ 76,331.75	\$ 357,847.30	\$ -	\$ 496,362.23	\$ 602,482.72	\$ 106,120.49
8	50%	\$ 65,686.92	\$ 80,632.69	\$ 378,010.35	\$ -	\$ 524,329.96	\$ 614,532.38	\$ 90,202.42
9	40%	\$ 69,305.93	\$ 85,075.14	\$ 398,836.78	\$ -	\$ 553,217.85	\$ 626,823.02	\$ 73,605.17
10	30%	\$ 73,043.43	\$ 89,663.03	\$ 420,345.07	\$ -	\$ 583,051.53	\$ 639,359.48	\$ 56,307.96
11	20%	\$ 76,902.70	\$ 94,400.41	\$ 442,554.15	\$ -	\$ 613,857.26	\$ 652,146.67	\$ 38,289.41
12	10%	\$ 80,887.13	\$ 99,291.42	\$ 465,483.46	\$ -	\$ 645,662.01	\$ 665,189.61	\$ 19,527.60
TOTAL		\$ 739,542.75	\$ 907,811.25	\$ 4,255,867.55	\$ -	\$ 5,903,221.55	\$ 7,175,299.21	\$ 1,272,077.66

Year						
	0	1	2	3	4	5
Jobs						
Current/Actuals	0					
Creation Goals	80	15	10	15	10	30
Total Employment Goals	80	15	25	40	50	80

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR FINANCIAL ASSISTANCE

1. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
2. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
3. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
4. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the OCIDA Board approval date. If this schedule cannot be met, the Applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf
6. Public Officers Law stipulates all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and reproduction. Should the Applicant believe there are project elements which are trade secrets if publicly disclosed or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, the Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the Agency may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. The completed Application and associated fees MUST be received 10 business days prior to the upcoming OCIDA Board meeting in order to be placed on the agenda. A signed application may be submitted by mail, fax or electronically in PDF format to Nate Stevens at natestevens@ongov.net.
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Barclay Damon LLP in the amount of \$2,500

This Application was adopted by the OCIDA Board on February 15, 2024.

Return completed application to:
Onondaga County Industrial Development Agency
335 Montgomery Street, Floor 2M Syracuse, NY 13202
Phone: 315-435-3770 | Fax: 315-435-3669
natestevens@ongov.net

Section I: Applicant Information

Submittal Date: 2/24/2025

A) Applicant/Project Operator information (company receiving benefits):

1. Applicant/Project Operator: Semiconductor Components Industries, LLC dba onsemi

Applicant/Project Operator Address: 5701 North Pima Road, Scottsdale, AZ 85250

Phone: 518.633.7787

Fax: _____

Website: www.onsemi.com

Email: kyle.cardita@onsemi.com

Federal ID#: 36-4292817

NAICS: 334413

State of Incorporation: Delaware

See link for your NYS incorporation information. <https://apps.dos.ny.gov/publicInquiry>

2. Owner (if different from Applicant/Project Operator): _____

Owner Address: _____

Federal ID#: _____

State of Incorporation: _____

List of stockholders, members, or partners of Owner: _____

B) Applicant Business Organization (check appropriate category):

☐ Corporation

☐ Partnership

☒ Public Corporation

☐ Joint Venture

☐ Sole Proprietorship

☐ Limited Liability Company

☐ Other, explain _____

List all stockholders, members, or partners with % of ownership greater than 5%:

Name	% of ownership
<u>Fidelity Management & Research Co. LLC</u>	<u>13.96%</u>
<u>The Vanguard Group, Inc.</u>	<u>11.55%</u>
<u>BlackRock Fund Advisors</u>	<u>6.74%</u>
_____	_____

C) Applicant Business Description:

Estimated % of sales within Onondaga County: 0
Estimated % of sales outside Onondaga County but within New York State: 4.5%
Estimated % of sales outside New York State but within the U.S.: 47.4%
Estimated % of sales outside the U.S.: (*Percentage to equal 100%) 48.1%

Applicant /Owner History:

1. Is the Owner and/or Applicant or any manager or owner of the Owner and/or Applicant now a plaintiff or defendant in any civil or criminal litigation? ☐ No ☒ Yes, explain
2. Has any owner of manager of the Owner and/or Applicant listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☒ No ☐ Yes, explain
3. Has any person listed in Section I ever been in receivership or declared bankruptcy?
☒ No ☐ Yes, explain

D) Has the Applicant/Owner received assistance from Onondaga County Industrial Development Agency (OCIDA), Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past?
☒ No ☐ Yes, explain (Provide year, project name, benefit description, amounts, address)

E) Individual Completing Application:

Name: Shannon Janis Title: VP, Global Tax
Address: 5701 N. Pima Road, Scottsdale, AZ 85250 Phone: 602-244-6892
Cell Phone: 480-529-6316 E-mail: shannon.janis@onsemi.com

F) Company Contact (if different from individual completing application):

Name: Kyle Cardita Title: Director, Global Tax Reporting
Address: 5701 N. Pima Road, Scottsdale, AZ 85250 Phone: 602-244-3588
Cell Phone: 602-284-0602 Email: kyle.cardita@onsemi.com

G) Company Counsel:

Name of Attorney: Joel Pond

Firm Name: In-House Counsel

Address: 5701 North Pima Road, Scottsdale, AZ 85250

Phone: 207-775-8377

Cell Phone: _____

Email: joel.pond@onsemi.com

Section II: Project and Site Information

A) Project Location is where the investment will take place. If Applicant is moving, the new location should be entered here and the current location should be in Section I.

Address: 50 Collamer Crossing Parkway

Legal Address (if different): _____

City: East Syracuse

Town: Dewitt

Village: _____

Zip Code: 13057

School District: East Syracuse - Minoa

Tax Map Parcel ID(s): 021-01-07.3

Full Market Value: \$22,896,000 Square Footage of Existing Building(s): 66,550

B) Project Activity (Check all that apply):

☐ New construction

☐ Expansion to current facilities

☒ Renovation of existing facility

☒ Acquisition of existing facility

☐ Brownfield/Remediated Brownfield

☐ Demolition and construction

☒ Purchase of machinery/equipment

C) Select Project Type or Project End Use at site (you may check more than one):

☒ Manufacturing

☐ Retail (see Section V)

☐ Housing Project (see Section VII)

☐ Civic Facility (not for profit)

☐ Industrial

☐ Other, explain _____

☐ Mixed Use

☐ Facility of Aging

☐ Distribution/Wholesale

☐ Commercial

☐ Renewable Energy Project (see Section VI)

D) Project Narrative: Please check one of the two boxes below and attach statement.

☒ A statement that the Project described in this application would not be undertaken but for the financial assistance provided by the Agency.

☐ If the Project is going to advance regardless of any financial assistance from the Agency, please provide a statement indicating why the project should be considered by the Agency for any financial assistance.

E) Description of Project: Please attach a detailed narrative of the proposed Project. Please attached copies of site plans, sketches or maps. This narrative should include, but is not limited to:

- ☒ (i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;
- ☒ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☒ (iii) the size of the lot upon which the Project sits or is to be constructed;
- ☒ (iv) the current use of the site and the intended use of the site upon completion of the Project;
- ☒ (v) describe your method for site control (Own, lease, other).

F) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state?

☒ No ☐ Yes

G) Please describe any compelling circumstances the Agency should be aware of while reviewing this application.

H) Local Approvals (Site Plan and Environmental Review)

Have site plans been submitted to the appropriate town or local planning department?

☒ No. When will the plans be submitted? _____ ☐ Yes, what is the status? _____

Has the project received site plan approval from the town or local planning board?

☒ No, anticipated approval date. _____ ☐ Yes, date _____

If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. **(NOTE: SEQR determination is required for final approval and sales tax agency appointment.)**

1. Environmental Review Information

a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf

b. Has Lead Agency been established? ☒ No ☐ Yes, name of Lead Agency _____

c. Have any environmental issues been identified on the property?

☒ No ☐ Yes, explain _____

Section III: FINANCIAL AND EMPLOYMENT INFORMATION

A) Project Costs and Finances

Description of Costs	Total Budget Amount
Land Acquisition	14,000,000 - Purchase of land & building
Site Work/Demo	
Building Construction & Renovation	20,000,000
Furniture & Fixtures	
Equipment	80,800,000
Project Soft Cost	4,250,000
Total Project Cost	118,850,000

Please have documentation available upon request. Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost.

Sources of Funds for Project Costs:

1. Bank Financing \$ _____
2. Equity \$ 118,850,000 - Cash
3. Tax Exempt Bond Issuance (if applicable) \$ _____
4. Taxable Bond Issuance (if applicable) \$ _____
5. Total Sources of Funds for Project Costs \$ _____
6. Public Sources (Include sum total of all state and federal grants and tax credits) \$ TBD

-Identify each state and federal grant/credit:

Empire State Development	\$ TBD
US Department of Commerce	\$ TBD
	\$ _____

B) Employment and Payroll Information

Full Time Equivalent (FTE) is defined as one employee working no less than 35 hours per week or two or more employees together working a total of 35 hours per week.

1. Are there people currently employed at the project site?

☒ No ☐ Yes, provide number of FTE jobs at the project site _____

If you are relocating, are all employees moving to new site? ☐ No, explain ☐ Yes

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	0
Estimate the number of construction jobs to be created by this Project:	60
Estimate the average length of construction jobs to be created (months):	12 Months
Current annual payroll including the benefit cost:	N/A
Average salary amount that is an employee benefit (%):	N/A
Average annual growth salary/wage rate (%)	N/A
Provide an estimate of the number of residents in the Economic Development Region (Onondaga, Madison, Cayuga, Oneida, Oswego, and Cortland Counties) to fill new FTE jobs:	80

C) New Employment Benefits

Complete the following chart indicating the number of FTE jobs currently employed by the Applicant, FTE jobs currently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
N/A	N/A	N/A

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Projected Annual Pay	FTE Jobs Created Year 1	FTE Jobs Created Year 2	FTE Jobs Created Year 3	FTE Jobs Created Year 4	FTE Jobs Created Year 5
Manager	\$175,000	4	3	1	2	2
Engineer	\$115,000	6	6	4	2	5
Technicians	\$65,000	5	1	10	6	23

D) Financial Assistance sought:

☒ Real Property Tax Abatement (PILOT): *Agency Staff will provide draft and final PILOT schedule;* _____

☐ Mortgage Recording Tax Exemption (.75% of mortgage): _____

☒ Sales and Use Tax Exemption (4% Local, 4% State): 2,200,000

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

E) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ _____

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ _____

F) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are
subject to State and local Sales and Use Tax: \$ 27,500,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure,
above): \$ 2,200,000

Section IV: Estimate of Real Property Tax Abatement Benefits

This section of the Application will be: (i) completed by Agency Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?

☐ Yes ☐ No

If yes, please answer, questions 2, 3 and/or 4 below.

If yes, please explain how much the project will exceed one-third of the total project cost.

2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) A poverty rate of at least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.

☐ Yes ☐ No

If yes, please provide the data and explain.

3. Is the Project likely to attract a significant number of visitors from outside of the economic development region?

☐ Yes ☐ No

If yes, please provide a third party market study.

4. Is the predominate purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town, City, County or Village of where the Project will be located.

☐ Yes ☐ No

If yes, please provide data and explain.

SECTION VI: For Solar Projects Only

Please answer all the questions as an addendum to this application:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the Applicant leasing the property?
☐ Yes, please provide a copy of the lease
☐ No, purchased the property. Please provide documentation.
3. Has the Applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
☐ Yes
☐ No
4. Has the Applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city, and village where the Project is located?
☐ Yes, please provide copy of the letter.
☐ No
5. Has the Applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
☐ Yes, please provide copy of the letter.
☐ No
6. Is the entire parcel being used for the solar project?
☐ Yes
☐ No, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain:
7. Will the Applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
☐ Yes, explain.
☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the Agency meeting agenda, proposed solar projects must provide the Agency with the following in advance of the Project's first OCIDA Board meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating the municipality that is lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the local town, village, city, and/or school district outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. The Agency cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the Agency approval process. Agency staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please answer all the questions as an addendum to this application:

Defined terms:

“Market Rate Housing”: Housing units priced at the current rental rate for the area.

“Workforce Housing”: Housing consisting of a specified percentage of units (at least 10-15% per the PILOT Exemption Scale) with rent rates designated to an 80% household AMI as identified in the Workforce Housing AMI chart located on the Agency’s website: (Housing Exhibit A) Income levels for individuals living in the specified Workforce Housing units shall not exceed 120% AMI.

“Senior Lifestyle Communities”: Housing communities for individuals 55 years or older. Communities may offer a variety of amenities, including but not limited to pools, community rooms, fitness centers, playgrounds, firepits, bocce/pickleball/tennis courts, picnic areas, spaces for relaxation and entertainment, safety amenities, on-site medical services, entertainment and dining, walkability, bike trails, and dog parks, playgrounds.

1. Describe the reasons why the Agency’s financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. {Section II (D)}
2. Describe how the proposed housing project fulfills an unmet need in the community.
3. Please provide a market study documenting a need for the proposed project.
4. Describe how the proposed project aligns with the Plan Onondaga County comprehensive plan. (Plan Onondaga)
5. Is the Project considered infill in a populated area? If yes, please explain.
6. Is there additional infrastructure necessary to service the project? If yes, please explain.
7. Is the project a part of a larger mixed-use development? If yes, please describe.

Please refer to the Housing Exhibit A (Housing Exhibit A)

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

In consideration of the extension of financial assistance by the Agency Semiconductor Components Industries, LLC (the Company understands the Local Access Policy and agrees to abide by it. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 2/24/2025 (date).

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

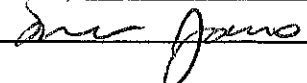
Applicant(s) Company: Semiconductor Components Industries, LLC

Representative for Contract: Shannon Janis

Address: 5701 North Pima Road City: Scottsdale State: AZ Zip: 85250

Phone: 602-244-6892 Email: shannon.janis@onsemi.com

Project Address: 50 Collamer Crossing Parkway City: East Syracuse State: NY Zip: 13057

Signature: 

General Contractor: Local General Contractor has not yet been retained

Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

Signature: _____

Section IX: Agency Fee Schedule

* Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total X .0125)	
4. Bond refinancing	.0025 X TPC (total X .015)	
Projects that exceed \$250,000,000 in Total Project Cost and/or create in excess of 500 new jobs, may be eligible to negotiate a non-standard Agency fee with the Executive Director.	TBD based on Executive Director determination	Due at closing
Agency Legal Fees		Due at closing
Fee for first \$20 million	.0025 X of the project cost or bond amount	
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	\$2500 All Projects (except Solar Project) \$4500 Solar Projects Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

Information to be Provided the Company: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Please refer to the OCIDA Uniform Tax Exemption Policy (UTEP).

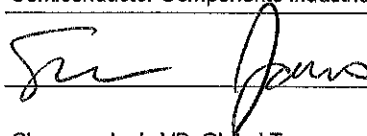
I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Name of Applicant(s) Company:

Semiconductor Components Industries, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Shannon Janis VP, Global Tax

Date: 2/24/2025

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Sue Stanczyk, Director
4. Kevin Ryan, Director
5. Fanny Villarreal, Director
6. Cydney Johnson, Director
7. Elizabeth Dreyfuss, Director

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Alexis Rodriguez, Secretary
4. Karen Doster, Recording Secretary

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

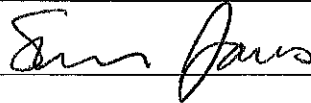
The Applicant(s) has received a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Name of Applicant(s) Company _____

Semiconductor Components Industries, LLC

Signature of Officer or Authorized Representative: _____



Name & Title of Officer or Authorized Representative: _____

Shannon Janis VP, Global Tax

Date: 2/24/2025

Section XII: Representations, Certifications, and Indemnification

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Shannon Janis (Name of CEO or other authorized representative of Applicant(s) confirms and says that he/she is the VP, Global Tax (title) of Semiconductor Components Industries, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. For additional information on NYS sales and use tax see [here](#).
- C. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- D. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an event of default under the Project closing documents. Please see this page for ST-340 form required in the above referenced employment report.

E. Housing Reports and Information: The Applicant understands and agrees that if the Project is a housing project, the Applicant shall file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of revenue-generating units constructed or reconstructed and the household income or tenant age, as applicable. Upon request of the Agency, the Applicant shall provide supporting documentation for all housing related information provided. Failure to provide such reports and supporting information shall be an event of default under the Project closing documents

F. Prevailing Wage: The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a "covered project" pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.

G. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

I. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.

J. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

K. The Agency has the right to request and inspect supporting documentation regarding attestations made on this application.

L. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, reconstruction, equipping and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company:

Semiconductor Components Industries, LLC

Signature of Officer or Authorized Representative:

Shannon Janis

Name & Title of Officer or Authorized Representative:

Shannon Janis VP, Global Tax

Date: 2/25/2025

STATE OF ARIZONA

)

COUNTY OF MARICOPA

) ss.;

Shannon Janis, being first duly sworn, deposes and says:

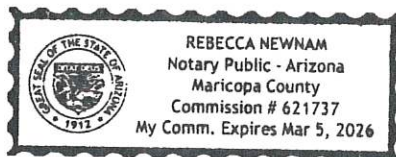
1. That I am the Vice President of Global Tax (Corporate Officer) of Semiconductor Components Industries, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties
of perjury this 25th day of February, 2025.

Rebecca Newnam

(Notary Public)



End of Application

Rev 2.15.23

Applicant Current Litigation

The Company is currently involved in a variety of legal matters, through its parent company, that arise in the ordinary course of business. Based on information currently available, except as disclosed below, the Company is not involved in any pending or threatened legal proceedings that it believes could reasonably be expected to have a material adverse effect on its financial condition, results of operations or liquidity. The litigation process is inherently uncertain, and the Company cannot guarantee that the outcome of any litigation matter will be favorable to the Company.

Securities Class Action and Derivative Litigation Concerning the Company's SiC Business

On December 13, 2023, a putative class action captioned *Hubacek v. On Semiconductor Corp., et al.*, Case No. 1:23-cv-01429 (D. Del.), was filed by an alleged stockholder of the Company in the U.S. District Court for the District of Delaware against the Company and certain of its officers. This action was transferred to the U.S. District Court for the District of Arizona in March of 2024. The initial complaint asserted claims for alleged violation of Sections 10(b) and 20(a) of the Securities Exchange Act of 1934. The initial complaint alleged that the defendants made misleading statements regarding the Company's SiC business. An amended complaint was filed on May 31, 2024. The amended complaint again asserts claims for alleged violations of Sections 10(b) and 20(a) of the Securities Exchange Act of 1934. The plaintiff seeks a ruling that this case may proceed as a class action, and seeks damages, attorneys' fees and costs. The Company filed a motion to dismiss the amended complaint on July 30, 2024. Upon reviewing the Company's motion to dismiss the amended complaint, plaintiff deemed it necessary to further amend their complaint. On September 6, 2024, plaintiff filed their second amended complaint. The Company filed its motion to dismiss this second amended complaint and full briefing was completed on December 20, 2024. The Company expects the court to make a ruling on this motion in the first half of 2025. . The Company believes that it has strong legal defenses to the claims asserted and will vigorously defend it.

On January 3, 2024, a purported stockholder derivative action captioned *Silva v. El-Khoury, et al.*, Case No. 1:24-cv-00007 (D. Del.), was filed by a purported stockholder of the Company in the U.S. District Court for the District of Delaware. On February 12, 2024, a purported stockholder derivative action captioned *Smalley et al. v. El-Khoury et al.* Case No. 1:24-cv-00183 (D. Del.), was filed by a purported stockholder of the Company in the U.S. District Court for the District of Delaware. Both aforementioned derivative actions, *Silva* and *Smalley*, were voluntarily dismissed without prejudice on April 15, 2024. On February 28, 2024, a purported stockholder derivative action captioned *Mumme et al. v. El-Khoury et al.* Case No. CV2024-003974 (D. AZ.), was filed by a purported stockholder of the Company in the Superior Court of the State of Arizona in and for the County of Maricopa and on March 15, 2024, a purported stockholder derivative action captioned *Chan et al. v. Abe et al.* Case No. 2:24-cv-00552 (D. AZ.), was filed by a purported stockholder of the Company in the U.S. District Court for the District of Arizona. The allegations in these derivative complaints are substantially similar to the allegations in the securities class action complaint discussed above. The derivative suits purport to assert claims (1) on behalf of the Company against certain of its officers for contribution under the federal securities laws and (2) against all of the defendants for breach of fiduciary duty, aiding and abetting, unjust enrichment, abuse of control, gross mismanagement, and waste. The plaintiffs seek an award of damages, pre-judgment interest, punitive damages, attorneys' fees, and other costs and expenses related to the litigation. The Company believes that the plaintiffs lack standing to assert claims on the Company's behalf. These two

pending derivative actions, Mumme and Chan, were stayed by court order, pending the resolution of Hubacek v. On Semiconductor Corp.

Project Narrative/Statement of Need

With its recent acquisition of an inactive Syracuse fab and its equipment, onsemi will bring the facility online by hiring the appropriate personnel to maintain and operate the fab. The fab will then be used for the development of wide bandgap semiconductor technology. We plan to hire 15 people for high-paying, high-tech jobs (including semiconductor process engineers, technicians, and managers) in Syracuse for the initial year of this phase of the project and hiring another 10 people for high-paying, high-tech jobs in the second year.

Upon qualification of the technology, this facility will support a bandgap semiconductor device manufacturing line to meet initial customer demand. Continued development activity at the site will deliver additional semiconductor devices which will address the advancing energy conversion demands of data centers, electric vehicles, military applications, and renewable energy solutions. The installed capacity of the Syracuse fab will be expanded via site renovations (i.e. cleanroom expansion), equipment purchases, and additional personnel to meet the future demand for wide bandgap semiconductor products. A key development within the wide bandgap semiconductor industry is the scale-up of semiconductor wafer size. This will enable significant process efficiency improvements and cost reductions in the fab. Scaling the wafer diameter and establishing a new production line in the Syracuse fab are critical goals which can maximize the output of the existing plant structure.

The post-qualification objectives of the project to grow and expand wide bandgap semiconductor manufacturing will require additional investment; therefore, onsemi is searching for additional incentives to support the onshore creation of a robust supply chain for wide bandgap semiconductors. Specifically, onsemi aims to take advantage of the federal incentive tax credit and will engage the US Commerce Department for CHIPS Act support since the wide bandgap technology is well known as a semiconductor technology vital for our national and economic security. Additionally, onsemi is currently in partnership discussions with industry-leading suppliers to co-locate on the Syracuse property via the construction of a complementary substrate fabrication facility. If not for the incentives being applied for, onsemi likely would explore one of the foreign jurisdictions it currently operates to locate either its R&D activity or manufacturing wide bandgap semiconductor activity as the two phases need not be conducted at the same location.

As described above, this project includes two distinct phases, a research & development phase and manufacturing phase. It is in the initial R&D phase, where onsemi is expected to incur \$25M of cost for the acquisition of the building, land and equipment of a currently inactive semiconductor laboratory. As previously mentioned, this will also be the time period for which onsemi hires 25 people for high-tech jobs. During the second, manufacturing, phase it will be necessary to spend \$20M on renovations to the building to accommodate the semiconductor manufacturing line. Additionally, onsemi intends to spend approximately \$70M to acquire the necessary semiconductor manufacturing equipment to bring the manufacturing line online. Lastly, we anticipate approximately \$4M to be spent over both phases facilitating the research & development and manufacturing activities conducted in the fab. As we build out the manufacturing line, we plan to hire an additional 55 people for high-tech jobs. Both phases of the project are estimated to take place over a period of five years.

In summary, upon the completion of the development project and manufacturing build-out, the total investment in the Syracuse, NY property is expected to exceed \$115M with the creation of about 80 high-tech jobs over the initial five years, with many more over the lifetime of the facility. Additionally, in this time frame an advanced semiconductor technology will be on shored by a US company, thereby strengthening both domestic semiconductor supply chain and US national security. With the financial assistance provided by the Agency, onsemi will be able to attain the full vision of the wide bandgap semiconductor development project as outlined above.

Description of Project

Company Background

onsemi is a Fortune 500® semiconductor company listed on the Nasdaq-100 Index® and the S&P 500® index, with approximately 30,000 employees worldwide and over 4,000 employees in the US. Our intelligent power and sensing solutions offer superior efficiency, helping our customers in automotive, industrial, communications, computing and beyond solve big challenges and create cutting-edge products for a better tomorrow.

Project Site Activity

The objectives of the project are to bring the existing Syracuse fab online, qualify the wide bandgap semiconductor technology and ramp up manufacturing volumes.

After an initial investment to bring the fab online and qualify the technology, additional investments are required to meet the manufacturing goals. Specifically, the manufacturing activities will require a scale-up in wafer size, expansion of the equipment set, and renovations to the existing building to add cleanroom space and office space for personnel. The key project issue to be addressed is to coordinate the technology qualification with the substrate scale-up to maintain the project timeline. This issue is mitigated by the ability of all equipment currently located in the Syracuse fab to scale wafer size. If successful, this project will deliver the first product line for advanced power conversion applications for computing, electric mobility, renewable energy, and defense markets.

The site is about 66,550 square feet building that includes approximately 7,000 square feet of office space and approximately 21,700 square feet of manufacturing space. The building sits on a lot of 14.041 acres in size. Upon completion of the project the intended use of the site is to be manufacturing and onsemi intends to own the site.

OCIDA
ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

4/8/2025

Project:	United Auto Supply of Syracuse West, Inc.	Project Number:	3101-25-03A
Location:	Geddes	School District:	Solvay
		Project Type:	Distribution/Wholesale
Tax Parcel(s):	019.-02-07.0, 019.-02-02.2, 019.-02-08.1, 019.-02-11.1	Village:	N/A

Total Project Cost:	\$ 19,250,000	8. Total Jobs	498
Land Acquisition	\$ -	8A. Job Retention	433
Site Work/Demo	\$ -	8B: Job Creation	65
Building Construction & Renovation	\$ 4,000,000	(Next 5 Years)	
Furniture & Fixtures	\$ -		
Equipment	\$ 15,000,000		
Project Soft Cost	\$ 250,000		

Community Investment /Abatement

	Fiscal Impact (\$)	
Abatement Summary	\$1,512,500	
Sales Tax Abatement	\$1,400,000	
Mortgage Tax Abatement	\$112,500	
Property Tax Relief (PILOT)	\$0	
 Community Investment	 \$48,804,807	
PILOT Payments	\$0	
Project Salaries and Benefits Estimated (10 yrs)	\$27,378,307	
Construction Benefit Estimate	\$2,176,500	
Total Project Cost	\$19,250,000	

Investment:Abatement Ratio 32.27 :1

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Project Description

The applicant is proposing to renovate approximately 259,000 square feet located at 1200 State Fair Blvd in the Town of Geddes to allow for expansion of operations, distribution, and warehousing at one centralized location.



March 26, 2025

**RE: United Auto Supply of Syracuse West Inc.
1200 State Fair Boulevard**

Dear OCIDA Board Members:

CHA, on behalf of the applicant, United Auto Supply of Syracuse West, Inc. (UAS), is pleased to submit the enclosed Application for Financial Assistance and supporting documentation for the proposed Project at 1200 State Fair Boulevard, Town of Geddes, New York. UAS is a distributor/retailer of auto parts which was founded in 1946. Over the last seventy-nine years they have expanded from a 2,500 square foot store on West Genesee Street to a 70,000 square foot facility on Tracy Street in the City of Syracuse to the Ranalli Industrial Park (formerly the P&C Warehouse) where United Auto Supply currently occupies approximately 308,000sf of warehouse and office space. The additionally have facilities located across New York, and portions of Pennsylvania and Ohio.

The Project the UAS is seeking financial assistance from OCIDA will consist of renovations to approximately 259,000 sf of the warehouse space being vacated at Ranalli Industrial Park to allow for expansion of United Auto Supplies Warehouse, Distribution and E-Commerce operations.

The site is currently owned by the 1200 State Fair Boulevard LLC. The site currently is approximately 28 acres and is occupies by a 567,000+/- SF building with associated parking lots and loading docks. As previously stated the building currently has United Auto Supply and WB Mason as tenants. WB Mason will be relocating to another warehouse/distribution facility in Onondaga County in early 2025 and the 259,000 sf of vacated space will require mechanical, electrical, structural and fire protection upgrades for the proposed Project.

The Applicant is seeking sales tax abatements for the proposed renovations to the vacated space and equipment purchases for the proposed expansion. The request is being made at this time due to construction cost increases inflation, increase in interest rates for commercial construction loans, permanent financing and due to improvements needed to the modification of the existing facility. The project would not be able to be completed at this time without the benefits from the Onondaga County Industrial Development Agency.

The Project will allow UAS to continue expansion of their auto parts distribution throughout the Northeast and their grow their market share in the E-Commerce auto part distribution space. Most importantly the Project will keep a family-owned business in CNY for years to come and allow them to create sixty-five (65) new jobs over the next five years.

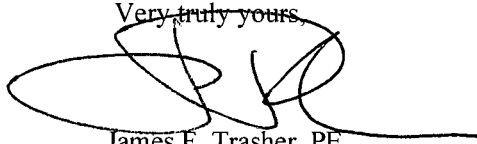
The following is included in our submission for your review and consideration:

- Application for Financial Assistance
- Property Survey of Ranalli Industrial Park (1200 State Fair Boulevard)
- Photos of Existing UAS Operations
- Photos of the Project Area
- Schematic Plans of Building Area being Renovated

One Park Place, 300 South State Street, Suite 600, Syracuse, NY 13202-2024
T 315.471.3920 • F 315.471.3569 • www.chacompanies.com

Should you have any questions related to this submission, please do not hesitate to contact our office.

Very truly yours,

A handwritten signature in black ink, appearing to be 'JF Trasher', written over the words 'Very truly yours,'.

James F. Trasher, PE
Sr. Vice President

Enclosures

The logo for CHA, consisting of the letters 'CHA' in a bold, sans-serif font, followed by a stylized, curved line that sweeps upwards and to the right.



**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR FINANCIAL ASSISTANCE**

1. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
2. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
3. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
4. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the OCIDA Board approval date. If this schedule cannot be met, the Applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf
6. Public Officers Law stipulates all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and reproduction. Should the Applicant believe there are project elements which are trade secrets if publicly disclosed or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, the Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the Agency may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. A final Application (OCIDA staff reviewed/approved) and associated fees MUST be received at least 10 business days prior to the upcoming Board meeting to be placed on the agenda. A signed application may be submitted by mail and/or electronically in PDF format to Alexis Rodriguez at alexisrodriguez@ongov.net.
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Barclay Damon LLP in the amount of \$2,500

This Application was adopted by the OCIDA Board on February 15, 2024.

Submit completed application to:
Onondaga County Industrial Development Agency
335 Montgomery Street, Floor 2M Syracuse, NY 13202
Phone: 315-435-3770
alexisrodriguez@ongov.net

Section I: Applicant Information

Submittal Date: March 26, 2025

A) Applicant/Project Operator information (company receiving benefits):

1. Applicant/Project Operator: United Auto Supply of Syracuse West, Inc.
Applicant/Project Operator Address: 1200 State Fair Boulevard, Syracuse, NY 13209
Phone: 315-478-4242 Fax: _____
Website: unitedautosupply.com Email: jamesranalli3@unitedautosupply.com
Federal ID#: 16-1265206 NAICS: _____
State of Incorporation: New York
See link for your NYS incorporation information. <https://apps.dos.ny.gov/publicInquiry>
2. Owner (if different from Applicant/Project Operator): 1200 State Fair Boulevard LLC
Owner Address: 1200 State Fair Boulevard, Syracuse, NY 13209
Federal ID#: 81-3867590
State of Incorporation: New York
List of stockholders, members, or partners of Owner: James P. Ranalli 2016 Irrevocable Trust

B) Applicant Business Organization (check appropriate category):

- | | |
|---|--|
| ☒ Corporation | ☒ Partnership |
| ☐ Public Corporation | ☐ Joint Venture |
| ☐ Sole Proprietorship | ☐ Limited Liability Company |
| ☐ Other, explain | |

List all stockholders, members, or partners with % of ownership greater than 5%:

Name	% of ownership
<u>Ranalli Family 2012 Irrevocable Trust</u>	<u>95</u>
<u>James P. Ranalli</u>	<u>5</u>
_____	_____
_____	_____

C) Applicant Business Description:

Estimated % of sales within Onondaga County: 10

Estimated % of sales outside Onondaga County but within New York State: 45

Estimated % of sales outside New York State but within the U.S.: 43

Estimated % of sales outside the U.S.: (*Percentage to equal 100%) 2

Applicant /Owner History:

1. Is the Owner and/or Applicant or any manager or owner of the Owner and/or Applicant now a plaintiff or defendant in any civil or criminal litigation? ☒ No ☐ Yes, explain
2. Has any owner or manager of the Owner and/or Applicant listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☒ No ☐ Yes, explain
3. Has any person listed in Section I ever been in receivership or declared bankruptcy?
☒ No ☐ Yes, explain

D) Has the Applicant/Owner received assistance from Onondaga County Industrial Development Agency (OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past?

☒ No ☐ Yes, explain (Provide year, project name, benefit description, amounts, address)

E) Individual Completing Application:

Name: CHA Consulting Inc. (James Trasher) Title: Sr. Vice President

Address: 300 S. State St. Suite 600 Syracuse, NY 13210 Phone: 315-471-3920

Cell Phone: 315-382-1508 E-mail: jtrasher@chacompanies.com

F) Company Contact (if different from individual completing application):

Name: _____ Title: _____

Address: _____ Phone: _____

Cell Phone: _____ Email: _____

G) Company Counsel:

Name of Attorney: Robert Smith

Firm Name: Costello, Cooney & Fearon PLLC

Address: 211 West Jefferson Street, Syracuse, NY

Phone: 315-422-1152

Cell Phone: 315-952-1960

Email: rsmith@ccf-law.com

Section II: Project and Site Information

A) Project Location is where the investment will take place. If Applicant is moving, the new location should be entered here and the current location should be in Section I.

Address: 1200 State Fair Boulevard

Legal Address (if different): _____

City: Syracuse Town: Geddes Village: _____

Zip Code: 13209 School District: Solvay

Tax Map Parcel ID(s): 019-02-07.0; 019-02-02.2; 019-02-08.1; 019-02-11.1

Full Market Value: \$7,349,311 Square Footage of Existing Building(s): 567,000

B) Project Activity (Check all that apply):

- | | |
|---|---|
| ☐ New construction | ☐ Acquisition of existing facility |
| ☒ Expansion to current facilities | ☐ Brownfield/Remediated Brownfield |
| ☒ Renovation of existing facility | ☒ Demolition and construction |
| | ☒ Purchase of machinery/equipment |

C) Select Project Type or Project End Use at site (you may check more than one):

- | | |
|--|--|
| ☐ Manufacturing | ☐ Mixed Use |
| ☐ Retail (see Section V) | ☐ Facility of Aging |
| ☐ Housing Project (see Section VII) | ☒ Distribution/Wholesale |
| ☐ Civic Facility (not for profit) | ☐ Commercial |
| ☐ Industrial | ☐ Renewable Energy Project (see Section VI) |
| ☐ Other, explain | |

D) Project Narrative: Please check one of the two boxes below and attach statement.

- ☒ A statement that the Project described in this application would not be undertaken but for the financial assistance provided by the Agency.
- ☐ If the Project is going to advance regardless of any financial assistance from the Agency, please provide a statement indicating why the project should be considered by the Agency for any financial assistance.

E) Description of Project: Please attach a detailed narrative of the proposed Project. Please attached copies of site plans, sketches or maps. This narrative should include, but is not limited to:

- ☒ (i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;
- ☒ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
- ☒ (iii) the size of the lot upon which the Project sits or is to be constructed;
- ☒ (iv) the current use of the site and the intended use of the site upon completion of the Project;
- ☒ (v) describe your method for site control (Own, lease, other).

F) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state?

☒ No ☐ Yes

G) Please describe any compelling circumstances the Agency should be aware of while reviewing this application.

H) Local Approvals (Site Plan and Environmental Review)

Have site plans been submitted to the appropriate town or local planning department?

☒ No. When will the plans be submitted? 5/2025 ☐ Yes, what is the status? _____

Has the project received site plan approval from the town or local planning board?

☒ No, anticipated approval date. Not Required ☐ Yes, date _____

If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. **(NOTE: SEQR determination is required for final approval and sales tax agency appointment.)**

1. Environmental Review Information

a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf

b. Has Lead Agency been established? ☒ No ☐ Yes, name of Lead Agency _____

c. Have any environmental issues been identified on the property?

☒ No ☐ Yes, explain _____

Section III: FINANCIAL AND EMPLOYMENT INFORMATION

A) Project Costs and Finances

Description of Costs	Total Budget Amount
Land Acquisition	0.00
Site Work/Demo	0.00
Building Construction & Renovation	4,000,000
Furniture & Fixtures	0.00
Equipment	15,000,000
Project Soft Cost	250,000
Total Project Cost	19,250,000

Please have documentation available upon request. Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost.

Sources of Funds for Project Costs:

- | | |
|---|---------------|
| 1. Bank Financing | \$ 15,000,000 |
| 2. Equity | \$ 4,250,000 |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ 0.00 |
| 4. Taxable Bond Issuance (if applicable) | \$ 0.00 |
| 5. Total Sources of Funds for Project Costs | \$ 19,250,000 |
| 6. Public Sources (Include sum total of all state and federal grants and tax credits) | \$ 0.00 |

-Identify each state and federal grant/credit:

	\$
	\$
	\$

B) Employment and Payroll Information

Full Time Equivalent (FTE) is defined as one employee working no less than 35 hours per week or two or more employees together working a total of 35 hours per week.

1. Are there people currently employed at the project site?

☐ No ☒ Yes, provide number of FTE jobs at the project site 433

If you are relocating, are all employees moving to new site? ☐ No, explain ☐ Yes

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	433
Estimate the number of construction jobs to be created by this Project:	50
Estimate the average length of construction jobs to be created (months):	12 months
Current annual payroll including the benefit cost:	17.9M
Average annual growth salary/wage rate (%)	3.5%

C) New Employment Benefits

Complete the following chart indicating the number of FTE jobs currently employed by the Applicant, FTE jobs currently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
Floor Manager	80,000 - 100,000	6
Asst Floor Manager	50,000 - 60,000	50
Supervisor	45,000 - 55,000	28
Equipment Operators	40,000 - 60,000	86
Warehouse Associates	43,000 - 47,500	222
Delivery Specialists	43,000 - 47,500	41

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Projected Annual Pay	FTE Jobs Created Year 1	FTE Jobs Created Year 2	FTE Jobs Created Year 3	FTE Jobs Created Year 4	FTE Jobs Created Year 5
Floor Manager	82,500 - 105,000	0	1	0	1	0
Asst Floor Manager	52,500 - 65,000	1	0	1	0	1
Supervisor	47,500 - 58,500	2	2	2	2	2
Equipment Operators	42,500 - 65,000	3	3	3	3	3
Warehouse Associates	45,000 - 50,000	5	5	5	5	5
Delivery Specialists	45,000 - 50,000	2	2	2	2	2

D) Financial Assistance sought:

☐ Real Property Tax Abatement (PILOT): *Agency Staff will provide draft and final PILOT schedule:* _____

☒ Mortgage Recording Tax Exemption (.75% of mortgage): 112,500.00

☒ Sales and Use Tax Exemption (4% Local, 4% State): 1,400,000.00

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

E) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ 15,000,000

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ 112,500

F) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax: \$ 17,500,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure,
above): \$ 1,400,000

Section IV: Estimate of Real Property Tax Abatement Benefits

This section of the Application will be: (i) completed by Agency Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?

☐ Yes ☐ No

If yes, please answer, questions 2, 3 and/or 4 below.

If yes, please explain how much the project will exceed one-third of the total project cost.

2. Is the Project located in a distressed area? A distressed area is a census tract that has
a) A poverty rate of at least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.

☐ Yes ☐ No

If yes, please provide the data and explain.

3. Is the Project likely to attract a significant number of visitors from outside of the economic development region?

☐ Yes ☐ No

If yes, please provide a third party market study.

4. Is the predominate purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town, City, County or Village of where the Project will be located.

☐ Yes ☐ No

If yes, please provide data and explain.

SECTION VI: For Solar Projects Only

Please answer all the questions as an addendum to this application:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the Applicant leasing the property?
 - ☐ Yes, please provide a copy of the lease
 - ☐ No, purchased the property. Please provide documentation.
3. Has the Applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
 - ☐ Yes
 - ☐ No
4. Has the Applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city, and village where the Project is located?
 - ☐ Yes, please provide copy of the letter.
 - ☐ No
5. Has the Applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
 - ☐ Yes, please provide copy of the letter.
 - ☐ No
6. Is the entire parcel being used for the solar project?
 - ☐ Yes
 - ☐ No, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain:
7. Will the Applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
 - ☐ Yes, explain.
 - ☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the Agency meeting agenda, proposed solar projects must provide the Agency with the following in advance of the Project's first OCIDA Board meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating the municipality that is lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the local town, village, city, and/or school district outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. The Agency cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the Agency approval process. Agency staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please answer all the questions as an addendum to this application:

Defined terms:

“Market Rate Housing”: Housing units priced at the current rental rate for the area.

“Workforce Housing”: Housing consisting of a specified percentage of units (at least 10-15% per the PILOT Exemption Scale) with rent rates designated to an 80% household AMI as identified in the Workforce Housing AMI chart located in Housing Exhibit A on the Agency’s website. Income levels for individuals living in the specified Workforce Housing units shall not exceed 120% AMI.

“Senior Lifestyle Communities”: Housing communities for individuals 55 years or older. Communities may offer a variety of amenities, including but not limited to pools, community rooms, fitness centers, playgrounds, firepits, bocce/pickleball/tennis courts, picnic areas, spaces for relaxation and entertainment, safety amenities, on-site medical services, entertainment and dining, walkability, bike trails, and dog parks, playgrounds.

1. Describe the reasons why the Agency’s financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. {Section II (D)}
2. Describe how the proposed housing project fulfills an unmet need in the community.
3. Please provide a market study documenting a need for the proposed project.
4. Describe how the proposed project aligns with the Plan Onondaga County comprehensive plan. (Plan Onondaga)
5. Is the Project considered infill in a populated area? If yes, please explain.
6. Is there additional infrastructure necessary to service the project? If yes, please explain.
7. Is the project a part of a larger mixed-use development? If yes, please describe.

Section VIII: Local Access Policy Agreement

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

In consideration of the extension of financial assistance by the Agency United Auto Supply of Syracuse West, Inc. (the Company understands the Local Access Policy and agrees to abide by it. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 4-3-25 (date).

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Applicant(s) Company: United Auto Supply of Syracuse West, Inc.
Representative for Contract: James P. Ranalli III
Address: 1200 State Fair Boulevard City: Syracuse State: NY Zip: 13209
Phone: 315-478-4242 Email: jamesranalli3@unitedautosupply.com
Project Address: 1200 State Fair Boulevard City: Syracuse State: NY Zip: 13209
Signature: [Signature]
General Contractor: TBD
Contact Person: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Email: _____
Authorized Representative: _____ Title: _____
Signature: _____

Section IX: Agency Fee Schedule

* Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		Due at closing
1. Sales and Use Tax Exemption	.01 X TPC	
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total X .0125)	
4. Bond refinancing	.0025 X TPC (total X .015)	
Projects that exceed \$250,000,000 in Total Project Cost and/or create in excess of 500 new jobs, may be eligible to negotiate a non-standard Agency fee with the Executive Director.	TBD based on Executive Director determination	Due at closing
Agency Legal Fees		Due at closing
Fee for first \$20 million	.0025 X of the project cost or bond amount	
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	\$2500 All Projects (except Solar Project) \$4500 Solar Projects Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

Information to be Provided the Company: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Please refer to the OCIDA Uniform Tax Exemption Policy (UTEP).

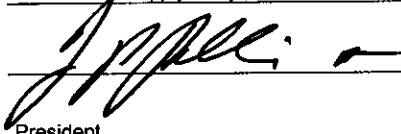
I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Name of Applicant(s) Company

United Auto Supply of Syracuse West, Inc.

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

President

Date: 4/2/2025

Section XI: Conflict of Interest

Agency Board Members

1. Patrick Hogan, Chairperson
2. Janice Herzog, Vice Chairperson
3. Susan Stanczyk, Director
4. Kevin Ryan, Director
5. Fanny Villarreal, Director
6. Cydney Johnson, Director
7. Elizabeth Dreyfuss, Director

Agency Officers/Staff

1. Robert M. Petrovich, Executive Director
2. Nathaniel Stevens, Treasurer
3. Alexis Rodriguez, Secretary
4. McKenna Moonan, Assistant Secretary
5. Robert Schoneck, Assistant Treasurer

Agency Legal Counsel & Auditor

1. Jeffrey Davis, Esq., Barclay Damon LLP
2. Amanda Fitzgerald, Esq., Barclay Damon LLP
3. Michael G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

The Applicant(s) has received a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Name of Applicant(s) Company

United Auto Supply of Syracuse West, Inc.

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

President

Date: 4/2/2025

Section XII: Representations, Certifications, and Indemnification

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

James P. Ranalli III (Name of CEO or other authorized representative of Applicant)(s) confirms and says that he/she is the President (title) of United Auto Supply of Syracuse West Inc. (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. For additional information on NYS sales and use tax see [here](#).
- C. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- D. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an event of default under the Project closing documents. Please see this page for ST-340 form required in the above referenced employment report.

E. Housing Reports and Information: The Applicant understands and agrees that if the Project is a housing project, the Applicant shall file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of revenue-generating units constructed or reconstructed and the household income or tenant age, as applicable. Upon request of the Agency, the Applicant shall provide supporting documentation for all housing related information provided. Failure to provide such reports and supporting information shall be an event of default under the Project closing documents

F. Prevailing Wage: The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a "covered project" pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.

G. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

I. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.

J. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

K. The Agency has the right to request and inspect supporting documentation regarding attestations made on this application.

L. Hold Harmless Agreement: Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, reconstruction, equipping and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company:

United Auto Supply of Syracuse West, Inc

Signature of Officer or Authorized Representative:

[Signature]

Name & Title of Officer or Authorized Representative:

President

Date: 4/3/2025

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

James P. Ranalli III, being first duly sworn, deposes and says:

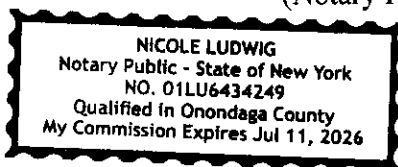
1. That I am the President (Corporate Officer) of United Auto Supply of Syracuse West, Inc. (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

Subscribed and affirmed to me under penalties of
perjury this 3rd day of April, 2025.

Nicole Ludwig

(Notary Public)



End of Application

Rev 2.15.23

OCIDA Application Appendix

Section 2 – Project Information

D. Project Narrative, Description of Project

Without the requested benefits from the Onondaga County Industrial Development Agency, the project would not be undertaken at this time. The proposed project value of approximately \$19 million would be shelved or looked to be completed at locations outside of Onondaga County if financial assistance is not approved by the Agency.

E. Description of Project

United Auto Supply (UAS) is a distributor/retailer of auto parts which was founded in 1946. Over the last seventy-nine years they have expanded from a 2,500 square foot store on West Genesee Street to a 70,000 square foot facility on Tracy Street in the City of Syracuse. Based on the continued growth in our business, in 2016 they purchased and renovated the former P&C Warehouse at 1200 State Fair Blvd, which is now Ranalli Industrial Park which is 567,000 square feet and corporate headquarters for United Auto Supply. UAS has a lease agreement with 1200 State Fair Boulevard LLC for the project site and associated facilities, a copy of the agreement has been provided as part of the application.

UAS currently occupies approximately 308,000 square feet of the Ranalli Industrial Park which is located on 22+/- acres in the Town of Geddes. The property is currently zoned and utilized for warehouse distribution services. Previously the Industrial Park had multiple tenants within the facility, but due to the growth within UAS's business over the last several years and the desire to expand their operation at 1200 State Fair Boulevard, additional warehouse/distribution facilities have been constructed or acquired to relocate tenants within the complex to other locations throughout Onondaga County. Previously, Lowe's Home Improvements distribution facility was relocated from the Industrial Park to a 100,000 sf facility off Erie Boulevard in the City of Syracuse. Additionally, WB Mason, is currently being relocated to a facility located off Buckley Road in the Town of Clay.

Based on our continued growth of UAS in the northeast and commitment to Onondaga County there is a need for an additional warehouse and distribution space for their operations. The proposed project is the renovation of approximately 259,000 square feet (previously occupied by WB Mason) at 1200 State Fair Boulevard to allow for expansion of operations, distribution and warehousing at one centralized location. The portion of the existing building that were the proposed expansion is contemplated was constructed in the late 1960s. In order to allow for expansion, the facility requires structural, mechanical, electrical and life safety upgrades for the installation of a state-of-the art automated distribution system.

United Auto Supply has experienced great revenue growth year over year which has allowed for the company to continuously expand. The expansion of warehouse/distribution services at 1200 State Fair Boulevard will allow greater flexibility in future expansions and bringing on new product lines to serve the automotive and retail industry in the northeast and US. The anticipated expansion would allow for job creation and revenue increases over the upcoming three to five years.

F. As previously stated in the Description of the Project, the project will not result in the removal or abandonment of existing facilities elsewhere in NYS to the proposed project location. Additionally, the project relocates existing tenants of Industrial Park to other sites within Onondaga County to continue their warehouse and distribution operations.