



**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 Pidaparathi, 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.

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Payment of Bills

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

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

Action Items:

1. 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.

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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.

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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

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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.

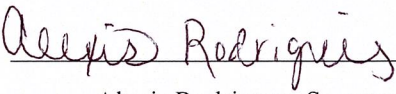
6. Executive Session

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