

**Upstate Pathology Lab Ownership, LLC**  
**Public Hearing**  
**January 3, 2025**

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Friday, January 3, 2025, at DeWitt Town Hall, 5400 Butternut Drive, East Syracuse, New York 13057 was called to order at 2:31 PM by Public Hearing Officer Alexis Rodriguez.

**ATTENDEES:**

Alexis Rodriguez, Public Hearing Officer  
McKenna Moonan, OCIDA Assistant Secretary  
Heather Lamendola, Barclay Damon LLP  
John Murphy, Upstate Pathology Lab Ownership, LLC  
Jim Messenger, Attorney at Law (Applicant Attorney)

The Public Hearing was conducted regarding the application and project described as follows:

Project: Upstate Pathology Lab Ownership, LLC  
Location: DeWitt, NY  
Tax Map # 029.-02-27.3

UPSTATE PATHOLOGY LAB OWNERSHIP, LLC, a Florida limited liability company, having an office for the transaction of business located at 5112 West Taft Road, Suite M, Liverpool, New York 13088, for itself or on behalf of an entity formed or to be formed by it or on its behalf (collectively, the "Company") has submitted an application (the "Application") to the Agency requesting that the Agency undertake a certain project (the "Project") for the benefit of the Company (or entity to be formed by it or on its behalf) consisting of: (i) the Agency taking title to or a leasehold (or other) interest in an approximately 23.263  $\pm$  acre parcel of land located at 6624 Fly Road, Town of Dewitt, Onondaga County, New York (being more particularly identified as tax map number 029.-02-27.23) (the "Land"); (ii) the construction on the Land of (a) an approximately 109,000 square foot, three story pathology lab building, (b) state of the art lab testing equipment, drone technology and (c) other site improvement consisting of surface parking, signage, landscaping, and sidewalks (collectively, the "Improvements"); and (iii) the acquisition and installation by the Company in and around the Land and the Improvements of items of equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Facility").

The Agency will retain or acquire title to, or a leasehold interest in, the Facility and lease the Facility back to the Company. The Company will operate the Facility during the term of the lease. At the end of the lease term, the Company will purchase the Facility from the Agency, or if the Agency holds a leasehold interest, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of (i) exemptions from sales and use taxes otherwise payable upon the purchase or lease of materials, furnishings, fixtures and equipment, and other taxable personal property, (ii) a partial real property tax abatement structured through a payment-in-lieu-of-tax agreement, and (iii) exemptions from mortgage recording taxes in connection with the acquisition financing,

construction financing and/or permanent financing or any subsequent refinancing of the costs of the acquisition, construction, renovation, reconstruction, refurbishing and equipping of the Facility as permitted by New York State law.

A copy of the Application including a cost/benefit analysis is available at the Agency's office and on the Agency's website for review.

Alexis Rodriguez asked if there was anyone present who would like to speak in favor of the proposed project. No comments were made.

Alexis Rodriguez asked if there was anyone who would like to speak in opposition of the proposed project. No comments were made.

Alexis Rodriguez asked if there was anyone who would like to make general comments about the proposed project. No comments were made.

Alexis Rodriguez noted for the record that the Agency has not received public written comments on the project.

Alexis Rodriguez closed the public hearing at 2:34 PM.

Dated: January 6, 2025

ONONDAGA COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By: Alexis Rodriguez  
Alexis Rodriguez, Public Hearing Officer