



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

335 MONTGOMERY STREET, FLOOR 2M, SYRACUSE, NY 13202
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Annual Meeting Agenda
March 5, 2026

Call to Order the Annual Meeting of the Agency

A. Approval of Annual Meeting Minutes: March 6, 2025

Action Items:

1. Board Appointments

Agency Action Requested:

a. A resolution of the Board appointing Elizabeth Dreyfuss as Vice Chair.

2. Slate of Board Members for the 2026 Agency Fiscal Year

Randy Wolken, Chair
Elizabeth Dreyfuss, Vice Chair
Leslie English
Cydney Johnson
Garard Grannell
Alan Marzullo
Mark Muthumbi

3. Slate of Committee Members for the 2026 Agency Fiscal Year

Audit Committee

Leslie English, Chair
Cydney Johnson
Alan Marzullo

Governance Committee

Elizabeth Dreyfuss, Chair
Garard Grannell
Randy Wolken

Finance Committee

Randy Wolken, Chair

Elizabeth Dreyfuss
Mark Muthumbi

4. 2025 Internal Controls Report

Agency Action Requested:

- a. A resolution of the Board to approve the Agency's 2025 Internal Controls Report.

Representative: Alexis Rodriguez, Secretary

5. 2025 Operations & Accomplishments Report

Agency Action Requested:

- a. A resolution of the to approve the Agency's 2025 Operations & Accomplishments Report.

Representative: Alexis Rodriguez, Secretary

6. 2025 Performance Measurement Report

Agency Action Requested:

- a. A resolution of the Board to approve the Agency's 2025 Performance Measurement Report.

Representative: Alexis Rodriguez, Secretary

7. 2025 Real Property Report

Agency Action Requested:

- a. A resolution of the Board to approve the Agency's 2025 Real Property Report.

Representative: Alexis Rodriguez, Secretary

Adjourn



**Annual Meeting Minutes
March 6, 2025**

An Annual 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 8:30 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., Agency Counsel (via Zoom)
Evan Carter, Office of Economic Development

Approval of Meeting Minutes: March 14, 2024

Upon motion by Janice Herzog, seconded by Elizabeth Dreyfuss, the Board approved the Annual meeting minutes of March 14, 2024. Motion was carried.

Action Items:

1. Slate of Officers and Chairs for the 2025 Agency Fiscal Year

Patrick Hogan read through the officers and chairs listed.

Patrick Hogan read the Agency action requested, "A resolution of the Board to approve the presented slate of officers for the 2025 Agency fiscal year." Motion was made by Kevin Ryan, seconded by Janice Herzog. Motion was carried.



Motion to adjourn was made by Janice Herzog and seconded by Kevin Ryan at 8:31 AM.

Alexis Rodriguez, Secretary



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2025 REPORT ON INTERNAL CONTROL STRUCTURE AND PROCEDURES			
AGENCY ACTION	CONTROL STRUCTURE	CONTROL PROCEDURE	FINDING
Agency Capital Projects	Procurement Policy Property Disposition Policy	Board Review and Approval Staff Recommendation	Adequate
Project Review	Statute Regulation By-Laws Classes of Projects Policy Local Access Policy	Written Application Cost Benefit Analysis Staff Review Board Attorney Oversight Board Review & Approval Conflict of Interest Statement	Adequate
SEQRA Determination	Statute Regulation By-Laws Classes of Projects Policy	Formal EAF Statement Staff Review Attorney Review Board Review & Finding	Adequate
Public Hearing	Statute Regulation By-Laws	Board Approval Written Minutes Report on Public Hearing at Board Meeting	Adequate
Project Inducement	Statute Regulation By-Laws Classes of Projects UTEP Local Access Policy	Written Application Cost Benefit Analysis Staff Review Board Attorney Oversight Board Review & Approval	Adequate
Benefit Oversight	Statute Regulation Agency Policies	Annual Survey of Companies Staff Review Exec Director Oversight Board Review & Approval of Annual Reporting Board Attorney Oversight	Adequate
PILOT Benefits Oversight	Uniform Tax Exemption Policy Statute Regulation	Review of comparable properties/ assessment value Review of cost of improvements Review by School District Superintendent, Town	Adequate



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		Supervisor, Village Mayor, and the County Executive Review by Agency Attorney Board Review & Approval	
Sales Tax Exemption Oversight	Statute Regulation Agency Policy	Staff Review of project documents Attorney Review Staff review of ST -60 and supplemental letter when additional agents are appointed for a project Board review and approval	Adequate
Recapture of Benefits	Statute Regulation Agency Policy Lease Documents	Annual Survey of projects Annual Employment Report Staff Review of reported numbers versus application numbers Explanations from Companies Board Review & Approval of Report & Recommendations	Adequate
Agency Service Contracts	Procurement Policy Funding Policy EPP Policy & Guidelines Inducement to Prospects Policy	Review by Staff Attorney Review Board Review & Approval Formal Contracts for EPP Annual Audit of Expenditures	Adequate
Agency Fees	Project Fee Policy Legal Fee Policy	Staff Review Board Review & Approval Annual Audit Attorney Review	Adequate
Documents & Administration	Statute Regulation Foil Policy	Annual Election of Foil Officer Annual Election of Foil Appeals Officer	Adequate
Public Comment	Statute Regulations Board By-Laws	Publication of Hearing Notices Written Record of Proceedings Report public comments to the Board for each project	Adequate
Understanding of Mission, Goals, Process & Controls	Statute Agency By-Laws Agency Policies	PAAA Training New Member Orientation Study Sessions	Adequate



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		Annual Acknowledgement of Responsibilities Agency Handbook - Reference Material for Board	
Ethics & Conflict of Interests	Statute Conflict of Interest Policy Agency Code of Ethics	Annual Conflicts Acknowledgement Annual COI statement Conflict of interest certificate signed at every meeting	Adequate
Financial Planning & Expenditures	Statute Regulation Agency Policies Procurement Policy	Annual Budget Annual Audit County Contract for Services Board Monthly Review of Finances Board Approval of Monthly Payment of Bills Signature Authority and Two Signature for all expenditures	Adequate
Financial Safeguards	Statute Procurement Policy Travel Policy	Approval of Board of all expenditures	Adequate



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2025 Operations & Accomplishments Report

Projects Approved (Pending Close)

- Liverpool Lodging Ventures LLC (3101-25-03A)
- Micron New York Semiconductor Manufacturing LLC (3101-23-07A)
- Micron New York Semiconductor Manufacturing LLC (Rail Spur) (3101-25-06A)

Projects Closed

- Paradise Companies 10 LLC (3101-24-05A)
- Upstate Pathology Lab Ownership, LLC (3101-24-07A)
- Finger Lakes Railway Corp (3101-24-08B)
- Semiconductor Components Industry, LLC dba onsemi (3101-24-09A)
- United Auto Supply (3101-25-03A)

Development

- Approved the issuance of a finding statement pursuant to the State Environmental Review Act for the Micron New York Semiconductor Manufacturing LLC Project
- Supported supply chain development for companies looking to locate in Onondaga County
- Continued remediation planning and work at the Roth Steel property located at 800 Hiawatha Blvd, Syracuse.
- Advanced negotiations to acquire and carry out County Executive-aligned plan at the previous Shoppingtown Mall

Outreach

- OCIDA staff continued to communicate and build relationships with local municipalities on economic development activities and IDA assistance available for businesses.
- OCIDA staff continues to reach out to existing IDA projects to get updates and visit their facilities

2025 Performance Measurement Report

Performance Goal One:

To use Agency incentives, programs, and policies to help businesses grow and expand in Onondaga County.

Onondaga County has immense potential for attracting new businesses. Our goal is to work together to create an environment that's conducive to growth and innovation.

Project Activity:

- Closed on 5 projects (1 residential project, 3 expansion/improvement projects, and 1 new construction manufacturing project)
- Combined total capital expenditure: \$238,209,806
- Combined total job creation: 193

Performance Goal Two:

OCIDA shares a common vision with the departments and agencies of Onondaga County for future development.

Collaboration:

Regular collaborative meetings between OCIDA and Onondaga County Planning, Community Development, Water Environment Protection, Water Authority, and Department of Transportation were held to jointly assess projects in accordance with the objectives outlined in the goals of County Government.

Performance Goal Three:

The Agency performs its duties in a cooperative and efficient manner through proactive open communication with its economic development partners, businesses, municipalities, and local communities.

Public Meetings Held:

The Agency conducted 33 public meetings.

Conferences:

The Agency attended 2 New York State Economic Development Conferences

- Discussed best practices with other Agencies
- Learned about new economic development initiatives and funding resources
- Connected with economic development partners to strategically identify and pursue new business opportunities



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2025 Real Property Report	
Tax Parcel #	Address
064.-01-09.1	5154 State Route 31
092.-01-01.2	Brewerton Rd
046.-02-02.2	8676 Caughdenoy Rd
046.-02-05.1	5181 State Route 31
048.-01-21.0	Burnet Rd
048.-01-22.0	Burnet Rd
048.-01-23.2	8765 Burnet Rd
048.-01-23.3	8751 Burnet Rd
049.-01-01.0	Burnet Rd
049.-01-02.0	8756 Burnet Rd
049.-01-03.0	Burnet Rd
049.-01-04.0	8722 Burnet Rd
049.-01-05.0	8718 Burnet Rd
049.-01-06.0	8710 Burnet Rd
049.-01-08.1	8694 Burnet Rd
049.-01-12.2	Burnet Rd
049.-01-13.0	Burnet Rd
049.-01-15.0	8631 Burnet Rd
049.-01-16.0	8635 Burnet Rd
049.-01-17.0	8647 Burnet Rd
050.-01-01.0	State Route 31
050.-01-04.1	8543 Burnet Rd
050.-01-04.2	8531 Burnet Rd
050.-01-04.3	8549 Burnet Rd
050.-01-04.4	8617 Burnet Rd
050.-01-05.0	8623 Burnet Rd
050.-01-06.0	8574 Burnet Rd
050.-01-07.1	8558 Burnet Rd
050.-01-07.2	Burnet Rd
050.-01-08.1	8546 Burnet Rd
050.-01-08.2	8526 Burnet Rd
050.-01-09.0	8536 Burnet Rd
050.-01-10	8516 Burnet Rd
050.-01-11.1	8512 Burnet Rd
050.-01-12.1	8508 Burnet Rd
050.-01-13.2	Burnet Rd

050.-01-13.3	8502 Burnet Rd
051.-01-05.1	State Route 31
051.-01-05.4	5397 State Route 31
051.-01-10.6	8501 Burnet Rd
051.-01-10.7	Burnet Rd
051.-01-10.8	Burnet Rd
051.-01-10.9	8447 Burnet Rd
051.-01-12.0	8419 Burnet Rd
051.-01-13.1	8424 Burnet Rd
051.-01-13.2	5363 State Route 31
051.-01-13.3	5367 State Route 31
051.-01-14.1	Burnet Rd
051.-01-14.2	8450 Burnet Rd
063.-01-02.4	3649 Erie Blvd E
063.-01-02.5	3649 Erie Blvd E
064.-01-06.1	5064 State Route 31
064.-01-06.2	8538 Caughdenoy Rd
064.-01-06.3	Caughdenoy Rd
064.-01-07.2	8554 Caughdenoy Rd
064.-01-07.3	8544 Caughdenoy Rd
064.-01-08.0	5117 State Route 31
064.-01-09.1	5154 State Route 31
064.-01-09.2	5170 State Route 31
092.-01-01.1	8765 Brewerton Rd
092.-01-01.2	Brewerton Rd
092.-01-01.3	Brewerton Rd
114.-02-17.0	884 Hiawatha Blvd W Rear At J
114.-02-18.0	700 Hiawatha Blvd W
114.-02-19.0	531 State Fair Blvd
114.-02-20.0	712 Hiawatha Blvd W
120.-01-08.1	8821 Brewerton Rd