

Onondaga County Industrial Development Agency
Special Meeting Minutes
November 29, 2022

A Special meeting of the Onondaga County Industrial Development Agency was held on Tuesday, November 29, 2022 at 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Patrick Hogan called the meeting to order at 8:03 am with the following:

PRESENT:

Patrick Hogan
Janice Herzog
Victor Ianno
Susan Stanczyk
Kevin Ryan
Fanny Villarreal

ABSENT:

Steve Morgan

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Nancy Lowery, Secretary
Karen Doster, Recording Secretary
Alexis Rodriguez, Assistant Treasurer
Matt Pelligra, Office of Economic Development
Jeff Davis, Barclay Damon Law Firm

CONFLICT OF INTEREST DISCLOSURE

The Conflict of Interest was circulated and there were no conflicts reported.

RAMBOLL SUPPLEMENTAL AUTHORIZATION

Robert Petrovich stated the purpose of this meeting is to increase the contract authorization with Ramboll. He stated the last authorization increase was about \$50,000 which brought their contract to about \$850,000 and this will be an additional increase in support to ready the site for Micron. He stated the funds will be expended on a topographic survey so Micron can continue developing their site plan for the White Pine Commerce Park. He stated as the Board knows the Agency has acquired a number of separate parcels over the course of the past 3 years and a boundary survey will need to be done to clearly identify the site because most of the properties were purchased off tax maps for the expediency of the transaction required. He stated this authorization is to advance that work.

Victor Ianno asked once the boundary survey is completed will all the individual property lines go away. Robert Petrovich stated there will be a process of re-subdividing the property and a zone change so those will come after we are done with this but not necessarily right away. He stated this will be the path to accomplish that. He stated we may want to create 2, no more than 3, tax parcels being the main campus west of Burnet Road and east campus east of Burnet Road.

Victor Ianno asked if there will be 2 individual properties. Robert Petrovich stated yes and all existing interior lot lines will go away.

Patrick Hogan asked if Ramboll would do everything. Robert Petrovich stated Ramboll will take care of this with a licensed land surveyor who will be a sub to Ramboll on this contract.

Patrick Hogan asked if there will be additional subs down the road. Robert Petrovich stated yes there will be additional work down road ultimately but when that occurs and who will take the lead on that is yet to be determined.

Upon a motion by Victor Ianno, seconded by Janice Herzog, the OCIDA Board approved a resolution authorizing a Service Agreement amendment to increase the fee to Ramboll by \$109,700.00 for survey and topographic work at the White Pine Commerce Park within the scope of the Service Agreement. Motion was carried.

Victor Ianno asked at what point in this process does OCIDA take a step back and say we are done. Robert Petrovich stated we are in the process of trying to figure that out. He stated we are here to help Micron advance their objectives with respect to White Pine. He stated we are going to be in a supporting role to the extent that we can smooth out the bumps and apply grease to the rails. He stated the Agency will be the lead relative to SEQR but any of the site development work related to the site plan and ultimately the construction of the Fabs we are going to be in diminished support role.

Victor Ianno asked if Onondaga County is going to sell this property to them eventually or is the Agency going to own it and they are tenants. Robert Petrovich stated the Agency owns the property and ultimately the agreement is they will buy the property from the IDA at some point. He stated we are trying to figure where the right pivot is for that. He stated we don't plan on being owners forever but with respect to the IDA benefits we will technically have a

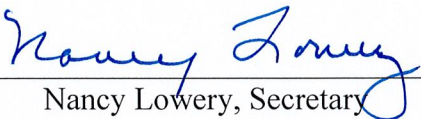
lease/leaseback agreement. He stated the Agency needs to be in nominal title or nominal control as it is required for them to receive benefits.

Kevin Ryan asked if they submitted a formal application yet. Robert Petrovich stated his understanding is the application is in draft form and is imminent. He stated he would expect to have it in the next couple weeks.

Kevin Ryan asked if there is a signed agreement between Micron and the Agency. Robert Petrovich stated there is a term sheet that has been signed between the State, Micron, the County and the IDA identifying key terms of the understanding between all parties to this project.

ADJOURN

Upon a motion by Fanny Villarreal, seconded by Victor Ianno, the OCIDA Board adjourned the meeting at 8:09 am. Motion was carried.


Nancy Lowery, Secretary