

Onondaga County Industrial Development Agency
Special Meeting Minutes
July 16, 2021

A special meeting of the Onondaga County Industrial Development Agency was held on Tuesday, July 16, 2021 at 333 West Washington Street, Syracuse, New York in the large conference room on the first floor.

Janice Herzog called the meeting to order at 10:02 am with the following:

PRESENT:

Janice Herzog
Steve Morgan
Susan Stanczyk
Kevin Ryan
Fanny Villarreal

ABSENT:

Patrick Hogan
Victor Ianno

ALSO PRESENT:

Robert Petrovich, Executive Director
Nancy Lowery, Secretary
Nate Stevens, Treasurer
Karen Doster, Recording Secretary, Agency
Len Rauch, Office of Economic Development
Rebecca Shiroff, Office of Economic Development
Daniel Bonsangue, 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.

CONSIDERATION OF ACCEPTANCE OF THE FINAL SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STUDY.

Jeff Davis stated as the Board knows we have been working diligently since December on the State Environmental Quality Review Act process (SEQRA) at the White Pine Commerce Park undergoing first a determination of a Type I action that was done by this Board in September of the expansion of White Pine. He stated then working through a draft Supplemental Generic Environmental Impact Statement this Board voted on previously went through a public comment process as well as a public hearing. He stated we have worked with the Board Working Group

throughout the process and now for the Board's consideration is the Final Supplemental Generic Environmental Impact Statement that addresses all of the comments received from involved agencies, interested parties and the general public. He stated the Board received this document and there has been time to review it. He stated he has heard back from several Board members on comments and questions and they were working through. He stated in front of the Board for consideration is a resolution that accepts as complete the Final Supplemental Generic Environmental Impact Statement. He stated he will read the proposed resolution. He stated it talks about the process and explains the next step in the process. He stated by accepting this document as final that starts the process for the development of a determination Findings Statement which will be the next step in the SEQR process. He stated it will be a determination findings statement that walks through our determinations under SEQR based upon the Final Supplemental Generic Environmental Impact Statement.

Jeff Davis read the resolution.

WHEREAS, the Agency currently owns White Pine Commerce Park ("Park") located northeast of the intersection of NYS Route 31 and Caughdenoy Road in the Town of Clay, Onondaga County, New York; and

WHEREAS, in an effort to transform the Park into a modern industrial park for advanced manufacturing and state-of-the-art industrial uses, the Agency previously performed a thorough environmental review of the Park and its anticipated environmental impacts pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as "SEQRA"), which included, but was not limited to, the following: (1) classifying the Park project as a Type 1 action; (2) acting as Lead Agency for the purpose of a coordinated environmental review; (3) conducting necessary studies and holding required hearings in connection with the preparation of a Generic Environmental Impact Statement ("GEIS") to address anticipated potential impacts associated with the proposed multi-use industrial park; (4) preparation of a subsequent Final GEIS ("FGEIS") that incorporated the DGEIS by reference and included responses to public comments received; and (5) preparation and issuance by the Agency of a Findings Statement in October of 2013 that (a) concluded the project avoided or minimized adverse environmental impacts to the maximum extent practicable, (b) incorporated mitigation measures that were considered practicable, and (c) identified certain impact thresholds that, if exceeded, may require supplemental determinations of their significance

and/or impact evaluation, and possibly mitigation measures in addition to those identified; and

WHEREAS, since 2013, the Agency has attempted to market the Park for development around the country to potential manufacturing and industrial users, but those efforts have been unsuccessful and the Park remains vacant; and

WHEREAS, through its marketing efforts and communications with desired tenants around the country, the Agency has determined that the Park is not geographically large enough and must be expanded significantly to be considered an attractive, viable location for prospective large- and small-scale manufacturing and industrial developers; and

WHEREAS, to improve the Agency's ability to market the Park to a larger, more diverse mix of large- and small-scale industrial, manufacturing, and commercial users, the Agency proposes to expand the existing Park to approximately 1,250 acres by acquiring approximately 800 additional acres to the north and east of the existing Park footprint, with such additional acreage comprised of certain parcels contiguous to the current Park, and which are generally located along NYS Route 31 and the east and west sides of Burnett Road (the "Project" or "Action"); and

WHEREAS, pursuant to SEQRA, the Agency is required to make a determination whether the "action" (as said quoted term is defined in SEQRA) to be taken by the Agency may have a "significant impact on the environment" (as said quoted term is utilized in SEQRA) and the preliminary agreement of the Agency to undertake the Project constitutes such an action; and

WHEREAS, pursuant to SEQRA (6 N.Y.C.R.R. § 617.9(7)(i)), the Agency recognizes the proposed Project represents a significant change from the Park's current footprint that presents changed circumstances from those evaluated by the Agency under its prior SEQRA review in 2013; and

WHEREAS, the Agency prepared and completed a Full Environmental Assessment Form (the "FEAF") to aid in determining whether undertaking the Project requires a supplemental GEIS; and

WHEREAS, based upon an examination of the FEAF prepared for the Project, the criteria contained in 6 NYCRR §617.7(c), and based further upon the Agency's knowledge of the area surrounding the Project, and such further investigation of the Project and its potential significant

environmental impacts as the Agency has deemed appropriate, at a regularly scheduled meeting on December 8, 2020, the Agency: (i) determined that the Project constitutes a “Type I Action” (as said quoted term is defined in SEQRA), (ii) determined that the Project required a coordinated review under SEQRA, (iii) issued a positive declaration under SEQRA for the Project determining that the Project may result in one or more significant adverse impacts to the environment, and (iv) determined that the preparation of a Supplemental GEIS (“SGEIS”) was necessary to adequately identify and evaluate potential significant adverse impacts associated with the Project that are not addressed or were inadequately addressed in the existing DGEIS/FGEIS; and

WHEREAS, the Agency prepared a Draft SGEIS for the Project; and

WHEREAS, the Agency determined that the Draft SGEIS was complete and adequate for public review on May 6, 2021; and

WHEREAS, upon notice in a newspaper of general circulation in Onondaga County, public comments on the Project and the Draft SGEIS were received by the Agency at a public hearing, held virtually in accordance with the modifications to Article 7 of the Public Officers Law (the “Open Meetings Law”) as modified by New York Governor Andrew Cuomo’s Executive 202.79, on May 24, 2021; and

WHEREAS, written comments on the Project and the DGEIS were received by the Agency during the public comment period from May 6, 2021 to June 11, 2021; and

WHEREAS, in consideration of and in response to the comments received, the Agency caused to be prepared a Final Supplemental Generic Environmental Impact Statement (FSGEIS); and

WHEREAS, the Agency has reviewed and considered the FSGEIS and finds it to be complete.

NOW, THEREFORE, be it resolved by the members of the Onondaga County Industrial Development Agency as follows:

- (1) The Agency hereby deems the FSGEIS for the White Pine Commerce Park to be complete.

- (2) The Agency shall publish notice of FSGEIS completion in the New York State Department of Environmental Conservation Environmental Notice Bulletin.
- (3) The Agency shall file the FSGEIS and the notice of its completion with:
 - a. The Chief Executive Officer of the Town of Clay;
 - b. All Involved Agencies;
 - c. Any person who has requested a copy; and
 - d. The Agency's records regarding the Project.
- (4) A copy of this Resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours.
- (5) The Agency shall post the FSGEIS on a publicly available internet website.
- (6) The Agency shall prepare a Findings Statement on the Project in accordance with SEQRA.
- (7) The Agency shall undertake such other action as may be necessary and desirable to comply with SEQRA.
- (8) The Chairman and/or the Executive Director of the Agency are hereby authorized and directed to distribute copies of this Resolution and to do such further things or perform such acts as may be necessary or convenient to implement the provision of this Resolution.
- (9) This Resolution shall take effect immediately

Upon a motion by Steve Morgan, seconded by Susan Stanczyk, the OCIDA Board approved a resolution determining the Final Supplemental Generic Environmental Impact Statement complete and authorizing the Chairman, Executive Director and Legal Counsel to take all necessary steps to comply with publication, notification and filings of the State Environmental Quality Review Act. Motion was carried.

SCHEDULE OCIDA SPECIAL MEETING

Jeff Davis stated there is a request to hold a special meeting of the Board potentially on July 27, 2021 at 8:00 am and that would be an opportunity for the Board to consider the determination of the Finding Statement which is the next step in the SEQRA process. He stated it has to happen

at least 10 days after the vote the Board just took. He stated it allows us to complete the time period and the request is to consider that special meeting date.

Robert Petrovich asked the Board members if they can make the meeting on July 27, 2021 at 8:00 am. The Board members all agreed they can attend on that day and time.

Janice Herzog stated she would like to thank everyone involved in preparing the Supplemental Generic Environmental Impact Statement. She stated she knows it was a really big lift and people spent a lot of time and many hours and completed a transparent comprehensive and inclusive process with responding and inviting public comment and the County Executive taking time out to listen to the people of the Town of Clay. She stated she wanted to thank everyone for their time and effort. She stated it has been many years to get to this point but this is really a game changing moment for this property. She stated she remembers years ago the Economic Development office going to Marcy and looked at what they were doing and how did they get to that point. She stated to think we can actually be at that point at White Pine is really incredible and game a changing moment for not only Onondaga County but Central New York in bringing high tech high paying jobs and a broad diverse destination for the semiconductor industries. She stated thank you for all your time and effort especially Jeff Davis for answering all the questions.

Janice Herzog asked if there are any questions.

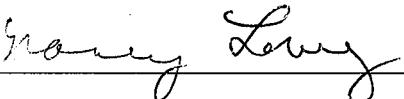
Steve Morgan asked where we are in the amount of acres we have. Robert Petrovich stated we are making progress and then we initiated the SEQR process. He stated we are going to reinvigorate our efforts to secure the balance of land. He stated we have every expectation that we will get to 1250 acres and we are not that far away.

Kevin Ryan asked if there is a timeframe when we will get to the 1250 acres. Robert Petrovich stated specifically no but with everything that is going on, sooner rather than later. He stated he would say the expectation would be in the next 30 to 60 days would not be an unreasonable timeline.

Steve Morgan asked if we have almost 1,000 acres secured. Robert Petrovich stated we have control of over 1,000 acres maybe a little bit more. He stated the rest is being efforted to

conclusion. He stated the County Executive and the Economic Development office has been working with all the folks in the area to reach an accommodation that is satisfactory.

Upon a motion by Susan Stanczyk, seconded by Fanny Villarreal, the OCIDA Board adjourned the meeting at 10:19 am. Motion was carried.



Nancy Lowery, Secretary