



Onondaga County Legislature

HASSINA K. ADAMS
Clerk

NICOLE WATTS
Chairwoman

SPENCER BERG
Deputy Clerk

JOINT MEETING OF THE ENVIRONMENTAL PROTECTION AND PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES – FEBRUARY 17, 2026

MEMBERS PRESENT: Mr. Eriksen, Ms. Denton, Mr. Kelly, Mr. Knapp, Mr. Thompson, Mr. Meaker, Mr. Brown, *Mr. Garland

ALSO ATTENDING: Chairwoman Watts, Majority Leader Hernandez, Ms. Block, Mr. Ryan, Mr. Bush: also see attached list

Chair Eriksen called the meeting to order at 10:19 a.m.

Chair Eriksen took the agenda items out of order

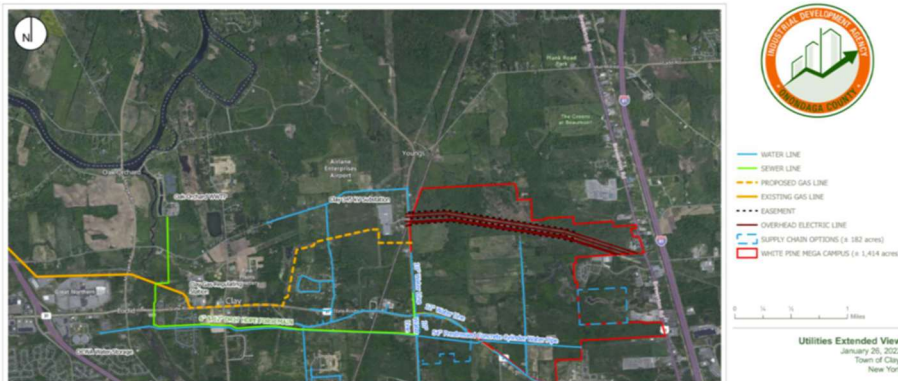
1. **ECONOMIC DEVELOPMENT:** Robert Petrovich, Deputy County Executive for Economic Development(*Attachment No. 1: Micon Update*)
 - a. **INFORMATIONAL** – Overview of Economic Development Efforts



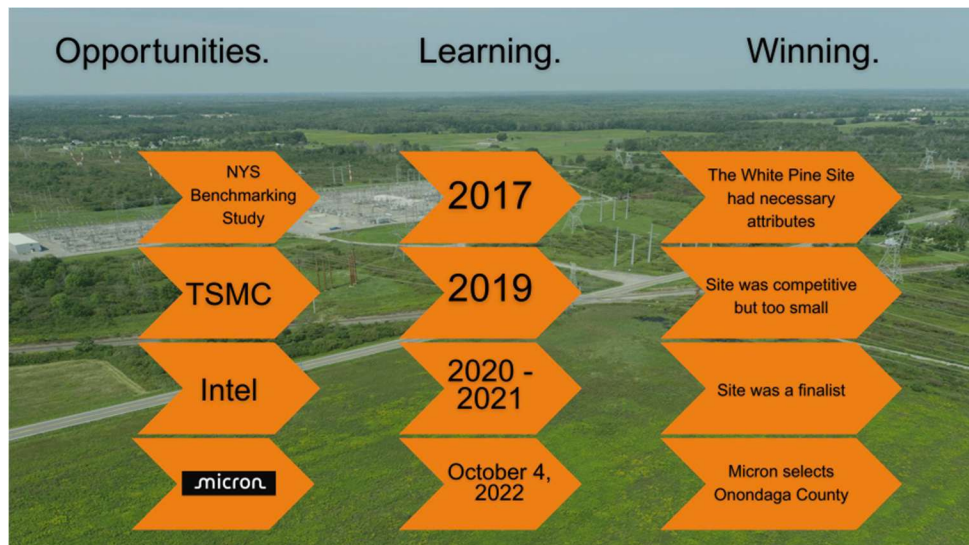
- White Pine site created as a 339-acre advanced manufacturing site in Clay
 - National Grid Clay Substation across Caughdenoy Road
 - 4 gigawatt capacity
 - Well in excess of Micron's power demands through 20 year construction cycle

Understanding Existing Assets

WHITE PINE MEGA CAMPUS



- White Pine Mega Campus (red outline)
 - Substation (gray)
 - New York Power Authority (NYPA) and National Grid lines, transverse site to the north
 - 54 inch transmission main cuts across the site (Jeff Brown to detail further)
 - Natural gas can be readily available and brought to the site via National Grid
 - Sewer system to convey both municipal and industrial waste from the site ultimately to the Oak Orchard wastewater treatment plant



- Success with Micron came via iterative process of trial, error, adjustment, and adaptation
- Effort led to TSMC coming in 2019 to assess the site
- TSMC determined site was too small in terms of acreage but:
 - Validated the process
 - Validated the thinking
 - Validated the assets
 - Gave direction on what needed to be improved

- TSMC, Intel, and Micron were not distinct demarcation points but an overlap of efforts including:
 - Attending semiconductor conferences
 - Attending site selector conferences
 - Marketing the community and the site
 - Understanding what the industry needs
- TSMC ultimately went to Arizona
- Intel county was a finalist, site was specked to 1,250 acres per Intel's requirements
 - Ultimately went to Ohio
- While Intel decision was concluding, Micron conversations began
- Micron asked for site to be made slightly bigger
 - October 2022, Micron made decision to come
 - Described as historic day for the community, county, and region
- Culmination of two-year negotiation with federal government, New York State, and Onondaga

County



- Real work began with development of the EIS following the announcement
- Necessary to get site reviewed environmentally and set up for permit approval
- \$100 billion investment over 20 years
- Micron will produce 40% of its advanced DRAM in Clay for global procurement
- Significant given advances in AI



- \$250 million community investment fund
- Working with semiconductor supply chain exhibit
- Opened downtown Syracuse office
- Groundbreaking – January 16
 - Gilbane hired for early works contract
 - \$1 billion investment for site preparation
 - Tree clearing, fill, foundation systems
- Goal to install foundations and go vertical this construction season
- Partnership with OCC, clean room dedication
- STEAM School commitment, \$10 million
- Amazon committed \$1.75 million to STEAM School
- Syracuse University, expanding
 - Engineering
 - Material science,
 - Physical science programs to meet future workforce needs
- Veteran center at SU, pathway for veterans transitioning out of service to be trained for Micron facility



- County Executive repeatedly stated: need to meet the moment to create semiconductor supply chain cluster
- Traveled to Taiwan, Japan (twice), engaging European, domestic, and Asian companies
- Goal – grow from 9,000 Micron jobs to 50,000 regional jobs over 20 years
- Micron works with roughly 900-1,000 supply chain companies
- Attracting 10% , 100 new companies potentially coming to the community
- Micron has indicated which companies they need nearby, critical for their success

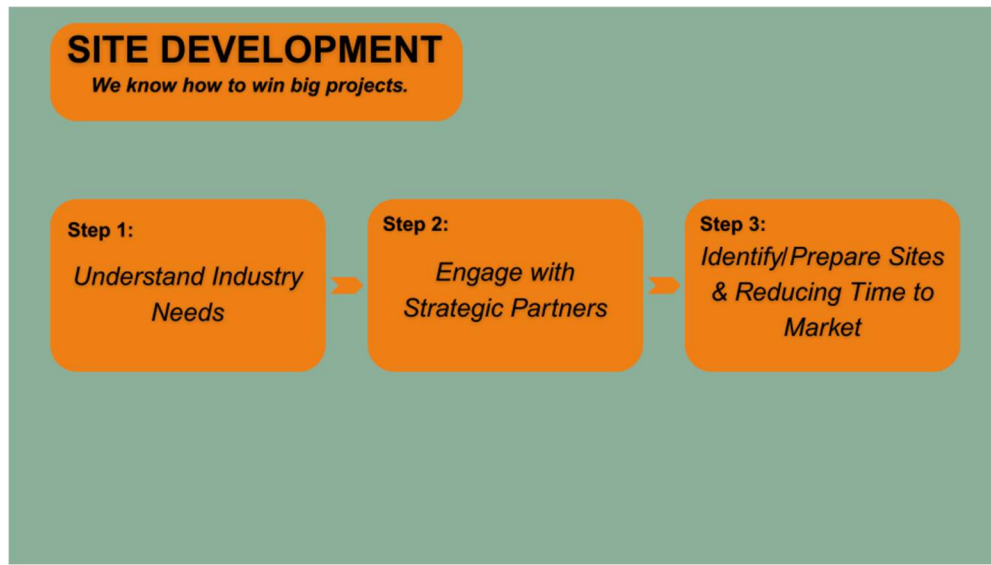


- Competing against:
- Other communities in New York State, other states, internationally
- Key to winning: site development
 - Must have places to put companies with appropriate infrastructure
 - Must have right tools in toolbox to attract them
 - Need to understand what they are looking for
- Estimate anywhere from 6-18 companies looking to locate with that scope and scale of investment as Micron ramps up and begins producing chips



- Need to understand what companies are looking for
- Engage with strategic partners at state and federal level
- Work in coordinated effort on:
 - Water
 - Wastewater
 - Gas
 - Electric
- International companies, very new and novel concept for them
- Don't have a lot of experience investing in this way
- Need help understanding nuts and bolts of how to get it done
- County's intention – have turnkey situations readily available

- Companies are not fearful or anxious about investing \$50-\$150 million per project
- Not every project will be that scope but estimate 6-18 companies looking at that level of investment as Micron ramps up



- Micron campus located at top of the slide
- White Pine Science & Tech Park at the bottom
 - IDA owns and currently developing
- Targeting key suppliers that need to locate proximal to Micron
- Looking at approximately 500,000-600,000 square feet of building under roof to support Micron's needs
- If these kinds of sites are not proactively developed:
 - Opportunities will be missed
 - Unfortunate impact on the community
 - Also impacts Micron



- Working with state and federal partners to scale up necessary workforce

- Key partners and programs:
 - Onondaga Community College
 - SU Chasm Center
 - Le Moyne Erie 21 program
 - Northeast University Semiconductor Consortium
 - Albany Nano, massive R&D institute investment for chip research
 - STEAM School, Micron committed \$10M, Amazon committed \$1.75M
 - MACNY apprenticeship program
 - CNY Works
- End goal: everyone who wants a job can have a job and be appropriately trained

INVESTING IN AMERICA'S WORKFORCE





Le Moyne College: The Erie21 program is partnering with local grade schools to create an education and workforce development program, 6th grade to adulthood.

Syracuse University: Over \$100 million investment to grow STEM programs; Center for Advanced Semiconductor Manufacturing (CASM), a research and teaching facility focused on advancing semiconductor manufacturing. \$10 million Onondaga County investment

Onondaga Community College: \$15 million investment for the Micron Cleanroom Simulation Lab. \$5 million from Onondaga County. New Electromechanical Technology degree.

Mr. Petrovich: Pivoting remarks to CenterState CEO for deeper workforce discussion

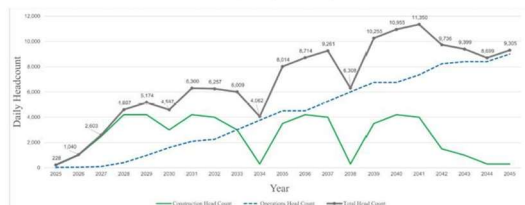
Questions/ Comments

- Mr. Brown: Our proximity to Micron gives us a leg up, what are we competing against and what do other places offer that we don't?
- Mr. Petrovich: Companies looking for quick time to market
 - Infrastructure that already exists to connect into gas, electric, water, sewer
 - Existing ecosystem along I-90 corridor is a competitor
 - Advanced manufacturing in Rochester
 - Wolfsped in Utica
 - GlobalFoundries in Malta/Saratoga
 - Also competing against:
 - Ohio
 - Arizona, significant semiconductor cluster already with TSMC and Intel
 - Oregon

CenterState CEO: Nora Spillane, Senior Vice Present of Inclusive Growth; Ben Sio, Chief of Staff and Senior Vice President of Strategy, Policy and Planning (*Attachment No.1: CenterState CEO, pp. 14-25*)

- Headcount at site ramping from 228 to 9,350 over 20 years
- That is the workforce challenge and opportunity for the community
- Numbers pulled directly from the FEIS

Figure B-16 Potential Revised Project On-Site Construction, Operation, and Total Headcount (2025-2045)



Source: Micron Technology (n.d.). Note: Although Fab 4 construction would end in Q4 2041, Fabs 3 and 4 would not ramp up to full production until 2045.

CENTERSTATE | CEO

- FURWICK - Future Ready Workforce Innovation Consortium
- Umbrella collaborative of 100+ partners:
 - Community colleges
 - BOCES
 - School districts
 - Workforce boards
 - Nonprofits
 - Companies
 - Building trades and unions
- Co-led by Center State and Syracuse University
- Three components under FURWICK:
 - Upstate Build
 - Regional expansion of Syracuse Build
 - Initiative from county executive and Mayor Walsh
 - Construction pathways and apprenticeships for city residents from disadvantaged backgrounds
 - Successful over past 10 years, now expanded regionally
 - Micro Electronics Workforce Innovation Network
 - Preparing people for jobs not only at Micron but across the microelectronics industry
 - Jobs available now, ramping up efforts with coalition of partners
 - Micron has been involved from very early on, input on what technician jobs will look like
 - On-Ramp
 - NYS effort led by Empire State Development
 - Four workforce training centers, flagship in Syracuse
 - Currently on West Genesee Street, future permanent home on South Salina Street
 - Dr. Carlen Lacy, initial president and CEO, hit the ground running
 - First cohorts starting soon
 - Covers both technician training and building trades
 - Third annual roadmap being developed, updated every October

Preparing the CNY Workforce system for rapid growth

| Entity | Purpose/Description | Partners |
|--|--|--|
| Future Ready Workforce Innovation Consortium (FRWIC) | Umbrella CNY collaborative of 100+ community colleges, BOCES, school districts, workforce boards, nonprofits, companies and building trades unions | Micron, CenterState CEO, Syracuse University, NYS DOL, ESD-GO SEMI, SUNY, NY CREATES, MACNY |
| FRWIC includes the following initiatives: | | |
| Syracuse Build/Upstate Build | Regional recruitment pipeline and network of training programs to prepare local residents for building trades careers on public and private projects | CenterState CEO, Micron, NYS DOL, Central-Northern NY Building and Construction Trades Council, regional workforce development boards, FRWIC training partners |
| Microelectronics Workforce Innovation Network | Industry partnership including Micron and local companies focused on aligning skill needs with training programs and promoting innovative practices | CenterState CEO, Micron, FRWIC industry and training partners |
| ON RAMP | Flagship job training agency for statewide workforce strategy; flexible construction and manufacturing training | CenterState CEO, ESD, UA 81 Plumbers and Steamfitters, Jubilee Homes, SUNY EOC, additional partners |

- Working with five building trades councils across a 90-mile footprint
- Footprint pulled from FEIS, expected labor shed the project will draw from
- Syracuse Build itself has nearly a dozen partners locally
- Upstate Build and FURWICK footprint, almost 100 partners
- Tremendous effort, thanked all partners and the county for their partnership
- Not something that can be done alone

**FUTURE-READY
WORKFORCE
INNOVATION CONSORTIUM**

BUILDING CNY'S TALENT ECOSYSTEM FOR CONSTRUCTION & ADVANCED MANUFACTURING

| | |
|---------------------|--|
| Vision | Building a better ecosystem to support a multifaceted approach to talent and workforce development in Central New York |
| Mission | To train, attract, retain and advance more diverse people in high-quality manufacturing and construction careers at Micron and other industry partners in CNY |
| Strategy & Approach | Collectively develop and support multiple pathways to degree and non-degree programs, technical training, certificates and specialized credentials |

CENTERSTATE | **CEO**

- Ms. Block: Are training programs framing these as jobs leading to Micron or jobs supporting all of CNY infrastructure?
- Ms. Spillane: Two-part answer
 - Jobs exist right now in this industry that need to be filled, important message to get out
 - Public education effort
 - Micron has been a terrific partner, everything from exhibit at the museum to community outreach

- Mr. Brown: We're in year three of job training, do we think it's going well and what metrics are we using?
- Ms. Spillane: Year three is of the planning efforts
 - Can share metrics offline with the legislature
 - Milestones are about preparing the training pipeline along the FURWICK roadmap
 - Trades paths measured by:
 - Job placement rates into apprenticeship programs
 - Placement into other construction industry opportunities
 - Not just unions and apprenticeship programs but other construction opportunities
 - Job placement is hard to track but taken very seriously
 - Looking at past 10-15 years of work since beginning of Syracuse Build
 - Doing well on placement rates
 - On-Ramp intended to provide wraparound services approach:
 - Not just get a job
 - Longevity into that job
 - Barriers mitigated along the way, transportation, childcare
 - All part of the metrics

Presentation Continued: (Ben Sio)

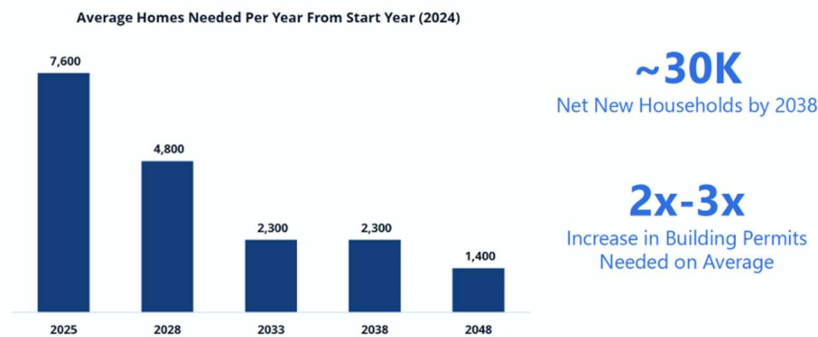


- Get the project running, 300 acres of trees already knocked down
- Prepare people for jobs
- Housing, what are we doing to build housing for demand now and anticipated Micron demand

* Mr. Garland arrived at 10:53 a.m.

PROJECTED HOUSING DEMAND - MEETING DEMAND

To meet the minimum housing demand by 2038, the region would need to complete at least **2,300 homes annually** from 2025 through 2038 – **more than 2X the recent annual permitting rate.**



Central New York Housing Study | HILMA Advisors

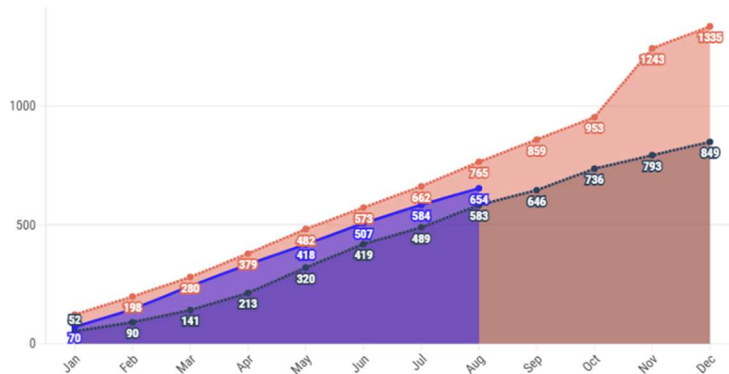
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- Need to build 2,300 units per year, starting in 2025
- All types affordable/subsidized through market rate and luxury
- Six-county region

New Private Housing Authorizations
CNY Housing Market

YTD

■ 2023 ■ 2024 ■ 2025



Cayuga, Cortland, Madison, Oneida, Onondaga, Oswego Counties

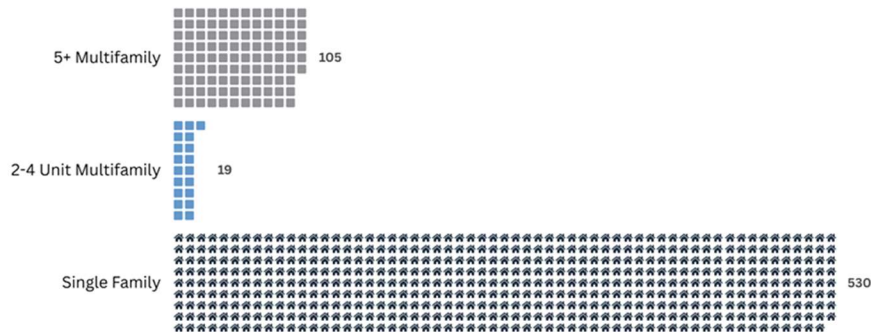
- 2023 (bottom number on chart)
- 2024, permitted 1,300 units (top orange)
- January through August (blue the middle)

Authorized Units by Structure Type

Jan-Aug 2025, CNY Housing Market

Housing Unit 🏠 = 1

Type of Structure



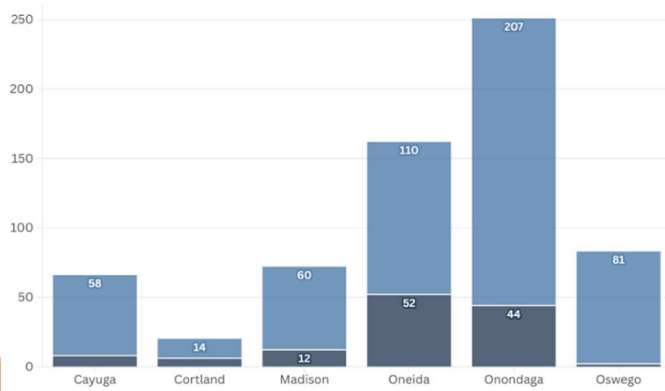
Source: SOCDs Building Permits

- Not permitting enough:
 - Multifamily 5+ units
 - Multifamily 2-4 units

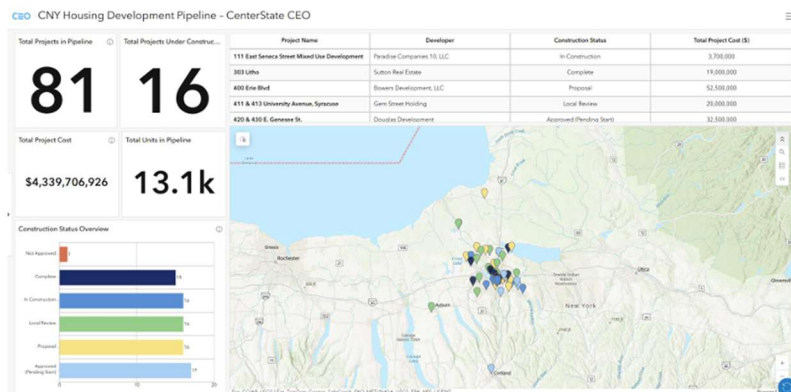
Authorized Units by County

Jan-Aug 2025

■ Multifamily ■ Single Family



- Onondaga County outperforming rest of the counties looked at in terms of new units authorized
 - Authorized, not constructed
 - Still need to be thinking about multifamily just as much as single family



- CenterState releasing new tool this week:
 - Tracks multifamily housing developments online
 - Everyone can see where developments are on a map
 - Shows where they are in approval process
 - Where they might be stuck
 - Where they might be moving forward
 - Focused on multifamily and mixed income housing only
 - Townhouse, rowhouse, apartment buildings
 - Not tracking single family suburban units
 - Believe market will achieve single family
 - Need to intervene in multifamily space

BARRIERS TO MEETING DEMAND

Financial, regulatory, and capacity roadblocks exist on the path to realizing zoned capacity and executing the housing development pipeline.

Financial Barriers

Fewer than **half** of new households will be able to afford **newly built** homes given current market conditions and costs.

Only **1%** of the estimated zoned capacity exists in **strong markets**, meaning the market cannot feasibly deliver homes to meet a range of needs.

Regulatory Barriers

In **stronger markets**, mostly in suburban areas, much of the zoned capacity does not get realized due to **restrictions beyond density limits**.

Capacity Barriers

Decades of low demand and low production mean that the **regional development ecosystem needs support** to ramp up approval and delivery of homes at the scale required.

- Regulatory Barriers:
 - 27 towns and villages in Onondaga County alone
 - Each has own land use policies and home rule
 - Very difficult for out-of-state developers and investors
 - Hear constantly from developers, confused by permitting and approval process

- State proposals sitting with state legislature to deal with some of this
- Financial Barriers:
 - Interest rates where they are right now
 - Great state and county programs rolled out past couple years
 - Get right kind of units up and online
- Capacity:
 - CNY has not built housing meaningfully in three decade
 - Need to support developers
 - Need to support new construction companies
 - Need workforce development to get people into construction jobs
 - Building Micron, building housing, and working on I-81 all happening simultaneously

Questions/Comments

- Mr. Ryan: When will we have metrics on what's actually being built versus permitted and when are we going to get to 2,300 units?
- Mr. Sio: Multifamily dashboard launching this week. Tracks where projects are in permitting process
 - Tracks what has been completed and how many coming online
 - Community has not built meaningfully in decades
 - Need transparent pipeline tracking
 - See a lot of opposition, people get nervous about new housing construction
 - Need real conversation with people about what Onondaga County is becoming, a growth community
 - One-on-one conversations with towns and villages
- Mr. Ryan: How do we mitigate home rule challenges and get more uniform codes for developers across municipalities?
 - County was a leader with Plan Onondaga, setting county level guidelines
 - Many towns and villages leaning into state pro-housing communities program
 - Means local municipalities agreeing to do comprehensive planning
 - Have to sit down with 27 municipalities in Onondaga County alone
 - Educate them and help them understand what makes sense
 - Not putting high-rise units in rural areas
 - Putting appropriate typologies in communities that already have density
- Mr. Meaker: Is home rule or NY State regulations the bigger obstacle?
 - Both need to be dealt with
 - Other high growth states have home rule and have figured it out
 - Root issue: people sitting on planning and zoning boards at every municipality need to start thinking of themselves as a growth community
 - Saying no to every project is not a solution anymore
 - State regulatory issue, constitutional law issue, but also a local education issue

2. **ONONDAGA COUNTY WATER AUTHORITY (OCWA):** Jeffrey Brown, Esq., Executive Director
 - a. INFORMATIONAL – Water Sourcing and Capacity to Support Projected Population Growth and New Industrial Demand (*Attachment No. 2: OCWA*)

Lake Ontario Water Treatment Plant Renovation



- Existing water capacity sufficient to build and operate Fab One
- System built in the 1960s with excess capacity
- Able to get water immediately to the site
- \$124 million in improvements to Lake Ontario water treatment plant since 2018

Lake Ontario Water Supply Improvements

- | | |
|--|---------------|
| • 2018 Raw Water & Clear Water pump station renovations | \$14M |
| • 2019 Raw Water & Clear Water pump station electrical substation renovation (backup generation added) | \$ 9M |
| • 2021-2025 Water Treatment Plant renovation | \$43M |
| • 2023-2024 Raw Water transmission main inspection | \$ 1M |
| • 2024-2026 Farrell pump station expansion | \$ 6M |
| • 2025-2028 Finished water storage replacement/enlargement | <u>\$51M</u> |
| | \$124M |



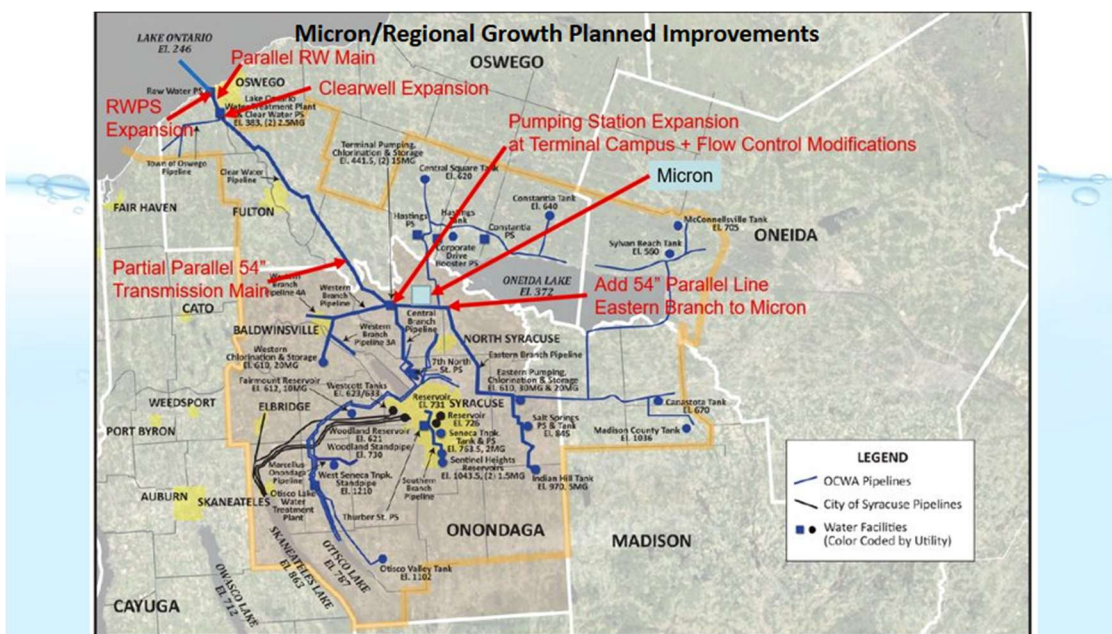
- Made improvements to Lake Ontario Water Supply
- 50% of Aqua's water supply to five-county region comes from Lake Ontario
- \$124 million in improvements to Lake Ontario water treatment plant since 2018
- Old technology, mechanical clarifiers (shown on left)
 - Replaced with modern contact basins

Lake Ontario Water System Capacity vs. Demand

| Current System Capacity (MGD) | Current Average Day Demand | Current Max Day Demand | Projected Regional Max Day Demand (2037) | Current Excess Capacity for Regional Growth | Additional Capacity Needed to Supply Projected Demand |
|-------------------------------|----------------------------|------------------------|--|---|---|
| 48-62 | 18 | 33 | 60 | 15 | 12 |

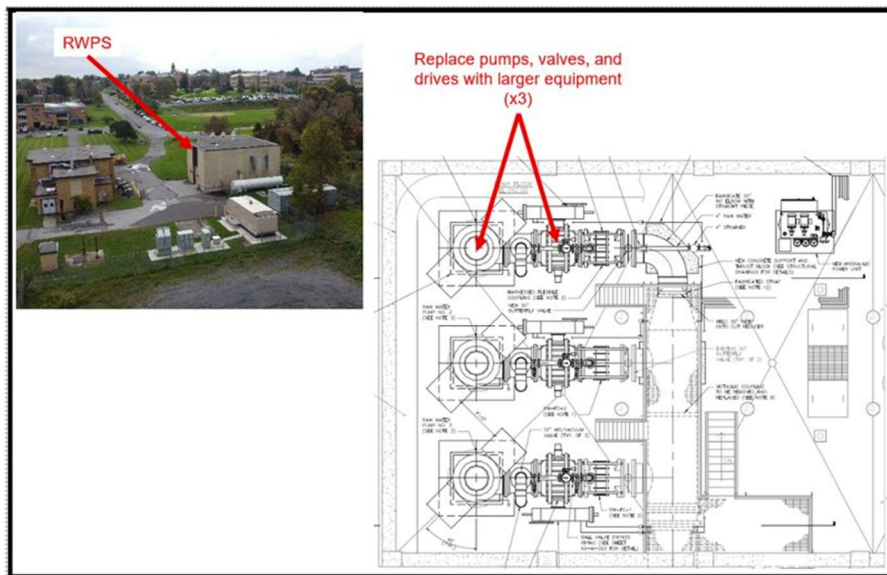


- Available capacity: 48-62 million gallons in the Ontario system
- Current average day demand: 18 million gallons
- Must build to max day demand, several weeks during summer
- Projected demand: 60 million gallons
- Currently 15 million gallons available to start Fab One and other regional development
- Need additional 12 million gallons of capacity to serve entire service territory

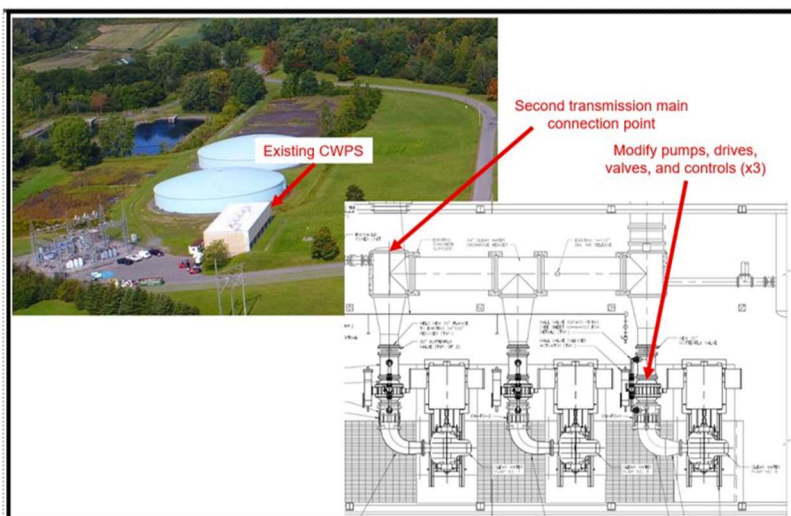


- Five county system shown
- Red highlights various components of system that need to be modified
- Two goals:

- Get additional 12 million gallons of capacity
- Redundancy
 - Redundancy is very important, highlighted by recent main break
 - Work being done related to Micron will have huge positive effect on entire community with regard to redundancy

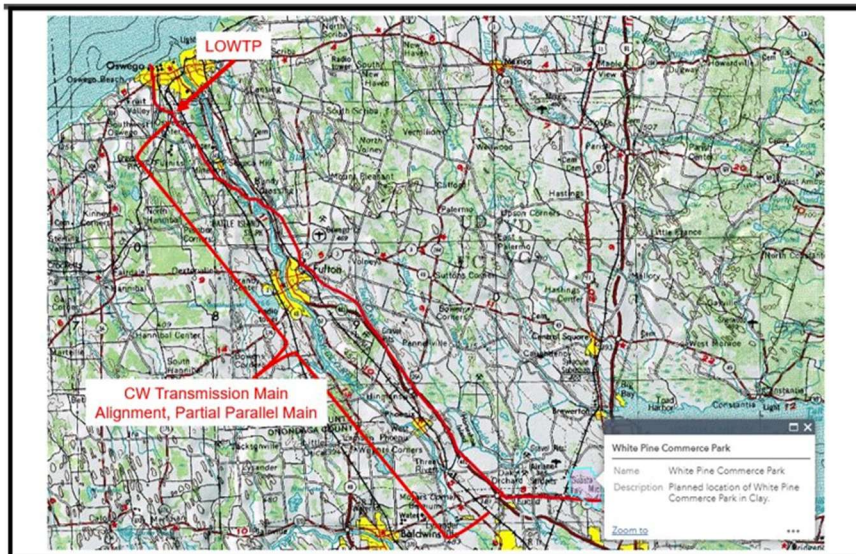


- First step: increase pumping capacity at pump station on shore of Lake Ontario next to SUNY Oswego campus
- Build parallel raw water main from pump station to treatment plant, roughly two miles inland
 - Provides redundancy
- Treatment campus at Lake Ontario in Town of Oswego:
 - Currently under construction
 - Building additional clear wells, finished water storage
 - Water held here for disinfection process after filtering
 - Additional pumping capacity being added

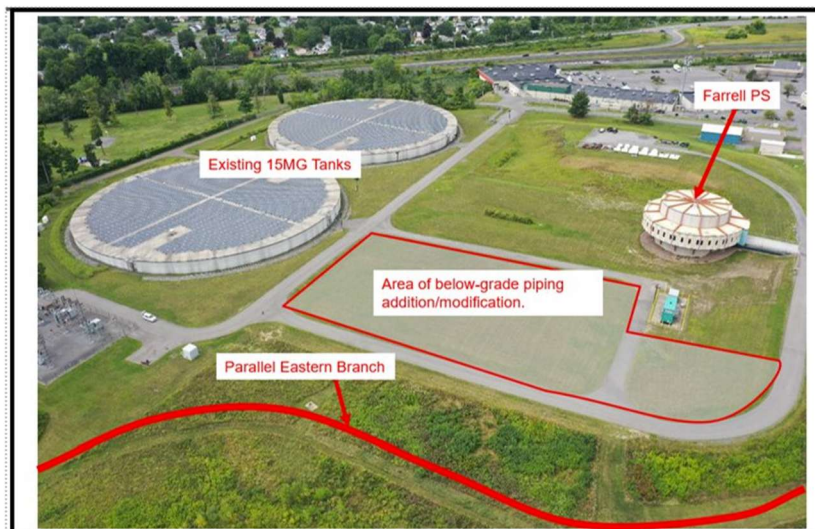


- Lake Ontario is lower than Onondaga County

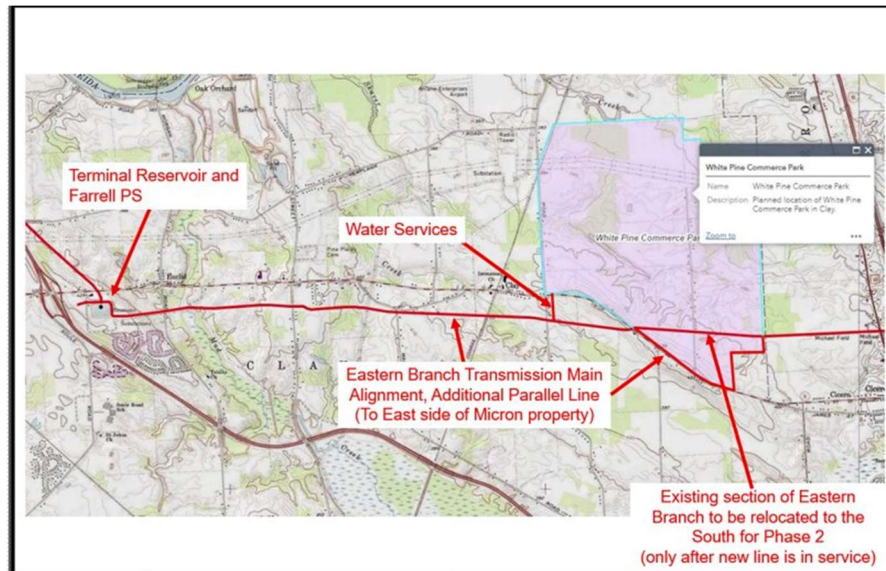
- Must pump up approximately 200 feet



- Over 23.5 mile pipeline to terminal campus across from Great Northern Mall
- County had great foresight in the 1960s
 - 99-foot easement allows addition of parallel line
- Proposing partial parallel line. one-third of the way up from terminal campus
- All that is needed to provide additional 12 million gallons



- Terminal campus upgrades:
 - Modify and upgrade piping
 - Flow control upgrades
 - Sends water west to Lysander and Van Buren or east to Manlius, DeWitt, and beyond



- Eastern Branch, last step:
 - Approximately 2.5 miles to White Pine site
 - Parallel transmission main along eastern branch
 - Build water services up to White Pine site
 - Existing eastern branch continues thereafter

Questions/Comments

- Mr. Garland: Do we have all the easements needed?
- Mr. Brown: In really good shape with easements
 - Have easements along eastern branch
 - Have easements along the clear water line
 - Biggest challenge: building parallel raw water main through City of Oswego
 - Have the easements but will have to do work to get it in place
- Mr. Kelly: Is the Eastern Branch transmission line the final expansion plan or is that the existing line?
- Mr. Brown: That is the existing line
 - New line will run parallel right next to it
 - Eastern Branch project starting this year with project development
 - Clearing trees, putting out to bid this year
 - Construction starting in earnest next year
- Ms. Watts: Is this the total capacity needed for the whole semiconductor industry or just construction, and what challenges do we anticipate with Lake Ontario sourcing?
- Mr. Brown: Have all the water needed, no limitation on what is authorized to take from Lake Ontario
 - Authorized to take 63.5 million gallons
 - Projecting 60 million gallons needed for Phase 1 within authorization
 - This is Phase 1 only Fabs 1 and 2
 - Phase 2 (Fabs 3 and 4) will require additional planning and review
- Ms. Denton: What effect does this have on ratepayers?
- Mr. Brown: Currently negotiating with Micron to fund many of the improvements

- New York State contributing, recognizes this is about regional growth and redundancy, not just Micron
- Continuing to negotiate how it will all work out
- Mr. Eriksen: Is Aqua foreseeing need to pull additional water from Otisco Lake?
- Mr. Brown: No, do not anticipate that
 - Put in request to state to increase authorized amount from Lake Ontario to get out in front
 - Every indication request will be approved, up to 93 million gallons authorized
 - Share tunnel with City of Oswego, bored into bottom of lake, one mile out
 - Very robust source, in good shape
- Mr. Kelly: Commercial users along Route 31, will they continue to be responsible for tapping into new lines?
- Mr. Brown: Yes, commercial users continue to be responsible for tapping in
 - May not always be on main transmission main, could be distribution main
 - No anticipated reduction in service for any customers
 - All of this will help the entire community
- Mr. Ryan: What is a fair deal with Micron on cost sharing?
- Mr. Brown: Micron projected to need roughly 40-50% of excess capacity being built
 - That is the fair estimation of where cost share should land

3. **WATER ENVIRONMENT PROTECTION (WEP):** Cydney Johnson, Deputy County Executive for Physical Services
- a. INFORMATIONAL – Residential and Commercial Wastewater Treatment Capacity to Support Water Sourcing Needs for Industrial Uses (*Attachment No. 3: Wastewater Facilities*)

Wastewater Treatment Plants

- Onondaga County has six Wastewater treatment facilities:

- Metro Syracuse
- Baldwinsville-Seneca Knolls
- Brewerton
- Meadowbrook-Limestone
- Oak Orchard
- Wetzel Road



- Onondaga County has six wastewater treatment plants
- Oak Orchard is approximately 10 MGD,
 - Built 1981
- Six plants critical as county thinks about wastewater treatment

Water Environment Protection:

- Processing over 33 billion gallons of wastewater each year,
 - WEP operates around the clock, cleaning the wastewater of homes and businesses before returning it to the environment.
 - WEP provides service to over 88,500 properties in Onondaga County.
 - Over 2,000 miles of pipes and 160 pump stations carry wastewater to WEP's six wastewater treatment plants.
-
- Operates 24/7
 - Supports many properties in Onondaga County and growing
 - 2,000+ miles of pipe
 - 160 pump stations carrying wastewater to six facilities

Micron Semiconductor Plant



The Micron plant sits near the Oak Orchard Treatment facility – will be the facility that receives the Sanitary flow from the plant.

- Micron sits to the north near Oak Orchard treatment facility
- Oak Orchard will receive sanitary flow from Micron plant
- Sanitary flow, same as any residential, commercial, or industrial user today

Key component of the Municipal Project – Upgrades

- Upgrades – components of the work:
 - Headworks
 - Primary Clarifiers
 - MBBR system
 - Digestion
 - Thickening
 - Biosolids

- Built 1981
- Current capacity: 10 MGD
- Currently averaging 6.7 MGD
- Metro is largest plant at 80 MGD
- New capacity after expansion and upgrade: 15 MGD
- Must handle:
 - Everyday flows and treatment
 - Peak flow
 - Micron sanitary flow
 - Residential growth in region
 - Commercial and some small industrial
- Infrastructure upgrade needed, technology and parts due for improvement and efficiency gains
- Service area: major part of Town of Clay, portions of Cicero, Village of North Syracuse

Two projects – One Campus

- Oak Orchard **Municipal** Treatment Facility – expansion and upgrade project.
- Started with White Pine Pump Station - Estimated completion Summer 2026.

| FACILITY BUILT | COUNTY SERVICE | TREATMENT TYPE | FLOW RATE | WATER OUTFALL |
|----------------|--------------------------------------|--------------------------------------|--|---------------|
| 1981 | Primarily Residential and Commercial | Advanced Secondary Treatment Process | 5.4 mgd - Average 10.0 mgd - Capacity <small>(MILLIONS OF GALLONS PER DAY)</small> | Oneida River |



- Municipal expansion plan, study started several years ago
- White Pine pump station started 2025, completing summer 2026

Other Project Segments

- Substation – need to update/increase power at station (gas and electric).
- Outfall Pipe – need to upgrade for increased flow for facility
- Bridging Project - to give area additional capacity while Upgrade project is done.
- Reclaim/reuse water project - being held at this time.



- New substation for power
- New outfall pipe to river, old pipe being replaced with better system
- Bridging project:
 - Necessary as construction commences
 - Southern lagoon taken out during substation construction
 - Keeps plant operating at 10 MGD during construction
 - Supports other regional growth during transition

Two projects – One Campus

- Industrial Treatment Facility – built to treat the wastewater flow from one significant user – Micron
 - The flow capacity will be 16.5 MGD – for a combined Fab1 and Fab 2 complex
 - *Possible flows from Supply chain partners*
 - Facility is built to same regulatory guidelines as the Municipal facilities
 - NYS Department of Environmental Conservation and other permits regulate this operation and outfall
 - This project has moved through Request for Questions, Statement of Qualifications – with 3 firms meeting qualifications of project.
 - Next step is Request for Proposal.

- Facility for one customer, Micron
- Flow capacity: 16.5 MGD for combined Fab 1 and Fab 2, Phase 1
- Built to same NYS regulatory standards as municipal facilities
- DEC, EPA, Canal partners all engaged
- Currently in Request for Proposal stage, 3 firms qualified

Ms. Johnson noted typographical error on slide 10: Request for Question should read Request for Qualifications

Industrial Process

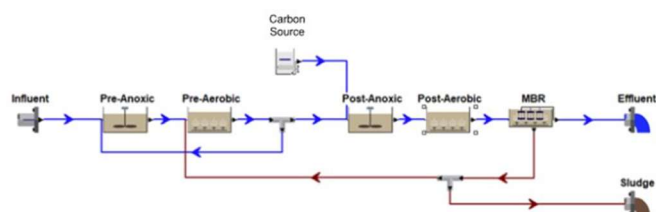


Figure 3-1. ITT BioWin Flow Schematic

- Flow chart in development, showcases the process how industrial wastewater will be handled
 - Notes it is not that far different from a standard wastewater treatment facility process

Progressive Design Build as provided by NYS guidelines

Process for the Projects

Design/Build guidelines are favorable to partnerships with Labor and working with MWBE and SDVOB companies

Plan is to sequence projects based on timeline to support capacity in the facility.

- Projects on municipal and industrial side will be using progressive design build per NYS guidelines
- Governor's budget last year included amendment allowing design build
- Design build guidelines favorable for:
 - Labor partnerships
 - MWBE companies
 - SDVOB companies
 - Significant sequencing of activity in this area
 - Oak Orchard Industrial Sewer District formation: administrative mechanism expected mid-to-late March

Questions/Comments:

Mr. Ryan: What percentage of Oak Orchard project is upgrading existing versus expansion?

- Ms. Johnson: Upgrade is approximately 80% of the project
 - Infrastructure is old, opportunity to gain efficiency in plant operation
- Ms. Watts: Who is paying for the industrial facility, who is bonding, and what are the steps to it being fully functional in terms of county business?

- Ms. Johnson: One significant user, Micron
 - User agreement being negotiated with Micron
 - Some small supply chain flow anticipated but Micron is primary user
 - Micron pays as significant user
 - Bonding and finance details still being worked out
 - Oak Orchard Industrial Sewer District formation (mid-late March) is next administrative step
- Ms. Watts: What business should we anticipate between now and the future? We have the public hearing today to establish a district. What are the future steps?
- Ms. Johnson: District is an administrative mechanism important to put into place
 - Critical to ensure that charging, administration, and monitoring be separated from existing WEP system
 - Administrative function, nothing other than that
 - According to current schedule, district formation expected mid-to-late March
 - More information and direction on next steps to follow after that
 - Critical piece of the overall project
- Mr. Garland: If Micron's usage scales up beyond estimates for Phase 1 who is responsible for expansion?
- Ms. Johnson: At 16.5 MGD very confident ample capacity for Phase 1, Fabs 1 and 2
 - Done a lot of work on those numbers
 - One user, one customer, very comfortable with capacity planning
- Mr. Kelly: User agreements, what goes in, what goes out, how is it monitored, environmental protections?
- Mr. Kelly expressed a desire to give this topic full time it demands in future meetings

Chair Denton transitioned to Community Development Presentation

4. **COMMUNITY DEVELOPMENT:** Martin C. Skahen, Director of Community Development
- a. **INFORMATIONAL** – Housing Planning and Residential Development for Current and New Residents (*Attachment No. 1: Onondaga County Community Development, pp.26-44*)



- Huge need to build housing as heard from Center State
- Many things blocking that from happening

- County Executive wanted to try and help, created O-CHIP program
- Created to incentivize private sector housing investment
- Provides \$5,000 per unit of housing
- Up to \$250,000 per project
- Regionally significant projects
 - Up to \$750,000
 - Regionally significant, housing component plus other elements such as entertainment, medical, restaurants
 - Major economic impact beyond just housing
- Just over \$10 million awarded to 59 projects
- Will create 2,933 units
- Unit breakdown:
 - 51% market rate
 - 13% mixed income
 - 36% affordable
 - Geographic breakdown:
 - 68% City of Syracuse
 - 32% suburbs of Onondaga County
- Total cost of all projects when completed: just over \$1 billion in housing investment in Onondaga County



- Need for hotels in the county, shortage identified
- Reason: Micron construction workers coming in and out for extended periods
- Grants awarded: \$50,000 to \$750,000 per project
- Results to date:
 - \$2.265 million awarded to 7 projects
 - Will create 933 rooms
 - Total cost of all projects: just over \$164 million

PLAN THEMES

-  **PLAN ON strong centers**
-  **PLAN ON housing + neighborhoods**
-  **PLAN ON community mobility**
-  **PLAN ON greenways + blueways**
-  **PLAN ON agriculture**

Adopted in 2023, Plan Onondaga County Comprehensive Plan was developed to define a vision and goals for community success with focus on five thematic areas – each working as a framework for community-based planning and impactful projects.



- Developed to define vision and goals for community success as we grow
- Five themes:
- Strong Centers
- Housing and Neighborhoods
- Community Mobility
- Greenways and Blueways
- Agriculture



PLAN ON strong centers

Strengthen the quality of life and economic stability of local communities through the development of amenity-rich, vibrant and walkable centers

- *Support & Enhance Existing & New Centers of All Scales*
- *Incorporate Multi-Modal Options as a Central Element of Centers*
- *Invest in Public Places & Spaces within Existing & New Centers*
- *Seek Strategic Investments at all scales to enhance existing & develop new centers*



- Helping plan for development of many rich and vibrant walkable centers
- Investing in public spaces within existing and new centers
- Trying to create development that has components of livability and walkability
- Instead of just creating a big parking lot with a functional place around it



- Sustained, attractive, diverse, and efficient housing
 - Expand housing options

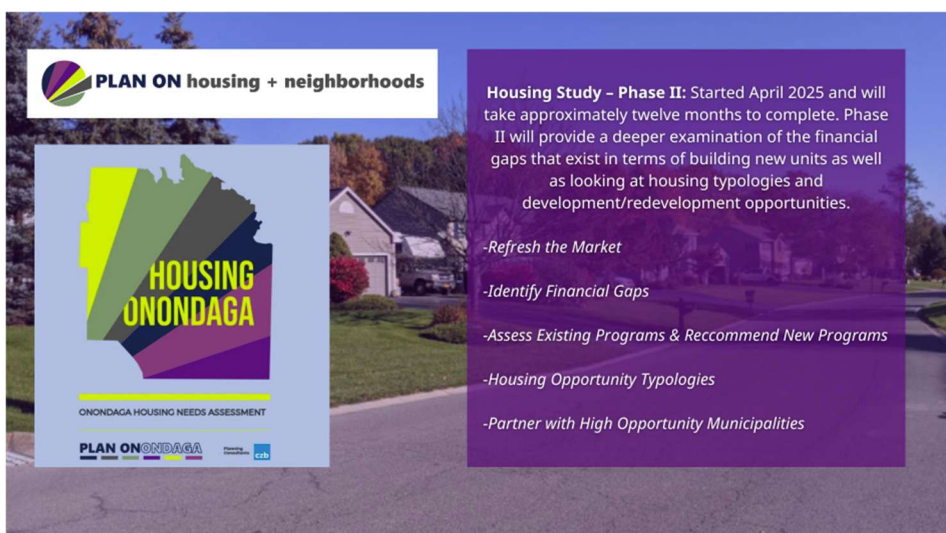
PLAN ON housing + neighborhoods

HOUSING ONONDAGA
ONONDAGA HOUSING NEEDS ASSESSMENT

Housing Study – Phase I: Completed in July 2024 and provided an overview of the housing market, the coming needs for housing and the challenges that housing is facing locally and across the state.

- Potential growth of 24,000 households by 2040
- New net household would be fewer than two people on average
- Uncertainty in new households being renters or owners
- Senior renters could grow by 8,000
- Inventory is tight & likely temporary
- New construction costs are increasing
- Regulations can impact project timelines
- Affordability is a challenge

- 2024 housing study (macro view):
 - Needs and challenges
 - 24,000 new households projected by 2040
 - Most under 2 people; senior renters growing by 8,000
 - Single family 1-acre lot model no longer fits future need



- Phase 2 underway (started April 2025):
 - Micro view, financial gaps, typologies, redevelopment opportunities
 - Municipalities adopting plan fastest benefit most



- 15 municipalities enrolled in planning assistance; 3 more in discussions
 - Provide funding and support assistance to adjust plans in accordance with county needs

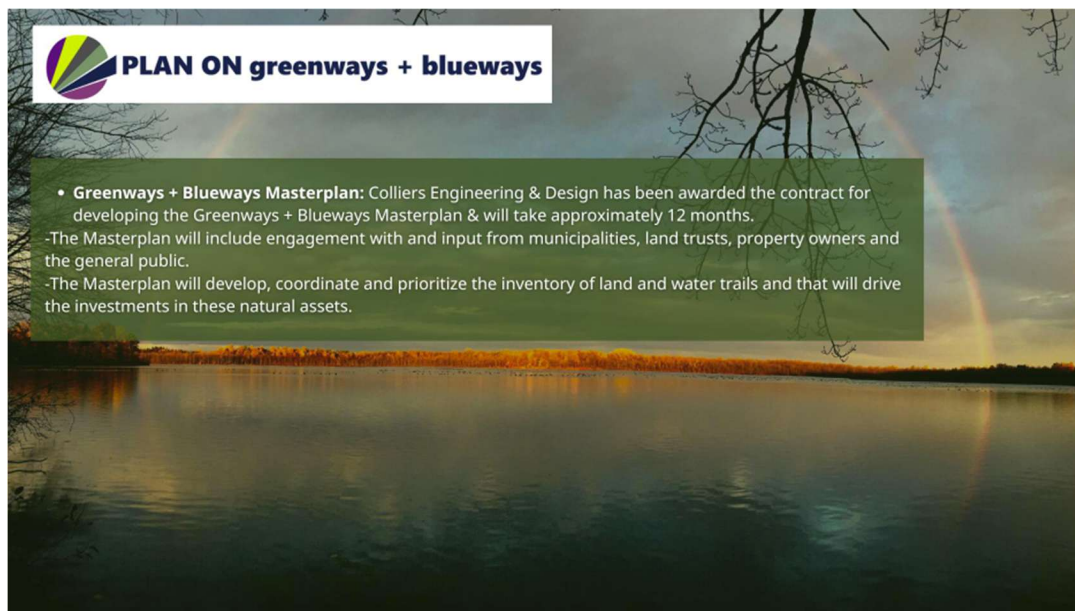


- Preparing for transportation future
- Vision Zero community
- Investing in transit corridors
- Connecting networks of bike lanes, trails, and multimodal corridors



- \$450,000 federal grant
- CNS Engineering conducting study
- Completing next year
- Makes county eligible for additional implementation grants
- Route 31 Transportation Assessment:
- Working with Syracuse Metropolitan Transportation Council
- Assesses mass transportation along Route 31 corridor

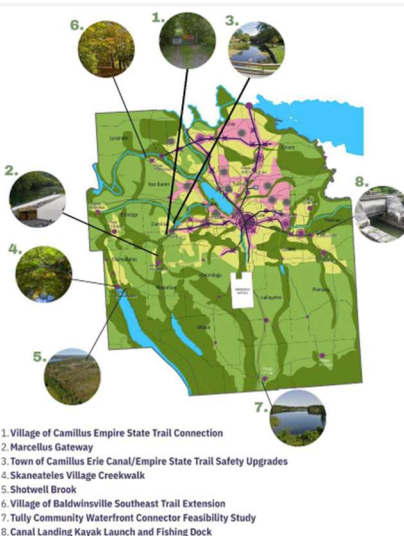
- Dramatically impacted by Micron growth
- Study out very soon
- Looking at BRT, enhanced bus services, light rail
- Density dictates what will work



- Continuing to invest in countywide multi-use trail network
- Formalizing greenway and blueway system planning
- Master plan currently being developed, out early next year
- Engaging municipalities, land trusts, property owners, and general public

2025 Onondaga County Greenways + Blueways Grant Program Awardees

The Greenways + Blueways Grant Program provides funding for projects or programs such as greenways and blueways plans for your community, installing, expanding or diversifying greenways and blueways, improving safety and ease of access, or adding new programming.



- Master plan will develop, coordinate, and prioritize inventory of land and water trails
- Goal: add to existing trails to create connectivity between different trails
 - Example: East Shore Trail + West Shore Trail connecting to Orange Lot at fairgrounds then hooking up with New York State Trail
 - By doing that one component along Onondaga Lake brought east side all the way through to state trail system



- Supporting and sustaining future of vital agricultural economy, landscape, and food system
 - 600 farms
 - At least \$350 million in economic impact
 - 200,000 acres in production



- Agriculture is Still Strong
 - Approximately 600 farms
 - At least \$350 million in economic impact
 - Almost 200,000 acres in production
 - 70% of the land in the County is classified as Prime Farmland or of Statewide Importance
 - Ranks 9th largest ag sector in the state and in the top 5% nationally
- Keeping it Growing
 - **Agritourism Grant Program - Phase I:** Phase I awarded \$790,000 to 53 agritourism operations generating an additional \$4.7 million in private investment
 - **CNY Regional Market:** County completed a masterplan for the Market and is investing \$3.75 million in upgrades to entrances, market sheds and the creation of a shared use kitchen
 - **Agriculture & Farmland Protection Board:** Working with the AFPB to preserve farmland across the County. To date, \$27 million have been invested to protect 12,000 acres of farmland
- Agritourism Grant Program Phase 1:
 - \$790,000 awarded to 53 agritourism operations
 - Generated \$4.7 million in private investment matching funds
- CNY Regional Market:
 - Very important place for farmers to sell goods
 - County completed master plan for market
- \$3.75 million in upgrades:
 - Enhanced entrances
 - Market sheds
 - Shared use kitchen
- Agricultural Farmland Protection Board:
 - Works to preserve farmland across county

- \$27 million invested to date
- 12,000 acres of farmland protected

Questions/Comments

- Ms. Hernandez: Can you elaborate on what you define as affordable units?
- Mr. Skahen: Units geared toward 80% of area median income buyers and renters
- Ms. Hernandez: What are the challenges in creating affordable units?
- Mr. Skahen: Usually need some sort of subsidy, state, federal government
 - Very expensive to build housing right now
 - End of 2023: \$250 per square foot to build
 - End of 2025: \$300 per square foot
 - 2,000 square foot house now costs \$100,000 more to build than in 2023
 - Many economic factors, subsidy required to make affordability work
- Ms. Block: Are we looking at existing unused hotel structures?
- Mr. Skahen: Yes, existing capacity being considered
 - But anticipated construction worker demand will likely fill current available room nights
- Mr. Garland: Are we looking at prefab and modular housing as a county?
- Mr. Skahen: Few developers have approached county with prefab proposals
 - Land bank completed one successful prefab project in the Valley
 - One developer planning prefab project near McKinley Park
 - City is also looking at this, likely will lead other developers to see it as viable option
- Mr. Garland: Fewer than two people in a home, what are we building for them?
- Mr. Skahen: Build for what they want, townhouses, patio units, smaller models
 - Younger people more interested in location and walkability than size
 - Villages and downtown areas are walkable — good opportunity
 - Smaller homes around walkable areas attract smaller household types
- Mr. Brown: O-CHIP, 2,933 units over what time period?
- Mr. Skahen: Varies some already completed, some 3-4 years out
 - County pays grant only upon project completion
 - Some awarded grants waiting to hear back from state affordable housing opportunity funds
 - If approved, projects go right now; if not, next round
- Mr. Brown: Are we strategically targeting municipalities more willing to build densely?
- Mr. Skahen: Not necessarily the role county is taking
 - More focused on encouraging all municipalities through Plan Onondaga
 - Working with municipalities to help them develop and update their comprehensive plans
- Mr. Brown: What metrics define Plan Onondaga success?
- Mr. Skahen: Municipalities working toward shared community goals over time
 - Long-term process
 - Steering the ship in the direction that benefits the community most
 - Great time, growing community with a lot of opportunity going forward
- Mr. Ryan: Plan Onondaga has no enforcement teeth, just carrots no sticks. How effective can it really be?
- Mr. Skahen: No sticks available
 - Trying to give a lot of carrots
 - Help municipalities see that if they do this work they can have strong benefits
- Ms. Block: Can existing structures, such as the Skyline building, be revitalized into affordable housing options?
- Mr. Skahen: Skyline is turning a corner and getting there.

5. OTHER COUNTY INTERFACES: Martin Davis, Deputy Commissioner

a. INFORMATIONAL – County Departments Engaged in or Impacted by Regional Development, Implications for the County Department of Transportation

- State handling majority of heavy lifting on transportation infrastructure
- State has separate appropriations set aside for Micron
- County working through SMTC, majority of highway budget comes from federal and state government
- Small in-house team working weekly with Micron, National Grid, WEP, and other utilities
- Expediting permits, supporting contractors and designers
- County highways in area are very old but currently under capacity, not expected to last long
- Activity this summer will draw a lot of attention
- Much still conceptual, full picture pending Traffic Impact Study (TIS)
- State needs to drive the bus on specific Micron-related changes

Questions/Comments

- Mr. Brown: How are we doing with vehicles, should we be expecting to hear from you about this?
- Mr. Davis: Will definitely hear from me in April
 - Work plan presentation coming late March/early April
 - Work plan is the story for the year, here's what we're doing, here's how we want to pay for it
 - Scheduled to come over in March for broader 10,000 foot view
 - Vehicles have been a challenge this winter:
 - Frigid temperatures not good for metal, diesel engines
 - Salt has been a problem last couple of years
 - Working through challenges every day
- Mr. Kelly: Micron is a catalyst forcing infrastructure investment, when will we see state DOT plans and public hearings?
- Mr. Davis: New state DOT regional director, very open, accessible, transparent
 - Previously ran I-81 project before promotion
 - Communication with state has improved remarkably in last few months
 - Big changes to Clay and Cicero area will impact county arterials
 - No firm timeline yet
 - Focus: maintaining mobility for Micron and everyone who works and lives in northern suburbs

Mr. Garland: Is the Micron rail spur still moving forward?

- Mr. Davis: Four permits already issued
 - Railworks is the contractor building the rail spur
 - County approach: read it, react, get it back over the net as quickly as possible
 - Rail spur slightly ahead of schedule from permitting standpoint
 - National Grid, large company, many hands in the pot; huge undertaking on Caughdenoy Road
- Mr. Garland: How is CDL driver recruitment going?
- Mr. Davis: Funded vacant positions available, would love to interview people
 - Cannot put someone in a truck immediately upon hiring
 - Planning for retirement season August–October
 - CDL applicants: apply via county website or drop off at Molloy Road offices
 - Contact Ayanna Moore

Ms. Watts:

- Special thank you to Isabelle for coordinating
 - This meeting was a broad overview, deeper dives at committee meetings next week
 - Legislators encouraged to participate in those meetings
 - Public hearing on Oak Orchard Industrial Sewer District to follow
 - Written questions accepted via email
 - Thanks to Legislators Ericson and Denton for organizing joint committee meeting

Adjourned 12:09 p.m.

EP and Planning & Economic Development Committees reconvene Tuesday February 24th
Public hearing to convene in five minutes

Respectfully submitted,

HASSINA ADAMS, Clerk
Onondaga County Legislature

ATTENDANCE

COMMITTEE: JOINT COMMITTEE MEETING: PLANNING & ECONOMIC DEVELOPMENT, ENVIRONMENTAL PROTECTION

DATE: FEBRUARY 17th 2026

| NAME (Please Print) | DEPARTMENT/AGENCY/ORG/TOWN |
|--------------------------------|----------------------------|
| <i>[Handwritten Signature]</i> | <i>OCE</i> |
| <i>[Handwritten Signature]</i> | <i>CE</i> |
| Mike Spillane | Center State CEO |
| Ben Siro | Center State CEO |
| Kevin Schwab | Center State CEO |
| Jeffrey Brown | OCWA |
| | |

ATTACHMENT NO. 1: MICRON UPDATE

ATTACHMENT NO. 2: OCWA

ATTACHMENT NO. 3: WASTEWATER FACILITIES