Twin Ponds HB, LLC
Public Hearing
April 29, 2026

The Public Hearing of the Onondaga County Industrial Development Agency, held on this day, Wednesday, April 29, 2026, at the Town of Manlius Town Hall, 301 Brooklea Drive, Fayetteville, New York 13066 was called to order at 3:02 PM by Public Hearing Officer Alexis Rodriguez.

Agency Attendees:
Alexis Rodriguez, Public Hearing Officer
Evan Carter, Assistant Secretary

Attendees:
Nancy Lowery, Onondaga County Office of Economic Development
Tom Bassett, Resident
Tom Poitras, Town of Manlius Planning & Development
Elle Hanna, Resident, CenterState CEO Senior VP of Marketing & Communications
Charlie Breuer, Hueber-Breuer Construction Co., Inc.
Sheryl Conley, Fayetteville-Manlius Central School District
Kevin Schwab, CenterState CEO
Kelly Fumarola, Resident
Sara Bollinger, Town of Manlius Supervisor
Cheryl Matt, Resident
Mark Matt, Resident
John Marraffa, Resident
Alissa Italiano, Town of Manlius Deputy Supervisor
Craig Dudczak, Resident
Kelli Wolfe, Fayetteville-Manlius Central School District
Sarah Pinsky, Fayetteville-Manlius School Board
John F. O'Brien, Hueber-Breuer Construction Co., Inc.
Jared Shepard, CenterState CEO

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

Project: Twin Ponds HB, LLC
Location: Manlius, NY
Tax Map # 086.-02-06.1

Twin Ponds HB, LLC, a New York limited liability company, on behalf of itself and/or entities formed or to be formed on its behalf (the "Company"), has submitted an application (the "Application"), to the Agency, a copy of which Application is on file at the office of the Agency, which Application requests that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A)(1) the acquisition of a leasehold interest in all or a portion of approximately 54.85 acres of land located at 5440 North Burdick Street (tax map no. 086.-02-06.1) in the Town of Manlius, Onondaga County, New York (the "Land"); (2) construction on the Land of three (3) five-story buildings containing approximately three hundred and nine (309) residential housing units and one (1) mixed-use building containing approximately five (5) residential housing units and approximately 5,700 square feet of commercial space on the ground floor, together with a clubhouse, parking areas, infrastructure improvements, landscaping and related interior and exterior amenities and improvements (the "Facility");

and (3) the acquisition and installation in and around the Facility and/or for use in connection with the Project of various fixtures, machinery, equipment, furnishings and other items of tangible personal property (collectively, the "Equipment") (the Land, the Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the New York General Municipal Law) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to certain statutory limitations) (the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Company will be the initial owner and/or operator of the Project Facility. The Agency has not made a decision with respect to the undertaking of the Project or the granting of the financial assistance.

Alexis Rodriguez asked if there was anyone present who would like to speak in favor of the Agency's financial assistance for the project. The following comments were made:

Jared Shepard, CenterState CEO
"Good afternoon, my name is Jared Shepard and I'm the Director of Planning and Research at CenterState CEO. A few key points that I would like to support with this application. I think starting first from the standpoint of the demand for housing region wide. Some of that is existing demand, and some of that is driven by market dynamics, and a lack of construction over the last several decades, and the governing demand we're seeing in the region.

This project is a substantial addition of supply to the market, which is needed. A lot of the studies that we are in support of and have privy to, show anywhere from 2,500 to 3,500 units of housing and necessary sustained over the next 20 years. A project that can contribute to the need to the overall supply, more specifically if it could set aside approximately 30 units of housing that would be reserved for those earning less than the median income, is a highly meaningful contribution to the entire region and particularly to this community to workforce housing, so that those who work in this area can continue to find a great place to live.

The approximately 30 units of workforce housing are extremely valuable for the community as we grow, but the structure itself is a great contribution and in demand. The property will, I think according to the application posted by the IDA, will yield close to $3 million of new tax revenue funded by the property and that's of course an increase over what's currently being taxed. Furthermore, we know that there's been a public study that's been reviewed in front of this Town that look at some of the other impacts of the project. Some of the positives for that include household spending that will come from these households, approximately $11.4 million most of that being spent locally, the contribution of 461 construction jobs that have been estimated in a public study that's available in this Town and also available on the web, and then the household contribution and the operation of the project that supports a substantial amount of jobs in the community.

For those reasons of being in the community, for the way that this is supplying housing to a broad spectrum of earnings and the contribution, both fiscally and economically, to this community and region are pretty easy to support this project."

Tom Bassett, Resident
"Well I was going to say I could just rest my case based on the presentation that this gentleman just gave. Hello, Tom Bassett, long-retired real estate lawyer and a long-time Town resident. So, I have supported this project from the beginning, from its onset, for a number of reasons. The site has a lot of advantages as to where it's located, the water amenities, and the various aspects of it built, the less likelihood of

NIMBY (not in my backyard) opposition from surrounding properties. So that's all things that have occurred already.

The project itself has gone through the whole planning process and has received site plan approval, and the Town has basically facilitated and adjusted various aspects of the project to accommodate the emergency vehicles and vehicular access. The whole project has been approved by Town oversight, so as was just articulated, the enormous need for housing in Central New York, and throughout the country, in particularly housing, this would add 309 units to partially meet that demand, especially in light of Micron coming.

This is the first project that was approved under the new Town of Manlius Planned Unit Development Ordinance, so I would like to see it succeed so that other developers could take advantage of that ordinance. There are a couple of other projects that are pending.

One aspect of it is that the other limited liability company that was formed by the Breuer family, basically the project is driven by their existing business competence, and broad resources to bring to bear on making this a success. As far as the incentives that are sought, I'm not sure if those were sought originally, well they might not have been sought originally, but I'm unclear as to what changes in the overall finance environment or other factors that might have made it more necessary for these types of incentives to be granted. These incentives are extremely common as we know. Municipalities compete against one another or offer such incentives, otherwise projects might not be fulfilled. If the incentives are denied, in theory at least, the developer could decide that the project is no longer financially viable and walk. That's very unlikely, but it's at least a possibility. OCIDA will be able to increase property tax revenue generated by the property and that will vastly exceed what it currently generates. The other incentives are one-shot deals. Sales tax savings on materials and mortgage tax exemption.

Overall, I am a supporter of the granting of these incentives."

Kelly Fumarola, Resident
"Hi, my name is Kelly Fumarola, I am a resident here right in the Village of Fayetteville, right up the street, and I have sat in before on presentations about this project and I am here to offer my full support as a resident.

As the previous speakers have shared, obviously I think we all know there is a housing crisis in our region, as well as across the nation. We've also heard, and I have heard personally, and also at other Village meetings, about the need for housing, specifically for people who are aging and want to stay here in the community and don't have a viable option. Their homes are too much for them to keep up but they don't want to leave the area, and I think that having an option such as this one befitting, well thought out, well planned. I know that there has been back and forth between the Town and the developer, and I feel like the developer has been very responsive. The project is the exact thing that we need, there will be workforce housing available and we have no lack of people who would be able to use this as I mentioned the aging population but also we have teachers, we have firefighters, we have working people who want to stay here close to the schools and are looking for an option that makes sense for them and their lifestyle.

I know a lot of times people can talk about things like traffic, and all of that, I think we're a growing community, I think that's good for everyone. I think it helps the broader tax base, the more people we bring here, so I think in terms of incentives, this is a part of the deal. We're in a moment where being related to someone in the commercial development space not at this company, it is a very hard time for construction, and I think the incentives are the way you have to do it. You have to build housing here. Micron is coming, its supply chain is coming, and even before that we had a crisis.

I support this project and appreciate all the thought and work that went into it on all sides. Thank you."

John Marraffa, Resident
"Hi, John Marraffa, resident. I just wanted to give my support here, I think that this type of investment is really forward thinking for our community. We all know that there is a housing crisis not only in this area, but also across all of Upstate New York right now. But what I like particularly about this project beyond the housing, the project's long term value for this community encouraging a lot of residents into the area and supporting local businesses, and a broader tax base. All of this is stuff that we should be thinking about and encouraging, so I'm in full support of it."

Sara Bollinger, Town of Manlius Supervisor
"I'm Sara Bollinger, Manlius Supervisor. The other thing that I wanted to add to everything is that this was a very challenging site. So, another reason for justifying the incentives is that there's going to be extra site work needed because this is a quarry and it's not natural rock, so they have other issues that they have to deal with.

I also wanted to add that the developer has been extremely cooperative in planning with the Town and adjusting things as needed to accommodate the neighborhood and the other circumstances that we expect to continue during construction.

We're hopeful that this will bring a lot of value to the community and utilize it as a site that is otherwise pretty unusable that's right on our main street, so it's an added reason for our support."

Elle Hanna, Resident
"Hi, I'm Elle Hanna. I am here not as Senior Vice President for Marketing and Communications at CenterState CEO, which does give me insight and ability to verify all of Jared's data, but as a Fayetteville resident of more than 15 years, as a mom of a middle school student at Wellwood, and as of next month, the daughter or daughter in law to four different octogenarian, and if you know that population they can be a little stubborn, they can want to mow their lawn or shovel their driveway or clear snow off their roof, even when you are a little nervous about those things, and a project like this would be exactly where we would help and encourage all four of them to relocate from their various four and five bedroom homes in our community so that they didn't have to do all that and they could actually enjoy their time. They could actually spend quality time at soccer games on Saturdays and Sundays like the rest of us. So we need projects like this, we need the incentives to get them over the finish line and to do it quickly for the people who are not just the young professionals coming in for these amazing jobs that we've helped drive and create, but also help the people who have been here in our community for generations or decades who have already contributed, so that they can move into a space that's safe that will provide them the community that they love about this community and also being able to age safely."

Kevin Schwab, CenterState CEO
"Hi, my name is Kevin Schwab. I'm here representing CenterState CEO. I agree with all of the points that you've heard thus far, and I think it really speaks to what a fantastic and well-vetted project this is and that it meets the critically important need.

One thing I'd like to touch on, that we consider ourselves to be very fortunate about when we look at this project, and I think we should broadly, is the folks are actually doing. They're a local developer, who live in this community, who are responsive to the needs of this community, who have built a project and designed that project to be very much in line with the community goals and the community plan, right? PlanOnondaga cites exactly the types of development that we hope to see, given not only the current strong demand in housing and new need for housing, but the demand we know is coming. So this really is not only a project that we should be happy about, but we should be happy about who is doing this project, and how responsive they are to the needs and wants of the community that they're building, and it becomes an example for other projects to follow. We think it is more than deserving of the incentives that are before OCIDA. Thank you."

Craig Dudczak, Resident
"Hi, my name is Craig Dudczak. I'm a 40-year resident of the Town, previously in the Village of Manlius, I'm currently outside the Village of Fayetteville. Three weeks ago, I had these notes proposed to read to the Town Board. My granddaughter's soccer game kept me from doing that, so here I am now. But I'm here to sound a little bit more of a discerned note than perhaps some of your previous speakers. And it has not to do with the project itself, it has to do with what I think is the generous proposed tax exemption, and the impacts those have to other bodies that don't have control over the implications and consequences of your tax decisions.

So, in the materials that I've read, which includes, I think most of what's been posted, it's an $8.6 million proposed tax exemption over 10 years, and in the report that was done by, I forget the name of the firm, but the economic and fiscal impact report of October 9, 2024, listed a 30 year average net fiscal impact of $58,320 as a positive contribution to these communities. Of course these aren't distributed equally, for Town and fire, those are negative. They're positive to the school, however one of the things it didn't include in the tax assessment is what the abatement will do to those numbers. In other words, it didn't assume $8.6 million in tax relief, $3 million of which is to the school. So therefore, the positive fiscal impact isn't as reported. Now who bears that responsibility? Unlike the generalized benefits to a larger community, the school districts in particular here have been burdened. They're near capacity. FM is over 95%, ESM even higher. So, a 300+ unit development which has 2, 3, 4-unit apartments are likely going to include children, which has impact on the schools. And of course, the upfront costs are what the schools have to bear. By the way, a 30-year analysis also is somewhat generous in the assumption that, you know like weather forecasts, we know immediately what tomorrow's weather is going to be, we don't know a week out, a month out, two years out, etc. So, some of the positivity is perhaps what has been stated. Then I ask myself the question, I don't know basic economics many years ago, you can guess how long, since supply and demand has some effect on which things were desired and dealt with, you know when there's a great demand there tends to be an effect on suppliers ratcheting up supply. In this case, we have a developer, local, but because it's a private company we really don't know how well-off they are. The estimates that have been reported in the paper say $8.6, surprisingly, to $30.2 million annually in revenue. Is this a company that needs a break in order to develop a new set of units that have high demand, that are going to be likely subscribed immediately?

So, I'm in agreement with statements that Marty Masterpole made in the Post-Standard in April, is this really an industrial development? I mean philosophically, if I put an addition on my house, can I come to you and say it's going to employ some workers, and they will therefore be industrially developed? I don't like the idea that, I don't know, I read the book by Robert Moses, The Power Broker, many years ago if you're familiar with it, I have a fundamental problem with authorities that aren't immediately and directly accountable to the agencies for whom they have implications. In other words, you make a decision, it has implications on the town, it has implications on the school district, or whatever, who can't decide for themselves whether they're going to raise taxes, so indirectly it raises taxes for them that they can't control. That's a fundamental philosophical problem. Of course, it also, in giving exemptions, shifts tax burdens to those current who are paying the taxes. And of course, the costs don't change, but the obligations to those existing residents do.

So, I'm not opposed to the project. I think that there are other implications to traffic, congestions, and so on, that the Town's going to have to deal with it. But the idea of giving these kinds of tax assessed exemptions, abatements, however you want to phrase them, to me is problematic, regardless of the good that comes out of it because it has hidden costs that I don't think are fully represented."

Cheryl Matt, Resident
"Hi, my name is Cheryl Matt. I'm a resident. I've been here over 40 years, I've lived in the County my whole life, except for college. I think that the project's great. I've followed it, I'm very informed, I've been to all the Town Board meetings, I've read everything that you guys have put online, great project, yes there's a big supply and demand, however personally I think that there's more of a demand for affordable housing, and those of us who are getting up in years who have nice houses right in the Village, we're not planning on moving, and we still get to our soccer games, but that's just me. My problem is exactly what he just spoke about. When this came into fruition a couple years ago, nobody asked for tax breaks, nobody asked for incentives, nobody asked for anything. They did their market research, and they decided that this was a great project and the developer was going to make the money. The catholic charities, they were going to make money. Suddenly now, this property's been sitting there for a couple years, now they need tax incentives. And I truly believe that county-wide, developers take advantage of that, that the IDA gives people tax incentives every time you turn around. Whether the project is you know, good, bad, private developer, whatever. I do feel as though tax incentives could hurt our community. It's one thing to give them sales tax incentives or sales tax breaks but, you know soap box, but when it comes to property tax, those of us who live here, we have had double digit increases over the last three years living here in the Town. A lot of people are moving out because they can't afford the taxes. School taxes are a whole other thing, and because that school is so attractive to people, and because ESM is so attractive to people, everybody wants to move out here. Those units will be full like nothing. Whoever owns that property is going to make money. I personally don't think property tax incentives are the way to go."

A. Rodriguez asked if there was anyone else who would like to speak in favor or in opposition of the Agency's financial assistance for the project. No additional comments were made.

A. Rodriguez noted that 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.

A. Rodriguez also noted that a copy of the recording will be posted on the Agency's website.

A. Rodriguez noted that written comments are kept on file and available for public viewing at the office of the Agency.

A. Rodriguez closed the public hearing at 3:30 PM.

Dated: May 11, 2026

ONONDAGA COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: Alexis Rodriguez
Alexis Rodriguez, Public Hearing Officer