



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

335 MONTGOMERY STREET, FLOOR 2M, SYRACUSE, NY 13202
315.435.3770 • ECONOMICDEVELOPMENT@ONGOV.NET • ONGOVED.COM

Regular Meeting Agenda
March 5, 2026

Call to Order the Regular Meeting of the Agency

- A. Approval of Regular Meeting Minutes: December 11, 2025
- B. Approval of Regular Meeting Minutes: January 8, 2026
- C. Treasurer's Report
- D. Payment of Bills
- E. Conflict of Interest

Action Items:

1. 2025 Agency Audit

Agency Action Requested:

- a. A resolution of the Board approving the 2025 Audit of the Agency.

2. Jordan Landing LLC and Jordan Landing Housing Development Fund Corporation (Project #3101-25-07A)

The applicant is proposing to construct 65 mixed-income housing units on approximately 8 acres of currently vacant land in the Village of Jordan. The project includes a community room, fitness area, supporting housing services, offices, and laundry facilities.

Agency Action Requested:

- a. A resolution of the Board declaring the project a Type I action under SEQRA and the Agency's intent to be Lead Agency for a coordinated environmental review.

Representative: Jeffrey Davis, Agency Counsel

3. White Pine Science & Technology Park EAF

Agency Action Requested:

- a. A resolution of the Board declaring the project a Type I action under SEQRA and the Agency's intent to be Lead Agency for a coordinated environmental review.

Representative: Robert Petrovich, Executive Director

4. Town of Dewitt Real Property Purchase and Development Request for Proposals

The Agency is proposing to issue a request for proposals for the purchase and development of the certain real property in the Town of Dewitt.

Agency Action Requested:

- a. A resolution of the Board authorizing the issuance of a request for proposals for the purchase and development of certain real property in the Town of Dewitt.

Representative: Robert Petrovich, Executive Director

5. Micron New York Semiconductor Manufacturing LLC (Project #3101-23-07A)

Micron New York Semiconductor Manufacturing LLC is requesting an extension of the termination date of their sales and use tax exemption.

Agency Action Requested:

- a. A resolution of the Board authorizing an extension of the sales and use tax exemption of Micron New York Semiconductor Manufacturing LLC.

Representative: Robert Petrovich, Executive Director

6. Review and Acceptance of the Agency's Policies and Bylaws

1. Defense and Indemnification Policy
2. Whistleblower Policy
3. Credit and Loan Policy
4. Code of Ethics and Conflict of Interest Policy
5. Compensation, Reimbursement and Attendance Policy
6. Local Access Policy
7. Investment Policy
8. Travel Policy
9. Procurement Policy
10. Property Disposition Policy
11. Real Property Acquisition Policy

Agency Action Requested:

- a. A resolution of the Board accepting the Agency's policies and bylaws.

7. Review and Acceptance of Committee Charters

Agency Action Requested:

- a. A resolution of the Board accepting the Governance and Audit Committee Charters.

8. Executive Session

Adjourn



**Regular Meeting Minutes
December 11, 2025**

A Regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, December 11, 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
Susan Stanczyk
Elizabeth Dreyfuss
Leslie English

ABSENT:

Fanny Villarreal
Garard Grannell
Cydney Johnson

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
Robert Schoeneck, Assistant Treasurer
Evan Carter, Assistant Secretary
Jeffrey Davis, Esq., Agency Counsel
Amanda Fitzgerald, Esq., Agency Counsel (via Zoom)
Mark McNamara, Esq., Agency Counsel (via Zoom)
Matthew Wells, Esq., Agency Counsel
Thomas Clifford, Esq., Agency Counsel
Joe Goethe, Cameron Hinsdale, LLC (via Zoom)
John Cheney, Cameron Hinsdale, LLC (via Zoom)

Approval of Meeting Minutes: November 13, 2025

Upon motion by Susan Stanczyk, seconded by Elizabeth Dreyfuss, the Board approved the regular meeting minutes of November 13, 2025. Motion was carried.

Approval of Meeting Minutes: November 18, 2025

Upon motion by Susan Stanczyk, seconded by Leslie English, the Board approved the special meeting minutes of November 18, 2025. Motion was carried.



Treasurer's Report:

Nate Stevens gave a brief overview of the Treasurer's Report for the month of November 2025.

Upon motion by Susan Stanczyk, seconded by Elizabeth Dreyfuss, the Board approved the Treasurer's Report for the month of November 2025. Motion was carried.

Payment of Bills:

Nate Stevens gave a brief overview of the Payment of Bills.

Upon motion by Susan Stanczyk, seconded by Elizabeth Dreyfuss, the Board approved the Payment of Bills. Motion was carried.

Action Items:

1. Cameron Hinsdale, LLC (Project #3101-25-05A)

The applicant is proposing to construct a mixed-use residential building/s consisting of roughly 175 units and a total of roughly 50,000 sq. ft. of commercial space in the Town of Camillus.

Robert Petrovich made the Board aware that Bond, Schoeneck & King is representing the Agency for this project.

Joe Goethe introduced the proposed project, explaining that the Applicant is in the process of acquiring approvals for property across the street (Hinsdale Road) from Township 5 to develop mixed-use commercial and residential housing. There will be up to 180 apartments and townhouses and 50,000 sq. ft. of commercial space. 15% of the units will be workforce housing.

J. Goethe advised that they plan to start construction when the snow melts. J. Goethe advised that they received their PUD (planned unit development) and are starting to work through the subdivision and planning, which should be done in 90 days. J. Goethe noted that 20 of the 22 acres in this project are being purchased from the Christ Community Church of the Nazarene, which is currently exempt from taxes. He explained that the proposed project on this land will significantly raise the tax revenue on that parcel.

Patrick Hogan asked for clarification regarding the project's PILOT term and the Agency's UTEP.

Alexis Rodriguez advised that the proposed PILOT for the project would be a deviation from the Agency's UTEP.

R. Petrovich stated that the significance of the project, number of units being proposed, and the workforce component is such that the Agency felt this type of project warranted a deviation and the Agency is recommending a 15-year PILOT.

Patrick Hogan stated that he agreed with the Agency's recommended deviation. He noted that this is an exciting project and is quite a step forward.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing a public hearing." Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

2. Committee Appointments

Patrick Hogan read the Agency action requested of, "A resolution of the Board appointing Elizabeth Dreyfuss to the Governance Committee." Motion was made by Susan Stanczyk, seconded by Leslie English. Motion was carried.

3. Bid Award: White Pine Commerce Park Demolition

The Agency is proposing to accept the bid of a Company to complete site clearance services of vacant Agency owned structures at White Pine Commerce Park.

R. Petrovich explained that a number of years ago when the land was purchased at White Pine Commerce Park, there were residential homes on the properties. As part of site readiness, the Agency went out to bid through the appropriate process and selected the low bidder, which was Gorick Construction, to remove the residences. Prior to this, pre-demo surveys for asbestos and asbestos removal were completed.

R. Petrovich advised that since then there are a handful of additional properties that require demolition. The bidding process has been repeated, and the Agency is now in a position to recommend an award to the low bidder, which is coincidentally Gorick Construction again.

R. Petrovich noted that Gorick Construction is looking forward to assisting the Agency with the rest residue on the remainder of properties that need to be cleared from the site to advance it for Micron's ultimate construction.

R. Petrovich advised that the resolution is to authorize the Agency to begin contract negotiations on the scope of work.

Patrick Hogan questioned if this was an RFP process.

R. Petrovich confirmed and explained that the Agency coordinated this process with Onondaga County Purchasing. He believes that the Agency is in the best possible position to advance this.

Susan Stanczyk questioned if the Agency will use Habitat for Humanity to go through the residences as was done once before.

R. Petrovich explained that the possibility is there, and the Agency can reach out to Habitat for Humanity to see if there is enough there for them to want to do a walkthrough of the residences. R. Petrovich clarified that there are some residences, but there are also commercial buildings, such as butler buildings, that were initially going to be salvaged and used during construction operations, but it's been since determined that they're not going to be useful and should be taken down.

Leslie English questioned if Gorick Construction successfully completed the previous project to the Agency's satisfaction.

R. Petrovich responded yes they did.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing the Executive Director to accept a bid and enter into one or more agreements for site clearance services with a Company for site clearance services at White Pine Commerce Park." Motion was made by Susan Stanczyk, seconded by Leslie English. Motion was carried.

4. National Grid – Easement Authorization

The Agency wishes to grant an easement to National Grid over portions of lands owned by the Agency for the purpose of facilities to provide electric and gas services.

R. Petrovich explained that this easement is for National Grid to be able to connect power to the pump station at White Pine South, which will provide sewer service to the area in addition to Micron. The easement would not take any additional land than what has already been put forward, which is approximately 1.3 acres of land that is being conveyed ultimately through a lease and then a purchase to WEP (Onondaga County Department of Water Environment Protection).

Jeffrey Davis added that there was a Short EAF prepared this. The resolution includes a negative declaration under SEQR to enter into the easement and authorizes the execution of the easement on the form consistent with National Grid's right-of-way easement forms.

Patrick Hogan read the Agency action requested, “A resolution of the Board authorizing the execution of an easement in connection with property located at 5064 State Route 31 for facilities to provide electric and gas services.” Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

5. Onondaga County Waster District – Easement Authorization

The Agency wishes to grant an easement to the Onondaga County Water District over portions of lands owned by the Agency for the purpose of constructing and maintaining pipelines for the distribution of water.

R. Petrovich explained that this easement will allow the 54-inch transmission main that runs east to west across the southern boundary to be tapped and lines to be brought forward along the Agency-owned property from north-south to Route 31, and ultimately across Route 31. With respect to the property owned by the Agency, this easement authorization will allow OCWA to install the pipelines necessary for the water service in support of the Micron project.

J. Davis added that there is a short form EAF included here for an issuance of a negative declaration for the easement. He stated that it is a 50-foot-wide easement, straight shot, running north to south, that will allow OCWA to install the underground water line.

Patrick Hogan read the Agency action requested, “A resolution of the Board authorizing the execution of an easement in connection with property located on the easterly side of Caughdenoy Road for the purpose of constructing and maintaining pipelines for the distribution of water.” Motion was made by Susan Stanczyk, seconded by Leslie English. Motion was carried.

6. Discovery Center of Science and Technology – Easement Authorization

Amanda Fitzgerald explained that the City of Syracuse has approached the MOST to see if they can move the infamous Shot Clock Monument onto the MOST property. Because the Agency has long outstanding bond financing with the MOST, they’re nominally in the chain of title.

A. Fitzgerald noted as the Board has seen before, OCIDA is being asked to join the easement agreement, which will allow for the movement of the monument and continued maintenance of the monument on the MOST property. The action before the Board is the authorization to enter into the easement. A. Fitzgerald advised that counsel will make sure that the easement includes all of the usual Agency indemnification provisions.

J. Davis added that this is considered a Type II Action under SEQR, given the Agency’s nominal provision in title to enter into this.

Patrick Hogan read the Agency action requested, “A resolution of the Board authorizing execution of an easement agreement and any related documents in connection with the granting of a non-exclusive easement to the City of Syracuse.” Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

7. EDPL – SSO Properties

Mark McNamara explained that this is the culmination of the process with respect to the Eminent Domain Procedure Law (EDPL) Article 2, which started with the public hearing on November 20, 2025 and comments that were received both at the hearing, as well as in writing subsequent to that including from the various counsel who were involved.

M. McNamara stated that there was a record that was made of the hearing, including a transcript. All of that was made available at the Agency’s office as well as the Onondaga County Clerk’s Office, pursuant to the statute. The action before the Board today is in regards to the determination and findings, which is required under EDPL 204 by the Agency, having had the hearing. The determination and findings is with respect to the acquisition of the easements over the two SSO properties for the proposed wastewater conveyance pipeline that is necessary for Phase I of the Micron project.

M. McNamara advised that the determination of findings essentially sets forth the public use, benefit, and purpose of the project for which these easements are being acquired, the location and any alternative locations which were considered in connection with the project, the environmental impacts, which is a restatement and adoption of the findings statement which the Agency made a couple of weeks ago by having completed the entire SEQR process, and anything else that one wants to make a finding about, as stated in the statute.

M. McNamara stated that before the Board is the resolution with an attached exhibit of the determination of findings and attached to that are two exhibits. The first exhibit is a map showing where the SSO easements on the two parcels are located, and the map that comes from the Final Environmental Impact Statement that shows the general orientation of the project and where the wastewater line would be. The second exhibit to the determination of findings is the actual SEQR findings statement and resolution which was adopted a few weeks ago.

J. Davis added for context that the resolution before the Board is the adoption of the determination and finding as M. McNamara explained. That determination and findings statement is only related to the two easement properties for SSO.

J. Davis noted that the determination and findings specifically states that it does not relate to and does not include the land on Caughdenoy Road owned by Azalia King. This

determination and findings is only proceeding with the acquisition of the easements necessary for the conveyance system across the SSO properties.

Patrick Hogan read the Agency action requested, “A resolution of the Board adopting the New York Eminent Domain Procedure Law 204 Determination and Findings Regarding Potential Acquisition of Property Interest by purchase or eminent domain and related actions for the Micron New York Semiconductor Manufacturing LLC Project.” Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

8. PSL of Fayetteville LLC & Fayetteville MC Owner (3101-22-09A) Modification Meeting

PSL of Fayetteville LLC & Fayetteville MC Owner are requesting an increase to their mortgage recording tax exemption amount from \$92,326 to \$115,500.

A. Fitzgerald explained that this is regarding the Peregrine project that the Board approved several years ago in connection with a senior care facility in the Town of Manlius. The project is now ready to close and their costs have increased by \$2.5 million. Their corresponding mortgage has increased by that much. The action before the Board is that the Agency authorizes an increase in the mortgage recording tax exemption to cover the mortgage recording tax that will be due on that increased mortgage amount.

A. Fitzgerald noted that as the Board has seen before, increases of financial assistance over \$100,000 do not require a new public hearing. If the Board approves the increase, the Agency can move forward with processing the increase, which will be about \$23,174 more in mortgage recording tax exemption.

Susan Stanczyk asked why the project has been delayed.

R. Petrovich stated that the Agency has been monitoring the project for a while. The Applicant’s position is that there’s a very tough financing market for these types of projects. He added that they pivoted to involve HUD in the project and that a key partner in the project passed away.

R. Petrovich advised that the Applicant is ready to close on the project, noting that the Agency staff advised to the Applicant that if they didn’t close soon, they’d have to come before the Board again. He stated that he thinks it’s a worthy project to advance.

Susan Stanczyk concurred that this is a great project.

Patrick Hogan added that this project serves part of the population that’s certainly needed.

Patrick Hogan read the Agency action requested, “A resolution of the Board authorizing an increase of the mortgage recording tax exemption for PSL of Fayetteville LLC & Fayetteville



MC Owner.” Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

9. Executive Session

J. Davis brought the action of Executive Session for the purpose of discussing a potential settlement of pending and threatened litigation.

Motion to enter Executive Session was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

Motion to come out of Executive Session was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

10. Litigation Settlement Agreement

J. Davis explained that the first resolution before the Board is requesting authorization to enter into and execute a settlement agreement with Azalia King. This will settle pending litigation involving the license and occupancy agreement, as well as resolving the eminent domain process that the Agency started with regard to the King property.

J. Davis stated that the settlement agreement is broken down in a couple different ways. He explained that the first part is the resolution of the license and occupancy agreement in an amount of \$450,000, which allows Mrs. King to stay on the property until May 1, 2026, but also allows necessary work that needs to be done at the property to continue while that occupancy remains until May 1, 2026.

J. Davis advised that the second part of the agreement is the purchase of land that the Agency does not own but some time ago had tried to acquire. The land is across the street from the King property on Caughdenoy Road. The second resolution is entering into a purchase and sale agreement to acquire 6.5 acres of vacant land for \$2.5 million across the street from the White Pine Commerce Park site that was previously identified as a location for potential supply chain.

J. Davis advised that there two components to this in terms of the resolution before the Board. Because the Agency is acquiring land, there is an EAF that has been prepared and a SEQR determination that will need to be passed by the Board to enter into a negative declaration to acquire the land that the Agency does not own. The second part is authorizing the acceptance and entering into the settlement agreement, which includes the total payment of \$450,000, the \$2.5 million, as well as other provisions in the settlement agreement.



R. Petrovich added that by entering into this agreement, the EDPL action and any pending litigation relative to the license agreement will be resolved.

J. Davis confirmed, and added that it resolves the pending litigation, threatened litigation, and the EDPL action will all be resolved as a result of entering into this settlement agreement.

Patrick Hogan read the Agency action requested (a), "A resolution of the Board authorizing the adoption of a SEQRA determination for the acquisition of property." Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

Patrick Hogan read the Agency action requested (b), "A resolution of the Board authorizing execution and delivery of a settlement agreement which includes termination of an Occupancy Agreement and acquisition of lands on Caughdenoy Road designated as tax map no. 047.-01-14.4." Motion was made by Susan Stanczyk, seconded by Elizabeth Dreyfuss. Motion was carried.

Prior to adjournment, Patrick Hogan wanted to express his gratitude for serving with this Board through all the years and being appointed by who's now the County Executive, Mr. McMahon, when he was Chair of the Legislature. He stated that it's been a real pleasure and the Agency has accomplished a lot of things, and he appreciates all of the Board members and Agency staff.

R. Petrovich expressed his gratitude for Patrick Hogan stating that he's been the Chairman for his entire time as Executive Director of the Agency, and he thanked for his partnership, clear vision, and support.

R. Petrovich expressed his gratitude for Susan Stanczyk, stating that she's had an instrumental role in what the Agency has been doing from the very beginning in expanding the White Pine site.

Susan Stanczyk thanked the team at the Agency and commended the work that they do. She noted that over the years the Board has gotten stronger and has helped with so many great projects. She expressed her appreciation for executive leadership, the department, and the legislature.

Elizabeth Dreyfuss thanked Patrick Hogan and Susan Stanczyk for their leadership, wisdom, and willingness to work with the Board members and staff.

Motion to adjourn was made by Susan Stanczyk and seconded by Elizabeth Dreyfuss at 9:15 AM.

Alexis Rodriguez, Secretary



**Regular Meeting Minutes
January 8, 2026**

A Regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, January 8, 2026, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Robert Petrovich called the meeting to order at 8:30 AM with the following in attendance:

PRESENT:

Randy Wolken
Cydney Johnson
Garard Grannell
Alan Marzullo
Mark Muthumbi

ABSENT:

Elizabeth Dreyfuss
Leslie English

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
Robert Schoeneck, Assistant Treasurer
Evan Carter, Assistant Secretary
Jeffrey Davis, Esq., Agency Counsel
Amanda Fitzgerald, Esq., Agency Counsel
Matthew Wells, Esq., Agency Conflict Counsel
Thomas Clifford, Esq., Agency Conflict Counsel
Chris Andreucci, Esq., Agency Conflict Counsel
Joe Goethe, Cameron Hinsdale, LLC
Patrick Rock, Jordan Landing LLC and Jordan Landing Housing Development Fund Corporation
Kevin McCauliffe, Esq., Applicant Counsel

Prior to the agenda at hand, R. Petrovich welcomed the new board members and wished everyone a Happy New Year.

Approval of Meeting Minutes: December 11, 2025

R. Petrovich explained that the Board will table this approval for the following meeting because members of the Board who were at that meeting are not present currently.

Treasurer's Report:

Nate Stevens gave a brief overview of the Treasurer's Report for the month of December 2025.

Upon motion by Cydney Johnson, seconded by Garard Grannell, the Board approved the Treasurer's Report for the month of December 2025. Motion was carried.

Payment of Bills:

Nate Stevens gave a brief overview of the Payment of Bills.

Upon motion by Cydney Johnson, seconded by Alan Marzullo, the Board approved the Payment of Bills. Motion was carried.

Action Items:

1. Board Appointments

R. Petrovich put forth Randy Wolken as Chairperson of the Board.

R. Petrovich read the Agency action requested, "A resolution of the Board appointing Randy Wolken as Chair." Motion was made by Alan Marzullo, seconded by Cydney Johnson. Motion was carried.

2. Cameron Hinsdale, LLC (Project #3101-25-05A)

The applicant is proposing to construct a mixed-use residential building/s consisting of roughly 175 units and a total of roughly 50,000 sq. ft. of commercial space in the Town of Camillus.

Matthew Wells explained to the Board that the resolution before them is the approving resolution for the lease-leaseback transaction with the Applicant.

M. Wells explained to the new Board members that the SEQR process has already been completed for the project and the Agency issued a negative declaration. He noted that the public hearing requirements have also been completed.

Joe Goethe advised that he's the Applicant for this project and he is also the developer of Township 5 (T5). J. Goethe advised that his team looked at Plan Onondaga's Pro-Housing Plan that highlights T5 as an emerging center and wanted to create a walkable, mixed-use,



residential community within that emerging center. He advised that the project's goal is to expand on the existing designation as an emerging center by bringing in more housing. The project is aligned with Plan Onondaga and the Camillus Comprehensive Plan.

J. Goethe advised that his team approached the Christ Community Church of the Nazarene to acquire its 20 acres, which has a religious tax exemption currently. The project proposed will increase the tax base by taking away religious exemption. J. Goethe noted that the project will be a significant win for the community.

J. Goethe advised that they changed the project to a Planned Unit Development (PUD) within the Town of Camillus and have had their sketch plan approved and are submitting for a subdivision in the week following this meeting. The Applicant has received all comments from the involved agencies, and from the comments received, there aren't any significant issues. The most significant issue is traffic. J. Goethe advised that they're working with Stantec to develop a traffic plan in accordance with NYSDOT and Onondaga County DOT.

Referring to the map displayed to the Board during the meeting, J. Goethe explained that directly across from T5 shows 180 total residential units, including 30 townhouses and 150 apartments at 12 units per apartment building. Connecting the residential units to T5 is commercial space to help expand the number of tenants at T5 to make this a mixed-use project. J. Goethe advised that they're working on getting a small grocery store, as well as some restaurants to occupy some of the commercial space. J. Goethe noted that there will be a walking path and sidewalks that connect into the intersections so that it will be easily accessible to T5 and the amenities there. There will also be a Town road that will connect from Hinsdale Road to Warners Road. The Town of Camillus is in agreement to take over that road.

J. Goethe stated that the project will have 15% of workforce housing units. He noted that they have already received a lot of interest for both townhouses and apartments.

J. Goethe advised that they anticipate being done with planning by March.

Alexis Rodriguez noted to the Board that a public hearing was held in connection with this project on December 31, 2025, at the Town of Camillus Municipal Offices. There was one verbal comment that was included on the recording that was sent to all of the Board members

in advance of the meeting. The comment was from a Town of Camillus resident.

A. Rodriguez noted that the Agency also received one written comment.

A. Rodriguez advised that Bond, Schoeneck and King assisted the Agency in circulating deviation letters to all involved municipalities following the public hearing.

Alan Marzullo asked how many local jobs the project will create. J. Goethe answered that it will create around 75 construction jobs and because it's a small commercial project, there will be about 25 full-time jobs.

Randy Wolken commented that this will be a fantastic project.

Randy Wolken read the Agency action requested of, "A resolution of the Board authorizing the financial assistance the Agency will provide. Agency benefits requested include exemptions from certain real property taxes, real estate transfer taxes, sales and use taxes and mortgage recording taxes." Motion was made by Alan Marzullo, seconded by Garard Grannell. Motion was carried.

3. Immediate Mailing Services, Inc. & 245 Commerce LLC (3101-18-02A) Modification Meeting

Immediate Mailing Services, Inc. and 245 Commerce LLC have requested the execution and delivery of a mortgage and related documents with respect to a refinancing.

Amanda Fitzgerald explained that this is an administrative action. The Agency has an existing straight-lease transaction with the project because they are under a PILOT. Any subsequent refinancing requires the Agency to join the documents because of the Agency's nominal interest in title.

A. Fitzgerald explained that this is a resolution of the Board authorizing the Agency to join the refinancing documents. No additional benefits are being requested in this transaction.

Randy Wolken read the Agency action requested, "A resolution of the Board authorizing the execution and delivery of documents." Motion was made by Cydney Johnson, seconded by Garard Grannell. Motion was carried.

4. Jordan Landing LLC and Jordan Landing Housing Development Fund Corporation (Project #3101-25-07A) First Meeting

The applicant is proposing to construct 65 mixed-income housing units on approximately 8 vacant acres of land in the Village of Jordan. The project will also include a community room, fitness area, supporting housing services, offices, and laundry facilities.

Patrick Rock advised that he's the owner/operator of Rock PMC, and his family's business have been building and operating affordable housing in CNY for the last 40 years.

P. Rock stated that they're seeking to build 65 units in the Village of Jordan adjacent to 90 units at properties that they already own in the Village. 30 units will be supportive housing for veterans and the other 35 will be 1, 2, and 3-bedroom units for working families, hopefully capturing some workers from Micron.

P. Rock advised that they submitted an application to NYS for financing opportunities. He noted that the project has had municipal support from its origination, which was about a year ago. The project's site is adjacent to the Erie Canal and walking distance from Downtown Jordan. P. Rock explained that they're a co-developer with Rockabill and Eagle Star Housing is the supportive services partner who operates similar housing for veterans throughout Upstate NY.

Randy pointed out that this project will support veterans in addition to the workforce housing.

Jeffrey Davis explained that the action before the Board is authorizing the Agency to take the necessary steps to hold a public hearing on the IDA benefits being requested by the Applicant.

Randy Wolken read the Agency action requested, "A resolution of the Board authorizing a public hearing." Motion was made by Alan Marzullo, seconded by Mark Muthumbi. Motion was carried.

5. TTM Technologies, Inc. (3101-24-01A) Modification Meeting

TTM Technologies, Inc. is requesting an extension of the termination date of their sales and use tax exemption.

R. Petrovich advised that this project came before the Agency approximately one year ago. He noted that its capital expenditure is over \$100 million plus additional investments, and that the County competed against South Carolina to win this project.

R. Petrovich noted that as a result of the project, TTM Technologies will be doubling their local employment with high-paying engineering jobs. He advised that the project is advancing and nearing completion. He explained that the request before the Board is an extension of time for their sales and use tax exemption. There is no increase in benefits.

Randy Wolken read the Agency action requested, "A resolution of the Board authorizing an extension of the sales and use tax exemption of TTM Technologies, Inc." Motion was made by Cydney Johnson, seconded by Alan Marzullo. Motion was carried.

6. Committee Appointments

Randy Wolken asked for any comments or concerns about the proposed appointments for the Finance Committee, Governance Committee, and Audit Committee.

J. Davis read through the appointees on their respective Committees. He advised that the appointments can be combined into one resolution.

Randy Wolken read the Agency action requested of “A resolution of the Board appointing members to the Finance Committee, Governance Committee, and Audit Committee.”
Motion was made by Garard Grannell, seconded by Mark Muthumbi. Motion was carried.

7. Slate of Officers for the 2026 Agency Fiscal Year

Robert Petrovich, Executive Director

Alexis Rodriguez, Secretary

Nate Stevens, Treasurer

Evan Carter, Assistant Secretary

Robert Schoeneck, Assistant Treasurer

Alexis Rodriguez, Public Hearing Officer

Robert Petrovich, Freedom of Information Act Officer

Randy Wolken, Freedom of Information Act Appeals Officer

A. Rodriguez noted that this is a review for the Board and no action is required.

J. Davis read through the Slate of Officers as described above.

Motion to adjourn was made by Alan Marzullo and seconded by Cydney Johnson at 8:51 AM.

Alexis Rodriguez, Secretary

ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

February 28, 2026

Revenue / Expense / Income	Current Period	Current YTD
Operating/Non-Op Revenue	10,045,769	10,812,586
Administrative Expense	68,541	142,118
Operating/Program Expense	87,325	270,775
Net Ordinary Income	9,889,904	10,670,458

Current Assets	Current YTD
Total Cash	10,951,045
Less Pass Through Received	708,371
Net Cash	10,242,675

Statement of Activity
Onondaga County Industrial Development Agency
February 1-28, 2026

DISTRIBUTION ACCOUNT	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	10,000,000.00
Total for 2116 Fees	\$10,000,000.00
2410 Lease Income	2,448.60
Total for 500 Operating Revenue	\$10,002,448.60
501 Non-Operating Revenue	
2401 Interest Income	39,429.93
Total for 501 Non-Operating Revenue	\$39,429.93
527 Nat Grid Matching Grant	3,890.00
534 Pilot & Pass Thru Revenue	
529 PILOT Income	352,289.34
534.36 Micron - Pass Thru	55,305.46
Total for 534 Pilot & Pass Thru Revenue	\$407,594.80
550 WPCP Pass Thru Revenue	366,900.30
Total for Income	\$10,820,263.63
Gross Profit	\$10,820,263.63
Expenses	
6400 Operating Expense	
6407 Administrative Expense	68,540.50
6410 Office Expense	0.44
Total for 6400 Operating Expense	\$68,540.94
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.3 Legal	87,324.07
Total for 6510 White Pine Commerce Park	\$87,324.07
Total for 6500 Agency Program Expenses	\$87,324.07
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	\$7,140,976.51
6607 Micron - Pass Thru	55,305.46
Total for 6605 Pilot & Pass Thru Expenses	\$7,196,281.97
Total for 6600 Non-Operating Expenses	\$7,196,281.97
Total for Expenses	\$7,352,146.98
Net Operating Income	\$3,468,116.65
Net Other Income	
Net Income	\$3,468,116.65

Statement of Financial Position
Onondaga County Industrial Development Agency
As of February 28, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
200.6 NBT Savings	7,483,053.01
200 Cash	\$0.00
200.5 NBT Checking	3,467,992.16
Total for 200 Cash	\$3,467,992.16
Total for Bank Accounts	\$10,951,045.17
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	11,000,811.06
Total for 380 Accounts Rec.	\$11,000,811.06
Total for Accounts Receivable	\$11,000,811.06
Other Current Assets	
480 Prepaid Expenses	
480.4 Credit Balance on Card	-1,473.67
Total for 480 Prepaid Expenses	-\$1,473.67
Total for Other Current Assets	-\$1,473.67
Total for Current Assets	\$21,950,382.56
Fixed Assets	
100 Land	
101 White Pines Commerce Park	-\$1,659.44
101.3 Engineering Services	\$0.00
101.4 Environmental/Demo Services	110.00
Total for 101.3 Engineering Services	\$110.00
Total for 101 White Pines Commerce Park	-\$1,549.44
105 3649 Erie Blvd East	5,590,296.64
107 800 Hiawatha	604,840.42
108 White Pine Science & Technology Park	2,140,557.00
Total for 100 Land	\$8,334,144.62
104 Machinery & Equipment	
104.1 Office Furniture	2,076.11
104.2 Equipment	4,589.00
Total for 104 Machinery & Equipment	\$6,665.11
211 A/D Office Furniture	-6,018.00
250 Investment in Real Property	30,756,703.00
Total for Fixed Assets	\$39,091,494.73

Statement of Financial Position

Onondaga County Industrial Development Agency

As of February 28, 2026

DISTRIBUTION ACCOUNT	TOTAL
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total for Other Assets	\$1,641.76
Total for Assets	\$61,043,519.05
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	4,365.44
Total for Accounts Payable	\$4,365.44
Other Current Liabilities	
600 Accounts Payable	\$0.00
600.1 Due to Related Party - OED	17,484.58
600.209 Syracuse Rail Overpayment	500.00
600.3 Onondaga County Loan	\$28,079,656.77
600.31 Accrued Interest - OC Note Payable	3,095,059.00
Total for 600.3 Onondaga County Loan	\$31,174,715.77
600.4 Micron Deposit	244,694.54
Total for 600 Accounts Payable	\$31,437,394.89
Total for Other Current Liabilities	\$31,437,394.89
Total for Current Liabilities	\$31,441,760.33
Long-term Liabilities	
600.5 Onondaga County Loan - Non WPCP	4,575,298.64
Total for Long-term Liabilities	\$4,575,298.64
Total for Liabilities	\$36,017,058.97
Equity	
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	368,811.84
465 Equity - Unreserved	4,017.16
3900 Equity Unreserved	10,678,874.55
Net Income	11,628,917.90
Total for Equity	\$25,026,460.08
Total for Liabilities and Equity	\$61,043,519.05

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY**PAYMENT OF BILLS - SCHEDULE #514****March 5, 2026****GENERAL EXPENSES**

1. <u>BRIAN R. HALL - RECEIVER OF TAXES*</u>	\$	67,902.49
WPCP 2026 Real Property Taxes - Town of Clay		
2. <u>KARI DAVIS - ACTING RECEIVER OF TAXES*</u>	\$	501.27
WPCP 2026 Real Property Taxes - Town of Cicero		
3. <u>COMMISSIONER OF FINANCE*</u>	\$	813.98
800 Hiawatha Blvd - 2026 Property Taxes		
4. <u>ANGELA EPOLITO, RECEIVER OF TAXES**</u>	\$	64,665.24
3649 Erie Blvd E Real Property Taxes - Town of DeWitt		
5. <u>BARCLAY DAMON***</u>	\$	177,777.78
December 2025 Legal Costs		
6. <u>JMT OF NEW YORK, LLP***</u>	\$	128,787.88
December 2025 Engineering Costs		
7. <u>BARCLAY DAMON***</u>	\$	87,324.07
Micron Rail Spur - PILOT		
8. <u>BARCLAY DAMON***</u>	\$	29,374.24
Micron - EDPL - Inv #5371985		
9. <u>BARCLAY DAMON***</u>	\$	25,931.22
Micron - EDPL - Inv #5375754		
10. <u>ONONDAGA COUNTY****</u>	\$	846,517.61
2025 OED Administrative Expense		
11. <u>ONONDAGA COUNTY*****</u>	\$	1,487,926.36
Purchase of Tax Parcels #063.-01-02.1 & 063.-01-02.2		
12. <u>CHICAGO TITLE INSURANCE COMPANY*****</u>	\$	25,172.50
Purchase of Tax Parcels #063.-01-02.1 & 063.-01-02.2		

13. <u>LOVELL AND ASSOCIATES</u>	\$	3,000.00
January 2026 Consulting		
14. <u>JMT OF NEW YORK, LLP</u>	\$	25,820.71
Roth Steel, Inv #46-106665		
15. <u>ADVANCE MEDIA NEW YORK</u>	\$	145.28
Inv #3720384 - Hinsdale Rd Proj - Public Notice		
16. <u>BARCLAY DAMON</u>	\$	8,128.01
King - EDPL - Inv #5375771		
17. <u>BARCLAY DAMON</u>	\$	2,600.00
OCIDA v. King - Inv #5374953		
18. <u>BARCLAY DAMON</u>	\$	1,367.50
Retained Corporate & Public Finance Matters - Inv #5375826		
19. <u>BARCLAY DAMON</u>	\$	4,589.50
OCIDA - Shoppingtown - Inv #5379305		
20. <u>DOWNTOWN COMMITTEE OF SYRACUSE</u>	\$	2,500.00
Membership Renewal - Inv #0025615-IN		
21. <u>BARCLAY DAMON</u>	\$	9,099.50
WPSTP Inv#5374794		
22. <u>BARTON & LOGUIDICE</u>	\$	11,399.00
WPSTP - Inv #158318		
23. <u>BARTON & LOGUIDICE</u>	\$	4,356.00
WPCP Site Prep - In #157104		
24. <u>BARCLAY DAMON</u>	\$	915.00
Retained Corporate & Public Finance Matters - Inv #5379267		
25. <u>BARCLAY DAMON</u>	\$	9,177.00
Micron Retained OCIDA Support - Inv #5379232		
26. <u>BARCLAY DAMON</u>	\$	340.50
King v. OCIDA - Inv # 5379274		
27. <u>BARCLAY DAMON</u>	\$	3,790.40
King - EDPL - Inv #5379271		

28. <u>BARCLAY DAMON</u>	\$	30.00
Roth Steel - Inv #5379268		
29. <u>BARCLAY DAMON</u>	\$	79,437.50
Neighbors v. OCIDA - Inv #5379273		
30. <u>BARCLAY DAMON</u>	\$	1,062.50
Micron - EDPL Utility Easements - Inv #5379269		
31. <u>BARCLAY DAMON</u>	\$	7,591.50
OCIDA - Shoppingtown - Inv #5379270		
32. <u>BARCLAY DAMON</u>	\$	3,406.50
WPSTP - Inv #5379307		
33. <u>JMT OF NEW YORK, LLP</u>	\$	7,870.00
Roth Steel, Inv #47-106814		
34. <u>LOVELL AND ASSOCIATES</u>	\$	3,000.00
February 2026 Consulting		
35. <u>NEW YORK STATE ECONOMIC DEVELOPMENT COUNCIL</u>	\$	3,500.00
NYSEDC - Sponsorship		
36. <u>ABC CREATIVE</u>	\$	12,097.72
Agency Marketing - Inv #8921		
37. <u>ROBERT PETROVICH</u>	\$	201.55
Conference Travel Expense		
38. <u>NANCY LOWERY</u>	\$	224.32
Conference Travel Expense		
39. <u>NATHANIEL STEVENS</u>	\$	224.32
Conference Travel Expense		
40. <u>LEONARD RAUCH</u>	\$	224.32
Conference Travel Expense		
41. <u>ALEXIS RODRIGUEZ</u>	\$	224.32
Conference Travel Expense		
42. <u>EVAN CARTER</u>	\$	224.32
Conference Travel Expense		

43. <u>JACKSON BREED</u>	\$	224.32
Conference Travel Expense		
44. <u>ROBERT SCHOENECK</u>	\$	212.94
Conference Travel Expense		
TOTAL	\$	3,149,679.17

PAYMENT OF BILLS - SCHEDULE #514

March 5, 2026

PILOT Payments

1. <u>ONONDAGA COUNTY*</u>	\$	9,520.39
COR Inner Harbor - Master & Sub Proj #1 - 4th Qtr PILOT Payment		
2. <u>CITY OF SYRACUSE*</u>	\$	7,856.80
COR Inner Harbor - Master & Sub Proj #1 - 4th Qtr PILOT Payment		
3. <u>SYRACUSE CITY SCHOOL DISTRICT*</u>	\$	12,838.94
COR Inner Harbor - Master & Sub Proj #1 - 4th Qtr PILOT Payment		
4. <u>ONONDAGA COUNTY**</u>	\$	1,372,018.39
2026 PILOT Payments		
5. <u>CITY OF SYRACUSE**</u>	\$	50,586.00
2026 PILOT Payments		
6. <u>TOWN OF CAMILLUS**</u>	\$	18,342.49
2026 PILOT Payments		
7. <u>TOWN OF CICERO**</u>	\$	64,516.28
2026 PILOT Payments		
8. <u>TOWN OF CLAY**</u>	\$	77,823.00
2026 PILOT Payments		
9. <u>TOWN OF DEWITT**</u>	\$	172,076.68
2026 PILOT Payments		
10. <u>TOWN OF ELBRIDGE**</u>	\$	110,978.39
2026 PILOT Payments		
10. <u>TOWN OF GEDDES**</u>	\$	101.32
2026 PILOT Payments		
11. <u>TOWN OF LAFAYETTE**</u>	\$	6,646.00
2026 PILOT Payments		

12.	<u>TOWN OF LYSANDER**</u>	\$	95,300.00
	2026 PILOT Payments		
13.	<u>TOWN OF SALINA**</u>	\$	145,255.58
	2026 PILOT Payments		
14.	<u>TOWN OF SKANEATELES**</u>	\$	25,244.00
	2026 PILOT Payments		
15.	<u>TOWN OF VAN BUREN**</u>	\$	83,769.71
	2026 PILOT Payments		
16.	<u>VILLAGE OF BALDWINSVILLE**</u>	\$	195,997.99
	2026 PILOT Payments		
17.	<u>VILLAGE OF CAMILLUS**</u>	\$	1,292.63
	2026 PILOT Payments		
18.	<u>VILLAGE OF LIVERPOOL**</u>	\$	5,205.00
	2026 PILOT Payments		
19.	<u>VILLAGE OF NORTH SYRACUSE**</u>	\$	20,474.00
	2026 PILOT Payments		
20.	<u>VILLAGE OF SOLVAY**</u>	\$	809.81
	2026 PILOT Payments		
21.	<u>BALDWINSVILLE CSD**</u>	\$	996,930.48
	2026 PILOT Payments		
22.	<u>EAST SYRACUSE MINOA CSD**</u>	\$	843,842.48
	2026 PILOT Payments		
23.	<u>JAMESVILLE DEWITT CSD**</u>	\$	25,494.00
	2026 PILOT Payments		
24.	<u>JORDAN-ELBRIDGE CSD**</u>	\$	610,962.23
	2026 PILOT Payments		

25. <u>LAFAYETTE CSD**</u>	\$	22,374.00
2026 PILOT Payments		
26. <u>LIVERPOOL CSD**</u>	\$	725,235.73
2026 PILOT Payments		
27. <u>LYNCOURT CSD**</u>	\$	589,380.46
2026 PILOT Payments		
28. <u>MARCELLUS CSD**</u>	\$	3,355.89
2026 PILOT Payments		
29. <u>NORTH SYRACUSE CSD**</u>	\$	584,104.24
2026 PILOT Payments		
30. <u>SKANEATELES CSD**</u>	\$	136,946.00
2026 PILOT Payments		
31. <u>SOLVAY CSD**</u>	\$	5,169.78
2026 PILOT Payments		
32. <u>SYRACUSE CITY SCHOOL DISTRICT**</u>	\$	94,737.00
2026 PILOT Payments		
33. <u>WEST GENNESSE CSD**</u>	\$	56,006.95
2026 PILOT Payments		
34. <u>ONONDAGA COUNTY</u>	\$	109,639.41
2026 PILOT Payments		
35. <u>CITY OF SYRACUSE</u>	\$	3,371.13
2026 PILOT Payments		
36. <u>TOWN OF CICERO</u>	\$	8,560.00
2026 PILOT Payments		
37. <u>TOWN OF CLAY</u>	\$	5,851.00
2026 PILOT Payments		

38.	<u>TOWN OF DEWITT</u>	\$	12,599.17
	2026 PILOT Payments		
39.	<u>TOWN OF LYSANDER</u>	\$	1,310.00
	2026 PILOT Payments		
40.	<u>TOWN OF VAN BUREN</u>	\$	51,140.00
	2026 PILOT Payments		
41.	<u>BALDWINSVILLE CSD</u>	\$	341,418.00
	2026 PILOT Payments		
42.	<u>EAST SYRACUSE MINOA CSD</u>	\$	62,476.98
	2026 PILOT Payments		
43.	<u>LIVERPOOL CSD</u>	\$	61,177.00
	2026 PILOT Payments		
44.	<u>NORTH SYRACUSE CSD</u>	\$	38,622.00
	2026 PILOT Payments		
45.	<u>SYRACUSE CITY SCHOOL DISTRICT</u>	\$	12,205.87
	2026 PILOT Payments		

TOTAL \$ **7,879,563.20**

*Ratification of checks dated 1/15/2026

**Ratification of checks dated 2/5/2026

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

**(A DISCRETELY PRESENTED COMPONENT UNIT
OF THE COUNTY OF ONONDAGA, NEW YORK)**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

December 31, 2025 and 2024

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Table of Contents

Independent Auditor's Report	1 - 3
Required Supplementary Information: Management's Discussion and Analysis (Unaudited)	4 - 7
Financial Statements: Statements of Net Position - December 31, 2025 and 2024	8
Statements of Revenues, Expenses and Changes in Net Position - For the Years Ended December 31, 2025 and 2024	9
Statements of Cash Flows - For the Years Ended December 31, 2025 and 2024	10 - 11
Notes to Financial Statements	12 - 21
Supplementary Information: Supplemental Schedule of Revenue Bonds and Other Bonds (Conduit Debt Obligations)	22 - 23

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Onondaga County Industrial Development Agency
Syracuse, New York

Report on the Audit of the Financial Statements

We have audited the financial statements of the Onondaga County Industrial Development Agency (the Agency), a component unit of the County of Onondaga, New York (the County), as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Agency, as of December 31, 2025 and 2024, and the changes in its financial position and its cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

The Agency's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for one year beyond the financial statement date.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4-7 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements. The supplemental schedule of revenue bonds and other bonds

(conduit debt obligations), as required by New York State General Municipal Law §859 (1) (b), are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplemental schedule of revenue bonds and other bonds (conduit debt obligations) is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental schedule of revenue bonds and other bonds (conduit debt obligations) is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 5, 2026, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulation, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Grossman St Amant CPAs

Syracuse, New York
March 5, 2026

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

This section of the Onondaga County Industrial Development Agency's (the Agency), a discretely presented component unit of Onondaga County, New York (the County), and the annual financial report presents our discussion and analysis of the Agency's financial performance during the year ended December 31, 2025. It should be read in conjunction with the Agency's financial statements and accompanying notes.

FINANCIAL STATEMENTS

The annual financial report of the Agency consists of two parts: Management's Discussion and Analysis (this section) and the basic financial statements and footnotes. The Agency is a self-supporting entity. The accounts are recorded in accordance with a proprietary fund type and consist of an enterprise fund. Proprietary fund type operating statements present increases and decreases in net position. The financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. The Agency does not maintain separate fund accounts.

Condensed Comparative Financial Information

	December 31,		
	2025	2024	2023
Cash and cash equivalents	\$ 10,467,592	\$ 10,430,970	\$ 6,329,946
Receivables - agency fees	127,111	113,612	293,448
Receivables - White Pine pass through	310,931	306,566	2,027,442
Receivables - PILOT pass through	30,216	24,221	-
Capital assets	5,280,648	2,745,397	2,746,373
Investment in real property	36,347,000	30,756,703	30,756,703
Total assets	52,563,498	44,377,469	42,153,912
Current liabilities	1,534,798	2,051,793	2,304,600
Notes payable to Onondaga County	39,562,890	31,174,716	29,902,708
Total liabilities	41,097,688	33,226,509	32,207,308
Net position:			
Net investment in capital assets	5,280,648	2,745,397	2,746,373
Unrestricted	6,185,162	8,405,563	7,200,231
Total net position	11,465,810	11,150,960	9,946,604

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

Condensed Comparative Financial Information (continued)

The change in assets, liabilities and net position categories for the year ended December 31, 2025 compared to December 31, 2024 included the following:

- Total operating cash increased \$614,942 due to current operations, which included an increase of cash from agency and other fees of \$765,737, compared to cash inflows in 2024. Approximately 93% of agency fees received during 2025 relate to projects approved for Semiconductor Components Industries, LLC (\$1,485,625), Upstate Pathology Lab Ownership, LLC (\$1,119,000) and Micron New York Semiconductor Manufacturing, LLC (\$1,333,333). The Agency spent \$3,179,746 in cash expenses which is an increase of \$2,490,941 from 2024, primarily due to costs incurred for economic development.
- Current liabilities decreased \$516,995, primarily due to decreases of \$601,537 of an escrow for an Agency project, offset by the timing of professional fees related to normal Agency operations (accounts payable increase of \$35,008) and an increase of \$34,764 due to Onondaga County for costs of operation.
- The note payable to Onondaga County of \$39,562,890 represents the advances and accrued interest against a note agreement entered into with Onondaga County to assist the Agency in funding its program incentives, projects, asset development and work related improvements. The primary use of the advances are related to the White Pine Commerce Park (WPCP) and supply chain site readiness (SCSR).
- The Agency's total net position increased \$314,850. Operating revenues exceeded operating expenses by \$1,155,796 in the current year, a net decrease of \$961,423 from the prior year. Operating expenditures totaling \$6,991,978, net of pass-through PILOT expenses, primarily consists of White Pine Commerce Park pass-through expenses totaling \$3,742,460, operation costs due to Onondaga County totaling \$846,518 and development costs totaling \$2,166,023 which increased \$1,763,911 compared to 2024. General and administrative expenses totaling \$207,268 primarily consist of ordinary business expenses of the Agency, such as rent, professional fees and other Agency related expenses.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

Condensed Comparative Financial Information (continued)

	Years Ended December 31,		
	2025	2024	2023
Operating revenues	\$ 18,922,155	\$ 17,864,372	\$ 17,432,835
Operating expenses	17,766,359	15,747,153	15,461,763
Operating income	1,155,796	2,117,219	1,971,072
Other revenues (expenses)	(840,946)	(912,863)	(4,496,517)
Change in net position	314,850	1,204,356	(2,525,445)
Net position - beginning of year	11,150,960	9,946,604	12,472,049
Net position - end of year	\$ 11,465,810	\$ 11,150,960	\$ 9,946,604

Change in financial categories between the year ended December 31, 2025 and the year ended December 31, 2024 include the following:

- Operating Revenues increased \$1,057,783 in 2025 compared to an increase of \$431,537 in 2024. This was primarily due to the following: 1) Increase in overall Agency fees received of \$959,072 compared to 2024, 2) Decrease in subsidies, grants and donations of \$95,380, 3) Increase in PILOT pass-through income of \$538,533 and 4) Decrease of pass-through income of \$266,660 compared to 2024 for services primarily related to White Pine Commerce Park that will be reimbursed by a Company that will utilize the Park.
- Operating Expenses increased \$2,019,206 in 2025 compared to an increase of \$285,390 in 2024. This was primarily due to the following: 1) Increase of development costs of \$1,763,911, 2) Increase in PILOT pass-through expenses of \$538,532 and 3) Decrease of pass-through expenses of \$266,659 compared to 2024 for services primarily related to White Pine Commerce Park that will be reimbursed by a Company that will utilize the Park.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

Analysis of Overall Financial Position and Results of Operations

The Agency is engaged in activities to support economic growth in Onondaga County, including job creation and retention, and increasing the net wealth of the County. The Agency does not receive any general appropriations from local, county or state government to support its operations. The Agency collects revenue for its operating purposes from the issuance of bonds and straight lease transactions and from interest on investments. In the year ended December 31, 2025, the Agency received \$4,295,467 from agency and other fees, an increase of \$765,737 from the prior year.

The Agency's staff services are provided by the Onondaga County Office of Economic Development. The Agency compensates the County for these services based on budgeted expenses. In 2025 and 2024, the County charged the Agency \$846,518 and \$811,754, respectively.

Capital Assets and Investment in Real Property

As of December 31, 2025, the Agency's investment in capital assets was \$5,280,648, net of depreciation. The Agency's capital assets include White Pine Science and Technology Park (\$2,140,557), White Pine Science and Technology Park - West (\$2,535,251), other land (800 Hiawatha Blvd) and furniture and fixtures.

As of December 31, 2025, investment in real property of \$36,347,000 consists of land and related costs related to the White Pine Commerce Park and 3649 Erie Boulevard East.

Contacting the Agency's Financial Management

This financial report is designed to provide Onondaga County citizens and taxpayers, and the clients of the Agency, with a general overview of the Agency's finances. If you have questions about this report or need additional financial information, contact the Executive Director, Onondaga County Industrial Development Agency, 335 Montgomery Street, 2nd Floor, Syracuse, New York 13202.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Statements of Net Position

	December 31,	
	2025	2024
ASSETS		
Current assets		
Cash and cash equivalents - unrestricted	\$ 10,467,592	\$ 10,430,970
Receivables - agency fees	127,111	113,612
Receivables - White Pine pass-through	310,931	306,566
Receivables - PILOT pass-through	30,216	24,221
Total current assets	<u>10,935,850</u>	<u>10,875,369</u>
Non-current assets		
Capital assets, net	5,280,648	2,745,397
Investment in real property	36,347,000	30,756,703
Total non-current assets	<u>41,627,648</u>	<u>33,502,100</u>
Total assets	<u>\$ 52,563,498</u>	<u>\$ 44,377,469</u>
LIABILITIES AND NET POSITION		
Current liabilities		
Accounts payable	\$ 36,158	\$ 1,150
Due to Onondaga County	846,518	811,754
Payables - White Pine pass-through	621,906	613,131
Payables - PILOT pass-through	30,216	24,221
Escrows and deposits	-	601,537
Total current liabilities	<u>1,534,798</u>	<u>2,051,793</u>
Non-current liabilities		
Note payable to Onondaga County, including accrued interest - White Pine Commerce Park	32,452,340	31,174,716
Note payable to Onondaga County - Supply Chain Site Readiness	7,110,550	-
Total non-current liabilities	<u>39,562,890</u>	<u>31,174,716</u>
Total liabilities	41,097,688	33,226,509
Net investment in capital assets	5,280,648	2,745,397
Unrestricted net position	6,185,162	8,405,563
Total net position	<u>11,465,810</u>	<u>11,150,960</u>
	<u>\$ 52,563,498</u>	<u>\$ 44,377,469</u>

The accompanying notes are an integral part of these financial statements.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Statements of Revenues, Expenses and Changes in Net Position

	Year Ended December 31,	
	2025	2024
Operating revenue:		
Agency and other fees	\$ 4,308,966	\$ 3,349,894
Pass-through income - White Pine	3,742,460	4,009,120
Pass-through income - PILOT	10,774,381	10,235,848
Rent income	14,692	25,417
Subsidies, grants, and donations	24,898	120,278
Other income	56,758	123,815
Total operating revenues	<u>18,922,155</u>	<u>17,864,372</u>
Operating expenses:		
General and administrative	207,268	222,885
Administrative expenses - Onondaga County	846,518	811,754
Development costs -		
White Pine Commerce Park	788,252	345,952
White Pine Science and Technology Park	1,377,771	56,160
Pass-through expense - White Pine	3,742,460	4,009,119
Pass-through expense - PILOT	10,774,381	10,235,849
Depreciation expense	-	976
Professional fees	17,757	26,034
Other expenses	-	1,026
Seminars and meetings	11,952	37,398
Total operating expenses	<u>17,766,359</u>	<u>15,747,153</u>
Operating income	<u>1,155,796</u>	<u>2,117,219</u>
Non-operating income (expenses):		
Interest income	436,678	359,145
Interest expense	(1,277,624)	(1,272,008)
Total non-operating income (expenses)	<u>(840,946)</u>	<u>(912,863)</u>
Change in net position	314,850	1,204,356
Net position - beginning of the year	<u>11,150,960</u>	<u>9,946,604</u>
Net position - end of year	<u>\$ 11,465,810</u>	<u>\$ 11,150,960</u>

The accompanying notes are an integral part of these financial statements.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Statements of Cash Flows

	Years Ended December 31,	
	2025	2024
Cash flows from operating activities:		
Cash received for agency and other fees	\$ 4,295,467	\$ 3,529,730
Cash received for pass-through - White Pine	3,738,095	5,729,995
Cash received for pass-through - PILOT	10,768,386	10,211,628
Cash received for grants	24,898	120,278
Cash received for rent and other fees	71,450	149,232
Cash received for escrows, net	-	634,296
Cash paid for pass-through - White Pine	(3,733,685)	(5,423,430)
Cash paid for pass-through - PILOT	(10,768,386)	(10,211,628)
Cash paid for economic development	(2,166,023)	(402,112)
Cash paid to Onondaga County for administrative services	(811,754)	-
Cash payments for professional services	(17,757)	(26,034)
Cash payments for general and administrative expenses	(172,260)	(222,235)
Cash payments from escrows	(601,537)	(309,417)
Cash payments for other operating expenses	-	(1,026)
Cash paid for seminars and meetings	(11,952)	(37,398)
Net cash flows provided by operating activities	<u>614,942</u>	<u>3,741,879</u>
Cash flows from capital and related financing activities:		
Proceeds from note payable to Onondaga County	7,110,550	-
Purchases of capital assets	(2,535,251)	-
Investments in real property	(5,590,297)	-
Net cash flows used in capital and related financing activities	<u>(1,014,998)</u>	<u>-</u>
Cash flows from investing activities:		
Proceeds from interest on bank deposits	436,678	359,145
Net cash flows provided by investing activities	<u>436,678</u>	<u>359,145</u>
Change in cash and cash equivalents	36,622	4,101,024
Cash and cash equivalents - beginning of year	10,430,970	6,329,946
Cash and cash equivalents - end of year	\$ 10,467,592	\$ 10,430,970

The accompanying notes are an integral part of these financial statements.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Statements of Cash Flows (continued)

	Years Ended December 31,	
	2025	2024
Reconciliation of operating income to net cash flows from		
Operating activities:		
Operating income	\$ 1,155,796	\$ 2,117,219
Adjustment to reconcile operating income to net cash flow from operating activities:		
Depreciation	-	976
Changes in:		
Receivables - agency fees	(13,499)	179,836
Receivables - White Pine pass through	(4,365)	1,720,876
Receivables - PILOT pass through	(5,995)	(24,221)
Accounts payable	35,008	650
Due to Onondaga County	34,764	811,754
Payables - White Pine pass-through	8,775	(1,414,311)
Payables - PILOT pass-through	5,995	24,221
Escrows and Deposits	(601,537)	324,879
Net cash flows provided by operating activities	<u>\$ 614,942</u>	<u>\$ 3,741,879</u>

The accompanying notes are an integral part of these financial statements.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

1. Organization

The New York State Industrial Development Agency Act of 1969 provided for the use of industrial revenue bond financing for the expansion and growth of industry in New York State. The Onondaga County Industrial Development Agency (the Agency) was created in accordance with the provisions of this Act in 1970 by a resolution passed by the County of Onondaga, New York (the County) Legislature.

The Agency is a special-purpose government, a financing authority, which is a separate legal entity, governed by a board consisting of seven board members. The Agency was formed to promote and develop the economic growth of the County and to assist in attracting industry to the County through bond and sale/leaseback financing programs and other activities. The Agency created under this Act is a corporate governmental agency constituting a public benefit corporation.

The County Legislature appoints the entire governing board and there is a potential for the County to impose its will on the Agency, and as such, the Agency is considered a discretely presented component unit of the County based on the criteria set forth by the Governmental Accounting Standards Board (GASB).

2. Summary of Significant Accounting Policies

Measurement Focus and Basis of Accounting

The Agency operates as an enterprise fund. Enterprise funds utilize an “economic resources” measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities (whether current or noncurrent) and deferred inflows and outflows associated with their activities are reported. Fund equity is classified as net position.

The Agency utilizes the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or an economic asset is used.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

2. Summary of Significant Accounting Policies (continued)

Income Tax Status

The Agency believes it is exempt from taxation under Section 115 (Income of States, Municipalities, Etc.) of the Internal Revenue Code (IRC). The IRC provides that gross income does not include income accruing to a state or territory, or any political subdivision thereof, or the District of Columbia, which is derived from the exercise of any essential governmental function or from any public utility. The Agency also believes that none of its activities are subject to unrelated business income tax; therefore no provision for such income tax has been made in the financial statements for the years ended December 31, 2025 and 2024.

Cash and Cash Equivalents

Cash and cash equivalents consist of cash held in checking and money market accounts.

Accounts Receivable

Accounts receivable are stated at their outstanding balances. The Agency considers all accounts receivable to be fully collectible. If collection becomes doubtful, the Agency will either set up an allowance for doubtful accounts or if deemed completely uncollectible, the accounts will be charged against income in the current period. Unpaid balances remaining after the stated payment terms are considered past due. Recoveries of previously charged off accounts are recorded when received. Management did not believe an allowance for doubtful accounts was necessary at December 31, 2025 and 2024.

Capital Assets

Capital asset purchases are recorded at historical cost or fair market value at the date of acquisition. The Agency's policy is to capitalize all additions greater than \$5,000. Depreciation expense is recorded on a straight-line basis over the assets' estimated useful life of 5 to 39 years.

Pollution Remediation Obligations

Pollution remediation obligations are obligations to address the current or potential detrimental effects of existing pollution by participating in pollution remediation activities. Obligations to clean up spills of hazardous wastes or hazardous substances and obligations to remove contamination such as asbestos are pollution remediation obligations. Pollution remediation activities may include the following: (1) pre-cleanup activities, such as site assessments and site investigations, (2) cleanup activities, (3) government oversight and enforcement-related activities and (4) operation and maintenance of the remedy, including post remediation monitoring. Pollution remediation outlays including outlays for property, plant and equipment are expensed when a liability is incurred. The Agency will capitalize certain pollution remediation outlays for properties for which it anticipates a future sale. The Agency will only capitalize amounts that would result in the carrying amount of the property to not exceed its estimated fair value upon completion of the remediation. The Agency currently has a parcel of land with known pollution and is currently performing various remediation activities. The carrying amount of this parcel of land is \$604,840 as of December 31, 2025 and 2024.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

2. Summary of Significant Accounting Policies (continued)

Investment in Real Property

The Agency considers investment in real property to be real property that is acquired and held primarily for the purpose of income or profit and has a present service capacity based solely on its ability to generate cash or be sold to generate cash. Investment in real property purchases are recorded at cost, including (1) the contract/purchase price; (2) the costs of closing the transaction and obtaining title, including commissions, options, legal fees, title search, insurance, and past due taxes; (3) the costs of surveys; and (4) the cost of preparing the property for its intended use. The Agency provides an expense allowance for capitalized costs incurred and to be incurred that exceed the net realizable value of the real property that is intended to be sold.

Investment in real property activity for the year ended December 31, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
White Pine Commerce Park	\$ 30,756,703	\$ -	\$ -	\$ 30,756,703
3649 Erie Boulevard East	-	5,590,297	-	5,590,297
Total investment in real property	<u>\$ 30,756,703</u>	<u>\$ 5,590,297</u>	<u>\$ -</u>	<u>\$ 36,347,000</u>

Investment in real property activity for the year ended December 31, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
White Pine Commerce Park	\$ 30,756,703	\$ -	\$ -	\$ 30,756,703
Total investment in real property	<u>\$ 30,756,703</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,756,703</u>

Operating Revenues and Non-Operating Revenues

The Statements of Revenues, Expenses and Changes in Net Position distinguishes between operating and non-operating revenues. Operating revenues, such as fee and rental income, result from exchange transactions associated with the principal activities of the Agency. Exchange transactions are those in which each party to the transaction receives or gives up essentially equal values. Non-operating revenues arise from exchange transactions not associated with the Agency's principal activities and from all non-exchange transactions.

Revenue Recognition

Agency and other fee revenue are recognized by the Agency at the date of closing when the related bonds are issued. Interest income is recorded when earned.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

2. Summary of Significant Accounting Policies (continued)

Net Position

GASB requires the classification of net position into three components. These classifications are displayed in three components below:

- a. Net investment in capital assets - capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position - net position with constraints placed on their use either by (1) external groups such as creditors or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position - all other assets that do not meet the definition of net investment in capital assets or restricted net position.

It is the Agency's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

3. Tax Abatement Programs

The Industrial Development Agency Act (the "Act") of New York State sets forth the powers that the Agency can carry out. In accordance with the Act, the Agency was created to stimulate economic development, growth, and general prosperity for the people of Onondaga County by using incentives, rights, and powers in an efficient and cooperative manner. Qualified Agency projects are eligible for sales, mortgage, and real property tax exemptions. The Agency may also assist a projects' financing by issuing taxable and tax exempt bonds and by providing information on complementary financing such as fixed asset and working capital lending programs.

The Agency has instituted a Uniform Tax Exemption Policy ("UTEP") (last revised 2/15/2024) which provides guidelines for the granting of real property, mortgage recording, and sales and use tax exemptions. To be eligible for financial assistance, the recipient of the financial assistance must abide by the requirements of this policy and complete an application process as instituted by the Agency.

In accordance with New York State General Municipal Law, the Agency has instituted a Recapture Policy (included in UTEP) which allows for the recapture of financial incentive assistance provided to recipients for failure to comply with such Recapture Policy. New York State requires a mandatory recapture of the New York State portion of sales and use taxes for recipients for which the recipient was a) not entitled to; b) in excess of the amounts authorized by the Agency; c) for property or services not authorized by the Agency; and/or d) for a recipient that has failed to comply with material term or condition to use of the property or services in the manner required by any of the project documents between the recipient and the Agency.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

3. Tax Abatement Programs (continued)

With respect to all other financial assistance provided to the recipient, the Agency shall have the right to suspend, discontinue, recapture or terminate financial assistance to any recipient to the extent that: a) for projects that utilized local sales and use tax exemptions, the project was not entitled to such exemptions, such exemptions were in excess of the amounts authorized by the Agency, and/or such exemptions were for property or services not authorized by the Agency; b) the recipient, upon completion of their project, fails to reach and maintain at least 75% of its employment requirements for job creation and/or retention; c) the total investment actually made with respect to the project at the project's completion date is less than 75% of its investment requirement; d) the recipient fails to provide annually to the Agency certain information to confirm that the project is achieving the investment, job retention, job creation, and other objectives of the project; or e) there otherwise occurs any event of default under any project document or material violation of the terms and conditions of any project document.

The Agency has not made any commitments as part of the agreements other than to reduce taxes. The Agency has chosen to disclose information about its tax abatement agreements individually. The Agency has listed all of its projects that were approved for the years ended December 31, 2025 and 2024:

Project	December 31, 2025			
	Abatement			Total
	Mortgage	Sales	PILOT	
Finger Lakes Railway Corporation	\$ -	\$ 358,270	\$ 736,180	\$ 1,094,450
Semiconductor Components Industries, LLC	-	2,200,000	1,272,078	3,472,078
Liverpool Lodging Ventures, LLC	126,525	905,360	1,243,782	2,275,667
United Auto Supply of Syracuse West, Inc.	112,500	1,400,000	-	1,512,500
Paradise Companies 10, LLC	24,375	178,556	544,122	747,053
Upstate Pathology Lab Ownership, LLC	569,250	3,200,000	2,575,291	6,344,541
Micron New York Semiconductor Manufacturing, LLC	-	1,760,000,000	283,882,226	2,043,882,226
Micron New York Semiconductor Manufacturing, LLC (Rail Spur)	-	3,178,400	394,310	3,572,710
Cameron Hinsdale, LLC	375,000	2,400,000	3,976,285	6,751,285
	<u>\$ 1,207,650</u>	<u>\$ 1,773,820,586</u>	<u>\$ 294,624,274</u>	<u>\$ 2,069,652,510</u>
Project	December 31, 2024			
	Abatement			Total
	Mortgage	Sales	PILOT	
TTM Technologies, Inc.	\$ 825,000	\$ 4,500,000	\$ 10,612,385	\$ 15,937,385
Clinton's Ditch Co-Operative Company, Inc.	229,213	3,262,936	381,609	3,873,758
Old Thompson Road, LLC	83,100	640,000	830,698	1,553,798
Homegrown2, LLC	105,000	765,920	884,812	1,755,732
	<u>\$ 1,242,313</u>	<u>\$ 9,168,856</u>	<u>\$ 12,709,504</u>	<u>\$ 23,120,673</u>

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

4. Deposits with Financial Institutions and Investments

The Agency follows an investment and deposit policy, the overall objective of which is to adequately safeguard the principal amount of funds invested or deposited; conform with federal, state and other legal requirements; and provide sufficient liquidity of invested funds in order to meet obligations as they become due. Oversight of investment activity is the responsibility of the Executive Director.

Monies must be deposited in Federal Deposit Insurance Corporation (FDIC) insured commercial banks or trust companies located within and authorized to do business in New York State (the State). Collateral is required for deposits and certificates of deposit not covered by FDIC insurance. Obligations that may be pledged as collateral are those identified in New York State General Municipal Law, Section 10 and outlined in the New York State Comptroller's Financial Management Guide.

Interest Rate

Risk Interest rate risk is the risk that the fair value of investments will be affected by changing interest rates. The Agency has an investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The Agency's policy is to minimize the risk of loss due to failure of an issuer or other counterparty to an investment to fulfill its obligations. The Agency's investments and deposit policy authorizes the Agency to purchase the following types of investments:

- Obligations of the United States of America;
- Obligations where payment of principal and interest are guaranteed by the United States of America;
- Obligations of New York State;
- Special time deposit account; and
- Certificates of deposit.

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a failure of a depository financial institution, the reporting entity may not recover its deposits. In accordance with the Agency's investment and deposit policy, all deposits of the Agency including certificates of deposit and special time deposits, in excess of the amount insured under the provisions of the Federal Deposit Insurance Act (FDIA) shall be secured by a pledge of securities with an aggregate value equal to the aggregate amount of deposits.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

4. Deposits with Financial Institutions and Investments (continued)

The Agency restricts the securities to the following eligible items:

- Obligations issued, or fully insured or guaranteed as to the payment of principal and interest, by the United States of America, an agency thereof or a United States government sponsored corporation;
- Obligations partially insured or guaranteed by an agency of the United States of America;
- Obligations issued or fully insured or guaranteed by the State of New York;
- Obligations issued by a municipal corporation, school district or district corporation of New York State;
- Obligations issued by states (other than New York State) of the United States of America rated in one of the two highest rating categories by at least one Nationally Recognized Statistical Rating Organization (NRSRO).

The Agency maintained cash balances of \$10,470,135 and \$6,365,448 in cash and cash equivalents at December 31, 2025 and 2024, respectively, with financial institutions insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per bank for interest bearing and non-interest bearing accounts. The remaining balance was collateralized by a third party in accordance with New York State General Municipal Law, Section 10 and the Agency's policies.

5. Capital Assets

Capital asset activity for the year ended December 31, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Non-depreciable land:				
White Pine Science and Technology Park	\$ 2,140,557	\$ -	\$ -	\$ 2,140,557
White Pine Science and Technology Park - West	-	2,535,251	-	2,535,251
800 Hiawatha	604,840	-	-	604,840
Subtotal	<u>2,745,397</u>	<u>2,535,251</u>	<u>-</u>	<u>5,280,648</u>
Depreciable:				
Furniture and Fixtures	6,018	-	-	6,018
Subtotal	<u>6,018</u>	<u>-</u>	<u>-</u>	<u>6,018</u>
Total capital assets	<u>2,751,415</u>	<u>2,535,251</u>	<u>-</u>	<u>5,286,666</u>
Accumulated depreciation:				
Furniture and Fixtures	6,018	-	-	6,018
Total	<u>6,018</u>	<u>-</u>	<u>-</u>	<u>6,018</u>
Net capital assets	<u>\$ 2,745,397</u>	<u>\$ 2,535,251</u>	<u>\$ -</u>	<u>\$ 5,280,648</u>

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

5. Capital Assets (continued)

Capital asset activity for the year ended December 31, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Non-depreciable land:				
White Pine Science and Technology Park	\$ 2,140,557	\$ -	\$ -	\$ 2,140,557
800 Hiawatha	604,840	-	-	604,840
Subtotal	2,745,397	-	-	2,745,397
Depreciable:				
Furniture and Fixtures	6,018	-	-	6,018
Subtotal	6,018	-	-	6,018
Total capital assets	2,751,415	-	-	2,751,415
Accumulated depreciation:				
Furniture and Fixtures	5,042	976	-	6,018
Total	5,042	976	-	6,018
Net capital assets	\$ 2,746,373	\$ (976)	\$ -	\$ 2,745,397

6. Agency-Induced Financings

The total amount of industrial development, civic facility and pollution control financing issued through the Agency outstanding as of December 31, 2025, amounted to approximately \$24,000,000. These financing obligations are not obligations of the Agency as the Agency acts a conduit for the obligations. The Agency does not have the obligation to repay the principal and interest of such obligations, as such, the obligations are not reflected as long-term obligations of the Agency.

7. Due to Onondaga County

The Agency will reimburse the County for a portion of the cost of operation of the Onondaga County Office of Economic Development. In exchange for this funding, the staff of the office provides operational and project implementation support services for the Agency. During 2025 and 2024, the Agency incurred \$846,518 and \$811,754 of operational costs, respectively, wholly due to the County as of December 31, 2025 and 2024, respectively.

8. Property Leases and Bonds Payable

In accordance with its corporate purpose, the Agency has issued bonds to promote and develop various businesses within the County. The Agency holds legal title to the properties, under which such bonds were issued in order for business to acquire or renovate various facilities. The Agency's primary function is to arrange financing between borrowing companies and bondholders (conduit debt). For providing this service, the Agency receives administration fees from the borrowing companies. Total bonds outstanding were \$23,958,664 and \$41,001,982 at December 31, 2025 and 2024, respectively, which represent non-recourse debt of the Agency. The Agency does not have the obligation to repay the principal and interest of such obligations, as such, the obligations are not reflected as long-term obligations of the Agency.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

9. Payments in Lieu of Taxes Agreements (PILOT)

The Agency has entered into PILOT agreements with various companies whereas the company will make annual payments in lieu of taxes to the Agency and the Agency will remit the annual payments to the appropriate tax jurisdictions. The Agency records a liability for any amounts paid by companies to the Agency but not distributed to the tax jurisdictions as of yearend. A total of \$10,768,386 and \$10,211,628 PILOT payments passed through the Agency for the years ended 2025 and 2024, respectively. PILOT payments due to other governments totaled \$30,216 and \$24,221 at December 31, 2025 and 2024, respectively.

10. Note Payable to Onondaga County

The Agency entered into an Optional Advance Limited Recourse Demand Promissory Grid Note (the Note) with Onondaga County (the County). The note may be used by the Agency to assist in funding its program incentives, projects, asset development, and work related improvements. The Note bore interest at an annual rate of the greater of 0.91% per annum or the applicable federal rate, capitalized on an annual basis. Effective October 2025, new and future draws on the Note do not bear interest. The annual mid-term applicable federal rates for December 2025 and 2024 were 4.55% and 4.53%, respectively.

During 2025, the Agency received advances of \$7,110,550 and incurred \$1,277,624 of interest. The Agency incurred \$1,272,008 of interest during 2024 and did not receive any advance of the Note. The entire principal received and interest incurred as of December 31, 2025 and 2024 are recorded as non-current liabilities on the statement of net position as the County's sole recourse for payment of indebtedness is limited to excess application fees received by the Agency. No excess application fees were received during 2025 or 2024, therefore no payments were required.

As of December 31, 2025, the Agency has the ability to draw an additional \$19,889,450 on the Note. The Agency will primarily use these funds to support supply chain site readiness (SCSR).

The unpaid Note principal and accrued interest as of December 31, 2025 and 2024 is as follows:

	2025	2024
Note principal - WPCP	\$ 28,079,657	\$ 28,079,657
Accrued interest - WPCP	4,372,683	3,095,059
	<u>32,452,340</u>	<u>31,174,716</u>
Note principal - SCSR	7,110,550	-
Total	<u>\$ 39,562,890</u>	<u>\$ 31,174,716</u>

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Notes to Financial Statements

11. Concentration of Credit Risk

Financial instruments that potentially subject the Agency to credit risk consist principally of receivables.

12. Subsequent Events

In preparing the financial statements, management of the Agency has evaluated events and transactions for potential recognition or disclosure through March 5, 2026, the date the financial statements were available to be issued. There were no additional events or transactions that were discovered during the evaluation that required further disclosure.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Supplemental Schedule of Revenue Bonds and Other Bonds (Conduit Debt Obligations) (continued)
For the Year Ended December 31, 2025

Project Number	Description of Financing	Closing Date	Interest at issuance	Current Interest Rate	Bonds Outstanding at January 1, 2025	Incurred During 2025	Paid During 2025	Bonds Outstanding at December 31, 2025	Term Ending Date
3101-06-10-C	OCIDA Pollution Control Revenue Bonds (Anheuser-Busch Project) 2006 Series B	July 21, 2006	4.95%		\$ 2,200,000	\$ -	\$ -	\$ 2,200,000	7/1/2036
3101-95-01A	OCIDA Civic Facility Revenue Bonds (Discovery Center of Science and Technology Project) Series 1995	July 1, 1995	4.00%		2,011,871	-	55,250	1,956,621	7/1/2025
3101-07-16A	OCIDA Variable Rate Demand Industrial Development Revenue Bonds (G.A. Braun, Inc. Project) Series 2007	December 20, 2007	2.27%	4.17%	4,070,000	-	4,070,000	-	6/1/2034
3101-15-08B	OCIDA Multi-Modal Revenue Bonds (G.A. Braun, Inc. Project) Series 2015A	December 15, 2015	2.03%	5.46%	2,847,000	-	2,847,000	-	12/1/2041
3101-15-08B	OCIDA Multi-Modal Revenue Bonds (G.A. Braun, Inc. Project) Series 2015B (Taxable)	December 15, 2015	2.97%	7.74%	625,380	-	625,380	-	12/1/2026
3101-15-04A	OCIDA Tax-exempt Multi-Modal Revenue Bonds (Syracuse Label Co., Inc. Project) Series 2015 (reissued)	November 16, 2016	1.92%	6.2876%	3,583,474	-	346,484	3,236,990	12/1/2041
3101-02-08A	OCIDA Multi-Modal Variable Rate Civic Facility Revenue Bonds (YMCA of Greater Syracuse, Inc. Project) Series 2003A	November 9, 2003			660,000	-	660,000	-	11/1/2025
3101-17-04B	OCIDA Tax-exempt Revenue Bonds (Old Thompson Road, LLC Project) Series 2017A/B	December 1, 2017		5.42%	8,664,257	-	89,204	8,575,053	12/1/2042
				Subtotal	\$ 24,661,982	\$ -	\$ 8,693,318	\$ 15,968,664	

The accompanying notes are an integral part of these financial statements.

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
(A Discretely Presented Component Unit of the County of Onondaga, New York)

Supplemental Schedule of Revenue Bonds and Other Bonds (Conduit Debt Obligations) (continued)
For the Year Ended December 31, 2025

Project Number	Description of Financing	Closing Date	Interest at issuance	Current Interest Rate	Bonds Outstanding at January 1, 2025	Incurred During 2025	Paid During 2025	Bonds Outstanding at December 31, 2025	Term Ending Date
3101-04-11A	OCIDA Civic Facility Revenue Bonds (Manlius Library Project) Series 2005	April 28, 2005	4.00%	4.5%-4.625%	\$ 390,000	\$ -	\$ 390,000	\$ -	12/15/2029
3101-07-13A	OCIDA Civic Facility Revenue Bonds (Marcellus Free Library Project) Series 2007	June 29, 2007	4.00%	4.6%	520,000	-	165,000	355,000	4/1/2027
3101-03-07A	OCIDA Civic Facility Revenue Bonds (Minoa Free Library Project) Series 2004A	February 1, 2004	5.00%	5.25-5.375%	465,000	-	35,000	430,000	2/1/2034
3101-07-21A	OCIDA Civic Facility Revenue Bonds (Onondaga Free Library Project) Series 2008	March 1, 2008	4.00%	0.80-4.00%	1,740,000	-	120,000	1,620,000	3/1/2037
3101-02-01A	OCIDA Civic Facility Revenue Bonds (Salina Free Library Project) Series 2002A	December 1, 2002	5.20%		125,000		60,000	65,000	12/1/2026
3101-05-15B	OCIDA Variable Rate Demand Civic Facility Revenue Bonds (Syracuse Research Corporation Project) Series 2005	December 14, 2005	7.70%	3.72%	6,350,000		830,000	5,520,000	12/1/2031
3101-06-11B	OCIDA Variable Rate Demand Civic Facility Revenue Bonds (Syracuse Home Association Project) Series 2007	June 21, 2007	4.00%	3.64%	6,750,000	-	6,750,000	-	6/30/2027
Subtotal					\$ 16,340,000	\$ -	\$ 8,350,000	\$ 7,990,000	
Carryforward subtotal - previous page					24,661,982	-	8,693,318	15,968,664	
Grand Total					\$ 41,001,982	\$ -	\$ 17,043,318	\$ 23,958,664	

The accompanying notes are an integral part of these financial statements.

**ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY**

POSITIVE ASSURANCE REPORT OVER INVESTMENT PRACTICES

December 31, 2025

INDEPENDENT ACCOUNTANT'S REPORT

To the Board of Directors
Onondaga County Industrial Development Agency
Syracuse, New York

We have examined management's assertion, herein, that the Onondaga County Industrial Development Agency's (the Agency) compliance with the New York State Public Authorities Law section 2925 applicable to the Agency's adoption of comprehensive investment guidelines for the year ended December 31, 2025. Management is responsible for the Agency's assertion. Our responsibility is to express an opinion on management's assertion about the Agency's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in Government Auditing Standards issued by the Comptroller General of the United States. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about the Agency's compliance with the New York State Public Authorities Law section 2925 applicable to the Agency's adoption of comprehensive investment guidelines. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of risks of material misstatement of management's assertion, whether due to fraud or error. In making an assessment of the risks of material misstatement, the practitioner considered and obtained an understanding of internal control relevant to the subject matter in order to design procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of internal control. Accordingly, no such opinion is expressed. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements related to the engagement. Our examination does not provide a legal determination on the Corporation's compliance with the specified requirements.

In our opinion, the Agency complied, in all material respects, with the aforementioned requirements for the year ended December 31, 2025.

This report is intended solely for the information and use of management, the audit committee and Board of Directors, others within the Agency, and for compliance with the New York State Public Authorities Law and is not intended to be and should not be used by anyone other than these specified parties.



Syracuse, New York
March 5, 2026

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
POSITIVE ASSURANCE REPORT**

I) Designation of Depositories

The Agency authorizes one or more bank or trust company (each an "authorized depository") for deposit of Agency funds. Each authorized depository shall follow New York State General Municipal Law (GML) regarding all cash and financial assets of the agency.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2025.

II) Purchase of Investments

The Agency's purchase of investments policy requires that all purchased obligations shall be purchased through, delivered to and held in the custody of an authorized depository. Any obligation held in the custody of a bank or trust company shall be held pursuant to a written custodial agreement as described in GML §10.

The Agency's permitted investments include: (a) special time deposit accounts in an authorized banking depository or trust company secured in the same manner prescribed by GML §10; (b) Certificates of Deposit; (c) obligations of the United States of America; (d) obligations guaranteed by agencies of the United States of America, where the payment of principal and interest is guaranteed by the United States of America; and (e) obligations of the State of New York.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2025.

III) Collateralizing Deposits

All deposits of the Agency in excess of the amount insured under the provisions of the Federal Deposit Insurance Act shall be secured by eligible collateral. Eligible collateral consists of any one, or combination, of the following: (a) eligible securities with an aggregate market value as provided by GML §10, equal to the aggregate amount of deposits; (b) eligible surety bond for an amount at least equal to 100% of the aggregate amount of deposits and the agreed upon interest, if any, executed by a qualified insurance company; (c) eligible letter of credit as security for the payment of 140% of the aggregate amount of deposits; and (d) irrevocable letter of credit issued by a qualified federal home loan bank.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2025.

IV) Diversification

The Agency will diversify its investments with regard to maturity schedule, types of investment and entities with which the Agency transacts business.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2025.

**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
POSITIVE ASSURANCE REPORT**

V) Standards for Qualifications of Investment Bankers, Brokers & Other Investment Advisors

The Agency shall maintain a list of financial institutions and dealers approved for investment purposes and establish appropriate limits to the amount of investments, which can be made with each financial institution or dealer.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2025.

VI) Operations, Audit and Reporting

The Agency shall provide quarterly financial reports to the Board, regarding financial assets, investments held by the Agency and the selection of investment bankers, brokers, agents, dealers or auditors.

Management's Assertion:

The Agency complied with the requirement as of December 31, 2025.

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Onondaga County Industrial Development Agency
Syracuse, New York

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of Onondaga County Industrial Development Agency as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Onondaga County Industrial Development Agency's basic financial statements, and have issued our report thereon dated March 5, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Onondaga County Industrial Development Agency's internal control over financial reporting (internal control) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Onondaga County Industrial Development Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Onondaga County Industrial Development Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Onondaga County Industrial Development Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Syracuse, New York
March 5, 2026

OCIDA
ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

1/5/2026

Project:	Jordan Landing LLC	Project Number:	3101-25-07A
Location:	577 Peru Road	School District:	Jordan-Elbridge
		Project Type:	New Construction, Housing
Tax Parcel(s):	006.1-01-03.1; 006.1-01-04.1; 006.1-01-05.0	Village:	Jordan

Total Project Cost:	\$	31,974,380		8. Total Jobs	5
Land Acquisition	\$	200,000		8A. Job Retention	0
Site Work/Demo	\$	3,051,000		8B: Job Creation	5
Building Construction & Renovation	\$	19,289,831		(Next 5 Years)	
Furniture & Fixtures	\$	-			
Equipment	\$	25,000			
Project Soft Cost	\$	9,408,549			

Community Investment /Abatement

	Fiscal Impact (\$)	
Abatement Summary	\$852,921	
Sales Tax Abatement	\$0	
Mortgage Tax Abatement	\$0	
Property Tax Relief (PILOT)	\$852,921	
Community Investment	\$37,995,378	
PILOT Payments	\$866,361	
Project Salaries and Benefits Estimated (10 yrs)	\$3,306,816	
Construction Benefit Estimate	\$1,847,822	
Total Project Cost	\$31,974,380	

Investment:Abatement Ratio 44.55 :1

Project Description

Jordan Landing is proposing to construct 65 mixed-income housing units on 8 vacant acres of land adjacent to the Erie Canal Trail in the Village of Jordan.

© 2026 Onondaga County Industrial Development Agency. All rights reserved.

Jordan Landing LLC

A) PILOTS Estimate Table Worksheet

for 15 years

OCIDA estimate of current market value					\$ 37,950
Projected investment					\$ 19,289,831
OCIDA estimate of increase in value					\$ 3,562,050
OCIDA estimated value after project is completed					\$ 3,600,000
Taxes that would have been collected if the project did not occur					\$ 25,464
Scheduled PILOT payments					\$ 866,361

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Village	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 128	\$ 74	\$ 640	\$ 205	\$ 1,048.03	\$ 99,418	\$ 98,370
2	100%	\$ 131	\$ 76	\$ 653	\$ 209	\$ 1,069.00	\$ 101,407	\$ 100,338
3	100%	\$ 133	\$ 77	\$ 666	\$ 213	\$ 1,090.38	\$ 103,435	\$ 102,344
4	90%	\$ 1,411	\$ 821	\$ 7,058	\$ 2,261	\$ 11,551.31	\$ 105,503	\$ 93,952
5	80%	\$ 2,741	\$ 1,594	\$ 13,705	\$ 4,391	\$ 22,430.25	\$ 107,614	\$ 85,183
6	70%	\$ 4,123	\$ 2,398	\$ 20,615	\$ 6,605	\$ 33,739.73	\$ 109,766	\$ 76,026
7	60%	\$ 5,559	\$ 3,233	\$ 27,795	\$ 8,905	\$ 45,492.61	\$ 111,961	\$ 66,469
8	50%	\$ 7,050	\$ 4,101	\$ 35,255	\$ 11,295	\$ 57,702.11	\$ 114,200	\$ 56,498
9	40%	\$ 8,600	\$ 5,002	\$ 43,002	\$ 13,778	\$ 70,381.80	\$ 116,484	\$ 46,103
10	30%	\$ 10,208	\$ 5,938	\$ 51,045	\$ 16,354	\$ 83,545.59	\$ 118,814	\$ 35,268
11	25%	\$ 11,145	\$ 6,482	\$ 55,729	\$ 17,855	\$ 91,212.14	\$ 121,190	\$ 29,978
12	20%	\$ 12,115	\$ 7,047	\$ 60,581	\$ 19,409	\$ 99,151.94	\$ 123,614	\$ 24,462
13	15%	\$ 13,120	\$ 7,631	\$ 65,603	\$ 21,019	\$ 107,372.84	\$ 126,086	\$ 18,714
14	10%	\$ 14,159	\$ 8,236	\$ 70,803	\$ 22,685	\$ 115,882.92	\$ 128,608	\$ 12,725
15	5%	\$ 15,236	\$ 8,862	\$ 76,184	\$ 24,409	\$ 124,690.45	\$ 131,180	\$ 6,490
TOTAL		\$ 105,859	\$ 61,572	\$ 529,336	\$ 169,594	\$ 866,361	\$ 1,719,282	\$ 852,921

Year						
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals		5				
Total Employment Goals	0	5	5	5	5	5



**ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR FINANCIAL ASSISTANCE**

1. Fill in all blanks using “none”, “not applicable” or “not available”. If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.
2. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant’s obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
3. If the OCIDA Board approves benefits, it is the company’s responsibility to obtain and submit all necessary forms and documents.
4. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the OCIDA Board approval date. If this schedule cannot be met, the Applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.
5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf
6. Public Officers Law stipulates all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and reproduction. Should the Applicant believe there are project elements which are trade secrets if publicly disclosed or otherwise widely disseminated, would cause substantial injury to the Applicant’s competitive position, the Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer’s Law, the Agency may also redact personal, private, and/or proprietary information from publicly disseminated documents.
7. A final Application (OCIDA staff reviewed/approved) and associated fees MUST be received at least 10 business days prior to the upcoming Board meeting to be placed on the agenda. A signed application may be submitted by mail and/or electronically in PDF format to Alexis Rodriguez at alexisrodriguez@ongov.net.
 - A check payable to the Agency in the amount of \$1,000
 - A check payable to Barclay Damon LLP in the amount of \$2,500

This Application was adopted by the OCIDA Board on February 15, 2024.

Submit completed application to:
Onondaga County Industrial Development Agency
335 Montgomery Street, Floor 2M Syracuse, NY 13202
Phone: 315-435-3770
alexisrodriguez@ongov.net

Section I: Applicant Information

Submittal Date: 12/6/2025

A) Applicant/Project Operator information (company receiving benefits):

1. Applicant/Project Operator: Jordan Landing LLC
Applicant/Project Operator Address: 116 State Street, Phoenix, NY 13135
Phone: 617-816-0975 Fax: _____
Website: www.rockpmc.com Email: rock.patrick@rockpmc.com
Federal ID#: To Be Formed NAICS: _____
State of Incorporation: New York
See link for your NYS incorporation information. <https://apps.dos.ny.gov/publicInquiry>

2. Owner (if different from Applicant/Project Operator): Jordan Landing Housing Development Fund Corporation
Owner Address: 116 State Street, Phoenix, NY 13135
Federal ID#: To be formed
State of Incorporation: New York
List of stockholders, members, or partners of Owner: To be formed

B) Applicant Business Organization (check appropriate category):

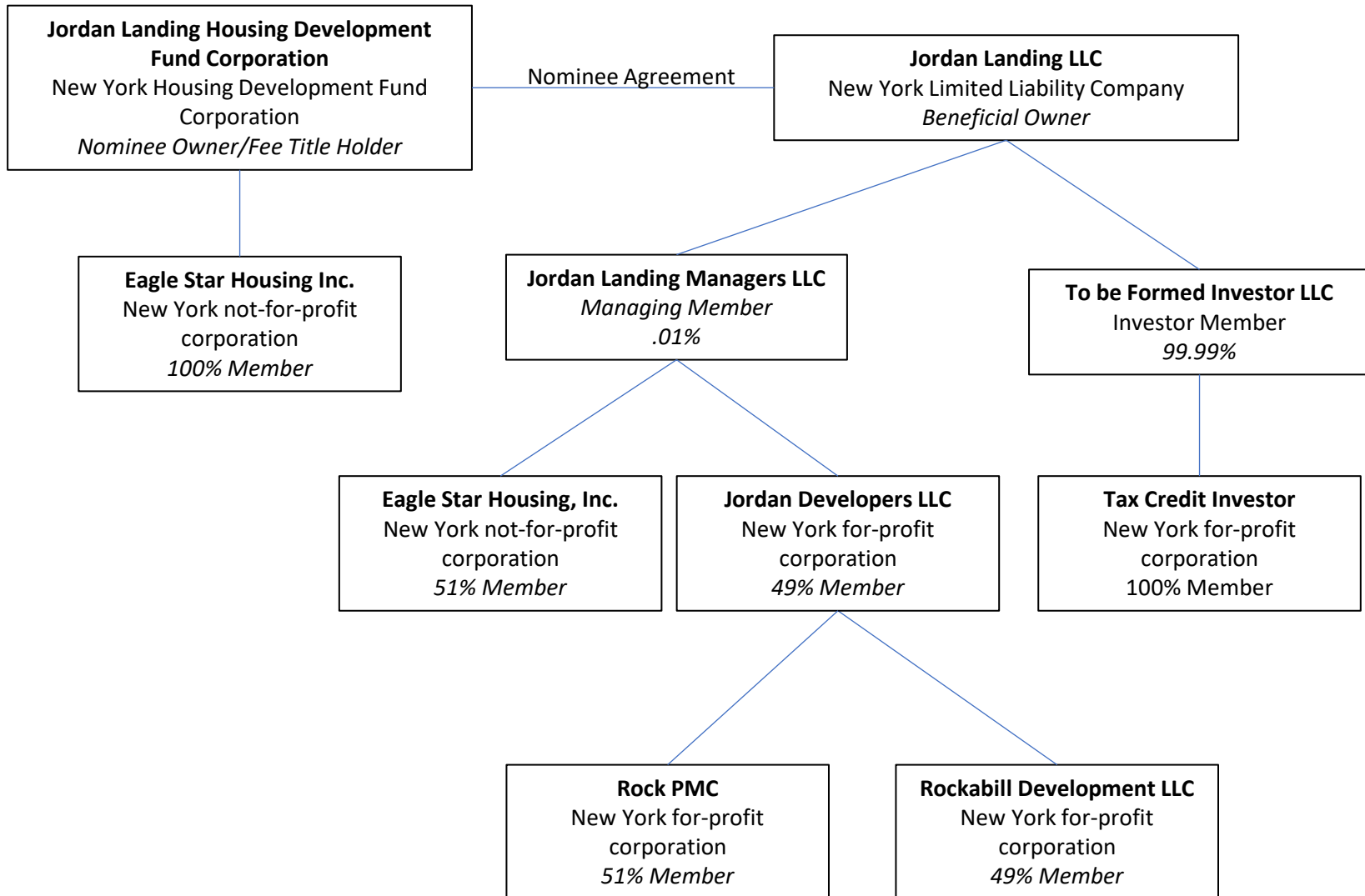
- | | |
|---|--|
| ☒ Corporation | ☐ Partnership |
| ☐ Public Corporation | ☐ Joint Venture |
| ☐ Sole Proprietorship | ☐ Limited Liability Company |
| ☐ Other, explain | |

List all stockholders, members, or partners with % of ownership greater than 5%:

Name	% of ownership
<u>Patrick Rock</u>	<u>100% - See Organization Chart Attached</u>
_____	_____
_____	_____
_____	_____

Jordan Landing

Proposed Organizational Chart



C) Applicant Business Description:

Estimated % of sales within Onondaga County: ~~Real Estate Development Company operating in Onondaga~~

Estimated % of sales outside Onondaga County but within New York State: Not Applicable

Estimated % of sales outside New York State but within the U.S.: Not Applicable

Estimated % of sales outside the U.S.: (*Percentage to equal 100%) Not Applicable

Applicant /Owner History:

1. Is the Owner and/or Applicant or any manager or owner of the Owner and/or Applicant now a plaintiff or defendant in any civil or criminal litigation? ☐ **No** ☐ Yes, explain
2. Has any owner of manager of the Owner and/or Applicant listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☐ **No** ☐ Yes, explain
3. Has any person listed in Section I ever been in receivership or declared bankruptcy?
☒ No ☐ Yes, explain
4. **Has the Applicant/Owner** received assistance from Onondaga County Industrial Development Agency (OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past?
☐ No ☒ Yes, explain (Provide year, project name, benefit description, amounts, address)
See Attached List of Funding Awarded by New York State

E) Individual Completing Application:

Name: Joseph L. Bowes Title: Consultant

Address: 123 Campbell Avenue, Ithaca, NY 14850 Phone: 607-279-5616

Cell Phone: 607-279-5616 E-mail: joe@bowesredc.com

F) Company Contact (if different from individual completing application):

Name: _____ Title: _____

Address: _____ Phone: _____

Cell Phone: _____ Email: _____

G) Company Counsel:

Name of Attorney: Eamon Kelleher

Firm Name: Cannon Heyman and Weiss, LLP

Address: 726 Exchange St. #500, Buffalo, NY 14210

Phone: 716-416-5500

Cell Phone: _____

Email: ekelleher@chwattys.com

Section II: Project and Site Information

A) Project Location is where the investment will take place. If Applicant is moving, the new location should be entered here and the current location should be in Section I.

Address: 577 Peru Road

Legal Address (if different): Same

City: _____ Town: _____ Village: Jordan

Zip Code: 13080 School District: Jordan-Elbridge

Tax Map Parcel ID(s): 006.1-01-03.1, 006.1-01-04.1 and 006.1-01-05

Full Market Value: 200,000 Square Footage of Existing Building(s): Site is vacant land

B) Project Activity (Check all that apply):

- | | |
|--|---|
| ☒ New construction | ☐ Acquisition of existing facility |
| ☐ Expansion to current facilities | ☐ Brownfield/Remediated Brownfield |
| ☐ Renovation of existing facility | ☐ Demolition and construction |
| | ☐ Purchase of machinery/equipment |

C) Select Project Type or Project End Use at site (you may check more than one):

- | | |
|---|--|
| ☐ Manufacturing | ☐ Mixed Use |
| ☐ Retail (see Section V) | ☐ Facility of Aging |
| ☒ Housing Project (see Section VII) | ☐ Distribution/Wholesale |
| ☐ Civic Facility (not for profit) | ☐ Commercial |
| ☐ Industrial | ☐ Renewable Energy Project (see Section VI) |
| ☐ Other, explain | |

D) Project Narrative: Please check one of the two boxes below and attach statement.

- ☒ A statement that the Project described in this application would not be undertaken but for the financial assistance provided by the Agency.
- ☐ If the Project is going to advance regardless of any financial assistance from the Agency, please provide a statement indicating why the project should be considered by the Agency for any financial assistance.

- E) Description of Project: Please attach a detailed narrative of the proposed Project. Please attached copies of site plans, sketches or maps. This narrative should include, but is not limited to:
- ☒ (i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site;
 - ☒ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use;
 - ☒ (iii) the size of the lot upon which the Project sits or is to be constructed;
 - ☒ (iv) the current use of the site and the intended use of the site upon completion of the Project;
 - ☒ (v) describe your method for site control (Own, lease, other).
- F) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state?
- ☒ No ☐ Yes
- G) Please describe any compelling circumstances the Agency should be aware of while reviewing this application.

H) Local Approvals (Site Plan and Environmental Review)

Have site plans been submitted to the appropriate town or local planning department?

☐ No. When will the plans be submitted? _____ ☒ Yes, what is the status? Approved

Has the project received site plan approval from the town or local planning board?

☐ No, anticipated approval date. _____ ☒ Yes, date 8/20/25

If yes, provide the Agency with a copy of the Planning Board's approval resolution along with the related SEQR determination. **(NOTE: SEQR determination is required for final approval and sales tax agency appointment.)**

1. Environmental Review Information

- a. Please attach the appropriate Environmental Impact Forms to your application. Here is a link to the SEQR forms: https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf
- b. Has Lead Agency been established? ☐ No ☒ Yes, name of Lead Agency
Village of Jordan Planning Board
- c. Have any environmental issues been identified on the property?
☒ No ☐ Yes, explain

Section III: FINANCIAL AND EMPLOYMENT INFORMATION

A) Project Costs and Finances

Description of Costs	Total Budget Amount
Land Acquisition	200,000
Site Work/Demo	3,051,000
Building Construction & Renovation	19,289,831
Furniture & Fixtures	0
Equipment	25,000
Project Soft Cost	9,408,549
Total Project Cost	31,974,380

Please have documentation available upon request. Do not include OCIDA fees, OCIDA application fees or OCIDA legal fees as part of the Total Project Cost.

Sources of Funds for Project Costs:

- | | |
|---|----------------------|
| 1. Bank Financing | \$ <u>2,070,000</u> |
| 2. Equity | \$ <u>22,704,380</u> |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ _____ |
| 4. Taxable Bond Issuance (if applicable) | \$ _____ |
| 5. Total Sources of Funds for Project Costs | \$ _____ |

- | | |
|---|---------------------|
| 6. Public Sources (Include sum total of all state and federal grants and tax credits) | \$ <u>7,200,000</u> |
|---|---------------------|

-Identify each state and federal grant/credit:

Supportive Housing Opportunity Program	\$ <u>6,950,000</u>
OCHIP	\$ <u>250,000</u>
_____	\$ <u> </u>

Total of All Funding \$31,974,380

B) Employment and Payroll Information

Full Time Equivalent (FTE) is defined as one employee working no less than 35 hours per week or two or more employees together working a total of 35 hours per week.

1. Are there people currently employed at the project site?

☒ No ☐ Yes, provide number of FTE jobs at the project site _____

If you are relocating, are all employees moving to new site? ☐ No, explain ☐ Yes

2. Complete the following:

Estimate the number of FTE jobs to be retained as a result of this Project:	NA
Estimate the number of construction jobs to be created by this Project:	180
Estimate the average length of construction jobs to be created (months):	18
Current annual payroll including the benefit cost:	NA
Average annual growth salary/wage rate (%)	2%

C) New Employment Benefits

Complete the following chart indicating the number of FTE jobs currently employed by the Applicant, FTE jobs currently employed at the Project and the number of FTE jobs that will be created at the Project site at the end of the first, second, and third, years after the Project is completed. Jobs should be listed by title of category (see below), including FTE independent contractors or employees of independent contractors that work at the Project location. Do not include construction workers.

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)
No Current Jobs at the Site		

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Projected Annual Pay	FTE Jobs Created Year 1	FTE Jobs Created Year 2	FTE Jobs Created Year 3	FTE Jobs Created Year 4	FTE Jobs Created Year 5
Full Time Maintenance	\$65,000	1	0	0	0	0
			0	0	0	0
Program Manager	\$85,000	1	0	0	0	0
Lead Case Manager	\$65,000	1	0	0	0	0
Asst. Case Manager	\$55,000	1	0	0	0	0
Drivers	\$32,000	1	0	0	0	0

D) Financial Assistance sought:

- ☒ Real Property Tax Abatement (PILOT): *Agency Staff will provide draft and final PILOT schedule:* _____
- ☐ Mortgage Recording Tax Exemption (.75% of mortgage): _____
- ☐ Sales and Use Tax Exemption (4% Local, 4% State): _____
- ☐ Tax Exempt Bond Financing (Amount Requested): _____
- ☐ Taxable Bond Financing (Amount Requested): _____

E) Mortgage Recording Tax Exemption Benefit Calculator: Amount of mortgage that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/
bridge financing): \$ _____

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ _____

F) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax: \$ _____

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure,
above): \$ _____

Section IV: Estimate of Real Property Tax Abatement Benefits

This section of the Application will be: (i) completed by Agency Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application prior to the completed application being provided to the OCIDA Board.

A) PILOTS Estimate Table Worksheet

OCIDA estimate of current value	
New construction and renovation costs	
OCIDA estimate of increase in value	
OCIDA estimated value of completed project	
OCIDA estimate of taxes that would have been collected if the project did not occur	
Scheduled PILOT payments	

PILOT Year	Exemption %	County PILOT amount	Local PILOT Amount	School PILOT Amount	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100						
2	90						
3	80						
4	70						
5	60						
6	50						
7	40						
8	30						
9	20						
10	10						
TOTAL							

Estimates provided are based on current property tax rates and assessment value (current as of date of application submission) and have been calculated by IDA staff.

SECTION: V For Retail Projects Only

1. Will the cost of the retail portion of the Project exceed one-third of the total project cost?

☐ Yes ☐ No

If yes, please answer, questions 2, 3 and/or 4 below.

If yes, please explain how much the project will exceed one-third of the total project cost.

2. Is the Project located in a distressed area? A distressed area is a census tract that has a) A poverty rate of at least 20% or at least 20% of households receiving public assistance, and (b) an unemployment rate of least 1.25 times the statewide unemployment rate for the year to which the date relates.

☐ Yes ☐ No

If yes, please provide the data and explain.

3. Is the Project likely to attract a significant number of visitors from outside of the economic development region?

☐ Yes ☐ No

If yes, please provide a third party market study.

4. Is the predominate purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the Town, City, County or Village of where the Project will be located.

☐ Yes ☐ No

If yes, please provide data and explain.

SECTION VI: For Solar Projects Only

Please answer all the questions as an addendum to this application:

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]
2. Is the Applicant leasing the property?
☐ Yes, please provide a copy of the lease
☐ No, purchased the property. Please provide documentation.
3. Has the Applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
☐ Yes
☐ No
4. Has the Applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city, and village where the Project is located?
☐ Yes, please provide copy of the letter.
☐ No
5. Has the Applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
☐ Yes, please provide copy of the letter.
☐ No
6. Is the entire parcel being used for the solar project?
☐ Yes
☐ No, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain:
7. Will the Applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
☐ Yes, explain.
☐ No

**PLEASE SEE FOLLOWING PAGE FOR OCIDA SOLAR GUIDANCE & BEST PRACTICE*

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

To be placed on the Agency meeting agenda, proposed solar projects must provide the Agency with the following in advance of the Project's first OCIDA Board meeting:

1. Fully completed OCIDA application.
2. Copy of Environmental Assessment Form.
3. A SEQR resolution approved by a local municipality indicating the municipality that is lead agency, the type of action (I, II, or unlisted) and, if completed, the SEQR determination made by the municipality.
4. Copies of your zoning applications submitted to the local municipality.
5. Verification of parcel subdivision process with the town (if the entire parcel will not be used for the solar project).
6. A statement clarifying whether the applicant will lease or purchase the real property on which the Project is situated. If leased, provide a copy of the proposed or executed lease. If lease parcel is less than entire parcel then see 5 above.
7. A supporting document from the local town, village, city, and/or school district outlining the agreed upon cost per megawatt to be used as a basis for the PILOT. The Agency cannot create the PILOT schedule without this information.
8. Absent a showing otherwise by the Company, deemed acceptable by the Agency in the sole and absolute discretion, the Company must close with the Agency on a project prior to consideration of any requested organizational structure or project entity ownership changes.

You will receive a draft Cost Benefit Analysis and a Draft PILOT schedule from this office. You may use these documents as your Project progresses through the Agency approval process. Agency staff are available to update these two documents as needed.

SECTION VII: For Housing Projects Only

Please answer all the questions as an addendum to this application:

Defined terms:

“Market Rate Housing”: Housing units priced at the current rental rate for the area.

“Workforce Housing”: Housing consisting of a specified percentage of units (at least 10-15% per the PILOT Exemption Scale) with rent rates designated to an 80% household AMI as identified in the Workforce Housing AMI chart located in Housing Exhibit A on the Agency's website. Income levels for individuals living in the specified Workforce Housing units shall not exceed 120% AMI.

“Senior Lifestyle Communities”: Housing communities for individuals 55 years or older. Communities may offer a variety of amenities, including but not limited to pools, community rooms, fitness centers, playgrounds, firepits, bocce/pickleball/tennis courts, picnic areas, spaces for relaxation and entertainment, safety amenities, on-site medical services, entertainment and dining, walkability, bike trails, and dog parks, playgrounds.

1. Describe the reasons why the Agency’s financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. {Section II (D)}
2. Describe how the proposed housing project fulfills an unmet need in the community.
3. Please provide a market study documenting a need for the proposed project.
4. Describe how the proposed project aligns with the Plan Onondaga County comprehensive plan. ([Plan Onondaga](#))
5. Is the Project considered infill in a populated area? If yes, please explain.
6. Is there additional infrastructure necessary to service the project? If yes, please explain.
7. Is the project a part of a larger mixed-use development? If yes, please describe.

Section VIII: Local Access Policy Agreement

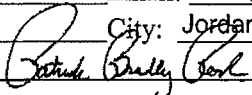
In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

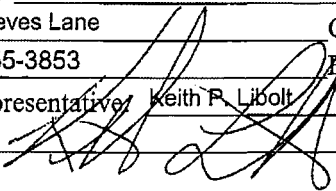
Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. Local (General/Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne. The Agency may determine on a case-by-case basis to waive the Local Access Policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. The procedure to address a local labor waiver can be found in the OCIDA handbook, which is available upon request.

In consideration of the extension of financial assistance by the Agency Jordan Landing LLC (the Company understands the Local Access Policy and agrees to abide by it. The Company understands that an Agency tax-exempt certificate is typically valid for 12 months from the effective date of the project inducement and extended thereafter upon request by the Company. The Company further understands that any request for a waiver to this policy must be submitted in writing and approved by the Agency.

I agree to the conditions of this agreement and certify all information provided regarding the construction and employment activities for the project as of 11/25/2025 (date).

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Applicant(s) Company: Jordan Landing LLC
Representative for Contract: Patrick Rock
Address: 116 State Street City: Pheonix State: NY Zip: 13135
Phone: 617-816-0975 Email: rock.patrick@rockpmc.com
Project Address: 577 Peru Road City: Jordan State: NY Zip: 13080
Signature: 

General Contractor: Libolt & Sons Inc. D/BA Affordable Housing Concepts (AHC)
Contact Person: Keith P. Libolt
Address: 15 Steves Lane City: Gardiner State: NY Zip: 12525
Phone: 845-255-3853 Email: keith@ahcllc.net
Authorized Representative: Keith P. Libolt Title: Principal
Signature: 

Section IX: Agency Fee Schedule

* Minimum Fee to be applied to all project receiving OCIDA benefits is 1% of the Total Project Cost (TPC)

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total X .0125)	
4. Bond refinancing	.0025 X TPC (total X .015)	
Projects that exceed \$250,000,000 in Total Project Cost and/or create in excess of 500 new jobs, may be eligible to negotiate a non-standard Agency fee with the Executive Director.	TBD based on Executive Director determination	Due at closing
Agency Legal Fees		Due at closing
Fee for first \$20 million	.0025 X of the project cost or bond amount	
Fee for expenses above \$20 million	.00125 X of project cost or bond amount	
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	\$2500 All Projects (except Solar Project) \$4500 Solar Projects Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

OCIDA reserves the right to modify this schedule at any time and assess fees and charges in connection with other transactions such as grants of easement or lease or sale of OCIDA-owned property.

Section X: Recapture of Tax Abatement/Exemptions

Information to be Provided the Company: Each Company agrees that to receive benefits from the Agency it must, whenever requested by the Agency or required under applicable statutes or project documents, provide and certify or cause to be provided and certified such information concerning the Company, its finances, its employees and other topics which shall, from time to time, be necessary or appropriate, including but not limited to, such information as to enable the Agency to make any reports required by law or governmental regulation.

Please refer to the OCIDA Uniform Tax Exemption Policy ([UTEP](#)).

I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Name of Applicant(s) Company

Jordan Landing LLC

Signature of Officer or Authorized Representative:

Patrick Rock

Digitally signed by Patrick Rock
Date: 2025.12.08 09:28:00 -0500

Name & Title of Officer or Authorized Representative:

Patrick Rock, Authorized Representative

Date: 12/6/2025

Section XI: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

Robert M. Petrovich, Executive Director
Nathaniel Stevens, Treasurer
Alexis Rodriguez, Secretary
Evan Carter, Assistant Secretary
Robert Schoneck, Assistant Treasurer

Agency Legal Counsel & Auditor

Jeffrey Davis, Esq., Barclay Damon LLP
Amanda Fitzgerald, Esq., Barclay Damon LLP
Michael Lisson, CPA, Grossman St. Amour CPAs, PLLC

The Applicant(s) has received a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Name of Applicant(s) Company

Jordan Landing Apartments LLC

Signature of Officer or Authorized Representative:

Patrick Rock

Digitally signed by Patrick Rock
Date: 2025.12.18 16:17:22 -0500

Name & Title of Officer or Authorized Representative:

Patrick Rock, Authorized Signatory

Date: 12/18/25

Section XII: Representations, Certifications, and Indemnification

If there are two applicants (Real Estate Holding and Operating Company) both need to complete this page.

Patrick Rock (Name of CEO or other authorized representative of Applicant(s) confirms and says that he/she is the Authorized Representative (title) of Jordan Landing LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. First Consideration for Employment:** In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.
- B. Annual Sales Tax Filings:** In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. For additional information on NYS sales and use tax see [here](#).
- C. Outstanding Bonds:** The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.
- D. Employment Reports:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an event of default under the Project closing documents. Please see this page for [ST-340](#) form required in the above referenced employment report.

- E. Housing Reports and Information:** The Applicant understands and agrees that if the Project is a housing project, the Applicant shall file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of revenue-generating units constructed or reconstructed and the household income or tenant age, as applicable. Upon request of the Agency, the Applicant shall provide supporting documentation for all housing related information provided. Failure to provide such reports and supporting information shall be an event of default under the Project closing documents
- F. Prevailing Wage:** The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a “covered project” pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.
- G. Compliance:** The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.
- H.** The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- I.** The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency’s involvement in the Project.
- J.** The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statement contained herein not misleading.

- K.** The Agency has the right to request and inspect supporting documentation regarding attestations made on this application.
- L. Hold Harmless Agreement:** Applicant hereby releases Onondaga County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax-exemptions and other assistance requested therein are favorably acted upon by the Agency; (B) the Agency's acquisition, construction, reconstruction, equipping and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project, including without limiting the generality of the foregoing, all cause of action and attorney's fees and any other expenses incurred in defending any suits or action which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the process of the Application, including attorney's fees, if any.

Name of Applicant Company:

Jordan Landing LLC

Signature of Officer or Authorized Representative:

Patrick Rock *Patrick R. Rock*
Digitally signed by Patrick Rock
Date: 2025.12.08 09:28:30 -05'00'

Name & Title of Officer or Authorized Representative:

Patrick Rock, Authorized Representative

Date: 12/6/2025

STATE OF ~~NEW YORK~~ Florida)

COUNTY OF ~~ONONDAGA~~ Santa Rosa) ss.;

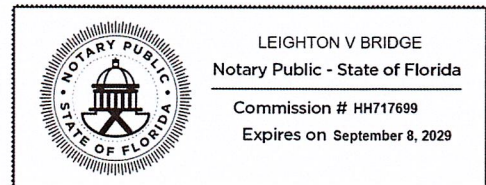
_____, being first duly sworn, deposes and says:

1. That I am the Owner / President (Corporate Officer) of Rock PMC, LTD (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

Subscribed and affirmed to me under penalties of perjury this 5th day of 01, 2026.

Leighton V Bridge
Leighton V Bridge
(Notary Public)

(Signature of Officer)



Notarized remotely online using communication technology via Proof.

End of Application

Rev 2.15.23

Section I: C) 4. Has the Applicant/Owner received assistance from Onondaga County Industrial Development Agency (OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or the Onondaga Civic Development Corporation (OCDC) in the past?

Below is a list of housing developments completed by the Applicant's affiliated entities

Project Name	Project Address	# of Buildings	# of Housing Units	Completion Date	Government Funding Programs
Paddock's Landing	116 State Street, Phoenix, NY 13135	1	32	4/6/1983	USDA Rural Development 515
Village Center	456 Main Street, Phoenix, NY 13135	1	15	6/1/1984	USDA Rural Development 515
Bradley Associates	56 Davis Street, Phoenix, NY 13135	2	24	6/27/1986	USDA Rural Development 515
Christopher Court	22 Maplehurst, Phoenix, NY 13135	5	40	4/30/1992	USDA Rural Development 515
Patrick Court	32 Maplehurst, Phoenix, NY 13135	2	24	12/16/1993	USDA Rural Development 515
Austin Court	42 Maplehurst, Phoenix, NY 13135	2	24	6/6/1998	USDA Rural Development 515 and New York State
Old Erie Place I	20 North Beaver Street, Jordan, NY 130	1	24	9/26/1986	USDA Rural Development 515
Old Erie Place II	20 North Beaver Street, Jordan, NY 130	1	24	12/19/1986	USDA Rural Development 515
Old Erie Place III	20 North Beaver Street, Jordan, NY 130	1	24	2/14/1994	USDA Rural Development 515
Old Erie Place IV	20 North Beaver Street, Jordan, NY 130	1	24	1/8/2002	USDA Rural Development 515 and New York State
Wolcott Meadows I	6032 Alport Street, Wolcott, NY 14590	5	40	11/8/1988	USDA Rural Development 515 and New York State
Wolcott Meadows II	6032 Alport Street, Wolcott, NY 14590	1	30	12/4/1994	USDA Rural Development 515 and New York State
Union Free School	23 First Street, Camillus, NY 13031	1	27	12/10/1993	New York State Housing Trust Fund
Minetto Senior Housin	12 Schuyler Street, Oswego, NY 13126	1	39	1/9/2002	New York State Housing Trust Fund

Section II D: Project Narrative:

A statement that the Project described in this application would not be undertaken but for the financial assistance provided by the Agency.

The PILOT agreement from the IDA is necessary for the Project to move forward. The real estate tax burden projected in year one is over \$107,000. An amount that is unsustainable without a drastic change to the rents making the project no longer affordable. A PILOT also provides comfort to the investors, lenders and the State of New York, who are unlikely to invest without a stable PILOT Payment. For the project to provide affordable rents targeting low and moderate income families and veterans a PILOT is critical.

E. Project Description

Jordan Landing:

- **Overview of the Development**

Jordan Landing is a thoughtfully designed, infill new construction development located in the Village of Jordan, Onondaga County, NY. Situated on 7.84 acres of vacant land (parcels 006.1-01-03.1, 006.1-01-04.1, and 006.1-01-05) adjacent to the Erie Canal Trail, this project will bring 65 units of mixed-income housing across nine two-story buildings. It is a response to pressing regional housing needs, offering high-quality, energy-efficient homes for working families and individuals—30 of which will be integrated supportive units for homeless veterans and individuals with Serious Mental Illness (SMI).

The project received zoning support from the Village of Jordan in early 2025 and has since secured site plan approval, along with \$250,000 in capital funding from OCHIP.

The development's design promotes mixed-income housing through income averaging, with units spanning 30%, 50%, 60%, and 70% of Area Median Income (AMI). The breakdown includes 35 one-bedroom, 16 two-bedroom, and 14 three-bedroom units, distributed across both townhouse and multifamily buildings. The multifamily building includes shared amenities: a community room, fitness area, service offices, and laundry facilities—all accessible to every resident. Below is a breakdown of units by bedroom type and AMI:

Bedroom Size	Total Units	30% AMI	50% AMI	60% AMI	70% AMI
1	35	6	21	4	4
2	16	1	6	6	3
3	14	0	2	6	6
Total	65	7	29	16	13
% of Total	100%	11%	44.5%	24.5%	20%

The total square footage of the project is 74,203.

- **Supportive Housing Component**

Eagle Star Housing, a nonprofit service provider founded in 2012, leads the supportive housing component. Their mission to serve veterans facing homelessness aligns closely with the state's priorities. They have secured an award for 30 ESSHI-supported units (15 for homeless veterans, 15 for individuals with SMI). Eagle Star will provide direct services on-site, including mental health support, case management, transportation, and resident programming. Services will be

led by a highly qualified House Manager with a Master of Social Work and significant experience, ensuring the program meets the complex needs of the target population.

This integrated approach not only helps vulnerable individuals remain stably housed but also contributes to reducing regional homelessness. Recent Point-in-Time data shows homelessness in the NY-505 region increased by over 25% in the last year alone, with Onondaga County now accounting for 64% of the area's homeless population.

- **Design, Sustainability, and Community Integration**

Jordan Landing incorporates sustainable design and green building practices to meet New York State Homes and Community Renewal (HCR)'s 2025 sustainability guidelines. The project will meet Enterprise Green Communities 2020 Plus standards and conduct HVAC commissioning to ensure long-term energy efficiency.

Each building is two stories and wood-frame construction. The buildings are sited to avoid any disturbance to nearby DEC and USACE-regulated wetlands, although minor grading in the 100-foot buffer will be permitted under a forthcoming NYSDEC permit. The surrounding landscape, including a nearby forested wetland and the Erie Canal Trail, will offer residents access to nature and recreation. A central playground, walkable sidewalks, and adjacent public spaces further enhance the community-oriented design.

- **Location and Market Fit**

Jordan Landing is well-positioned within commuting distance of several regional employment hubs, including the forthcoming Micron Facility in Clay (30 minutes away), Downtown Syracuse (30 minutes), and Auburn (20 minutes). Though public transit is limited, Eagle Star will provide transportation services for supportive housing residents, and Onondaga County's Dial-a-Ride program offers transit options for seniors and people with disabilities.

Market conditions strongly support the development. Adjacent affordable housing—developed and managed by Rock PMC—remains fully occupied with long waiting lists. A recent market study found a favorable 10.44% capture rate and underscored stable rents and minimal vacancy in both market-rate and affordable housing sectors. With a rising population of people experiencing homelessness, especially veterans and individuals with SMI, Jordan Landing is a timely and much-needed intervention.

- **Site, Zoning, and Environmental Considerations**

The Project Site was made up of three parcels: # 006.1-01-03.1, 006.1-01-04.1, and 006.1-01-05.0. At the August 20th Planning Board Meeting the Board passed a resolution consolidating these lots into one parcel which is expected to retain the 006.1-01-03.1 SBL number and has been confirmed to be addressed as 577 Peru Road. The Village of Jordan Planning Board

granted final site plan approval in August 2025. The land is free of environmental hazards, and any work near the wetlands will proceed under proper permitting.

- **Development Team and Financing**

This collaborative effort brings together trusted partners:

- **Eagle Star Housing** (Applicant, majority owner, service provider)
- **Rock PMC** (Property Manager, municipal approvals lead)
- **Rockabill Development** (Financing, construction closing, and coordination)
- **Bowes REDC** (Predevelopment consultant)
- **Libolt & Sons / AHC** (General Contractor)
- **Holmes King Kallquist** (Architect)
- **Canon Heyman & Weiss** (Legal counsel)

Financing sources include:

- 9% State and Federal Low Income Housing Tax Credits
- NYS Supportive Housing Opportunity Program Funds
- \$250,000 from OCHIP
- Equity from Key Bank (tax credit investor and lender)
- Deferred Developer Fee from Project Developers

Timeline and Readiness

Jordan Landing is development-ready. Key milestones are as follows:

- **March 2026** – HCR Awards
- **August 2026** – Financial closing and construction start
- **March 2028** – Construction completion and lease-up begins
- **September 2028** – Full occupancy
- **December 2028** – Permanent closing

The only outstanding municipal item is a building permit, expected within 4–6 weeks of application. The NYSDEC permit process for minor grading in the buffer zone will be underway in fall 2025, with approvals anticipated within five months.

Section II: H) Local Approvals

Attached please find a letter from the Village of Jordan outlining the approvals received as well as the SEQR. Please note that the total acreage of the property is 7.84 and the total square footage of the buildings is 74,203. Attached is a survey, site plans and building plans.

VILLAGE OF JORDAN

AN ERIE CANAL VILLAGE
INCORPORATED 1835

PO BOX 561 • 7 MECHANIC STREET
JORDAN, NEW YORK 13080-0561
PHONE: (315) 689-7350 • FAX: (315) 689-9230

September 4, 2025

John Nevin Jr., Chairman
Matthew C. McCabe, Secretary
Village of Jordan Planning/Zoning Board
P.O. Box 561, 7 Mechanic Street
Jordan, New York 13080-0561

Patrick Rock
ROCK PMC
116 State Street
Phoenix, New York 13135

Re: Jordan Landing Project
(Summary of Planning and Zoning Approvals)

Dear Mr. Rock:

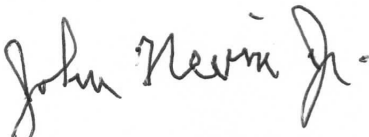
You have requested a summary of the findings and actions of the combined Village of Jordan Planning and Zoning Board with regard to the above-referenced matter. The following is a summary of these actions and approvals, in chronological order:

1. The proposed Jordan Landing project was first presented to the combined Village of Jordan Planning and Zoning Board at the Board's regular meeting held on May 21, 2025. Patrick Rock, petitioner and project developer; Ed Keplinger of Keplinger Freeman Associates, and Michael C. Malda of Homes, Kim Kallquist, Architects attended the meeting to provide details regarding the proposed project.
2. At the Planning/Zoning Board meeting held on June 18, 2025, a more detailed presentation was made by Mr. Rock and Mr. Keplinger. As indicated by the Amended Minutes of that meeting (attached), the petitioner formally requested the following:
 - a. Under Zoning Ordinance Section 6.2.A, there is a requirement for 1.5 parking spaces per dwelling unit. For 65 units, the requirement is for 98 spaces. A variance was requested to allow the applicant to provide 84 spaces, which is a reduction of 14% from the required number. The requested reduction is thus non-substantial. The applicant noted that there is an option to restore some parking spaces in the future.
 - b. The applicant requested a Use Variance for multi-family. The requested variance is not needed, as the property is already zoned R-C.
 - c. There was also a request for a variance from the required distance between buildings as specified in Zoning Ordinance section 3.D.2.f. Based upon the height of the structures, the zoning ordinance specifies a spacing of 40.75 feet between buildings. The applicant requested a reduction of this amount to 20 feet. This is a substantial request, a 51% decrease from the spacing required under the zoning ordinance. It was noted, however,

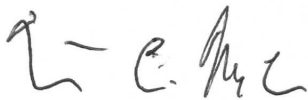
that the New York State fire code only requires a 20' spacing between buildings, consistent with the applicant's request.

3. The State Environmental Review Act (SEQRA) form for matters within the purview of the Planning/Zoning Board was also discussed and completed at the June 18, 2025 meeting. The Board determined that the requested Variances and the project as outlined in the Site Plan would have a minimal impact on the items delineated within the form, resulting in a Type II Negative Declaration. Parts II and III of the SEQRA form are attached hereto.
4. There was a further discussion of this matter at the meeting of the Planning/Zoning Board held on July 16, 2025. During that meeting, Chairman Nevin outlined his efforts to ensure timely Onondaga County Planning Board approval of the project. There was also a public hearing during the July 16, 2025 meeting with regard to the requested area variances and the project site plan review. No individuals from the community at large attended the meeting, and no public comments were made. Thus, the public hearing was ended at 7:32 P.M., with no comments received.
5. Final Village of Jordan Planning/Zoning Board approvals for the Jordan Landing project were granted at the meeting of the Board held on August 20, 2025. At that meeting, a motion was made, seconded, and unanimously adopted to approve the following:
 - a. Area variances for the project with regard to parking and required distance between buildings;
 - b. Subdivision of the primary lot, if required, and
 - c. Site Plan approval, contingent upon the receipt of a New York State DEC SPEDES Stormwater Permit and an Onondaga County Highway Department permit.
6. Any additional matters that arise with regard to the Jordan Landing project will be addressed at the Village of Jordan Planning/Zoning Board meeting to be held on September 17, 2025.

In summary, the Jordan Landing Project has obtained all of the required approvals from the Village of Jordan Planning/Zoning Board. I trust that you will find this information to be helpful. If you have any questions, or if you require any additional information, feel free to contact the Village of Jordan; John Nevin, Jr., Planning/Zoning Board Chairman ((315) 689-1887), or Matthew C. McCabe, Planning/Zoning Board Secretary ((315) 224-1120).



John Nevin, Jr., Chairman



Matthew C. McCabe, Secretary

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project : _____

Date : _____

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☒	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐
----------------------------------	--	--------------------------	--------------------------

4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If “Yes”, answer questions a - g. If “No”, move on to Section 6.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐
----------------------------------	--	--------------------------	--------------------------

6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:					
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	☐	☐		
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	☐	☐		
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐		
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	☐	☐		
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐		
vi. 43 tons/year or more of methane	D2h	☐	☐		
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐		
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐		
d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	D2g	☐	☐		
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐		
f. Other impacts: _____ _____		☐	☐		

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐		
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐		
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐		
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐		

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		☐	☐
If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3: e. i. The proposed action may result in the destruction or alteration of all or part of the site or property. ii. The proposed action may result in the alteration of the property’s setting or integrity. iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3g, E3f E3e, E3f, E3g, E1a, E1b E3e, E3f, E3g, E3h, C2, C3	☐ ☐ ☐	☐ ☐ ☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐		
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐		
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐		
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐		
e. Other impacts: _____ _____		☐	☐		

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐		
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐		
c. Other impacts: _____ _____		☐	☐		

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☒ NO

☐ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☒ NO

☐ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☒ NO

☐ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

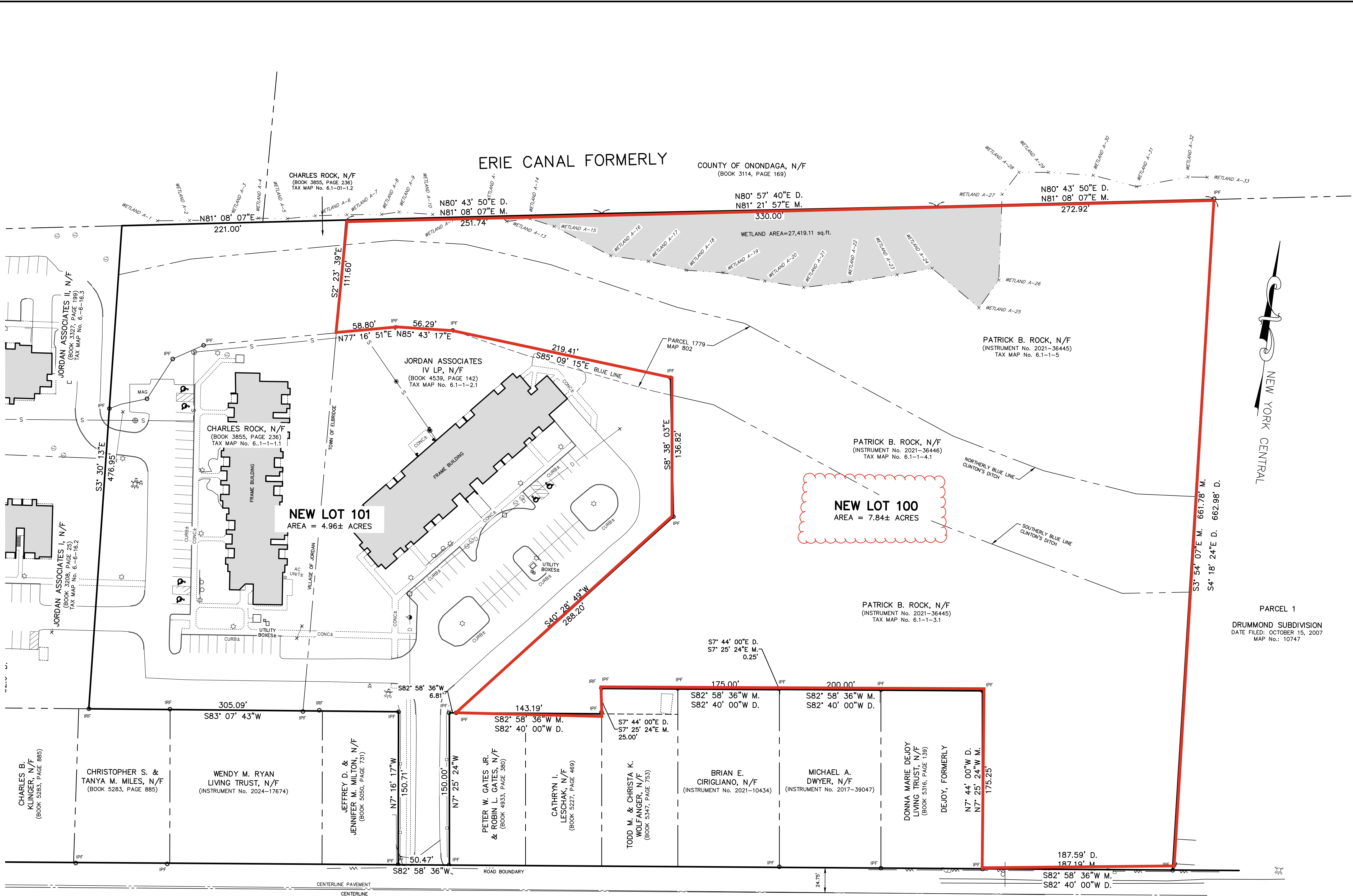
☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐



- LEGEND:**
- ☆ LS indicates light stand
 - indicates utility pole, anchor & overhead lines
 - IPF indicates iron pipe and/or monument found
 - indicates bollard
 - indicates sign
 - 12" CSP — indicates storm culvert
 - 6" G — indicates gas main, gas valve & gas line marker
 - 8" W — indicates water main, water valve & hydrant
 - 18" D — indicates storm sewer, catch basin & manhole
 - 8" S — indicates sanitary sewer, sewer vent & manhole
 - TEL — indicates underground telephone line, manhole & box
 - ELEC — indicates underground electric line & manhole
 - CATV — indicates underground television cable & box
 - indicates edge of trees and brush
 - indicates boundary line
 - indicates adjacent parcel line
 - indicates old/original parcel line
 - indicates easement line
 - indicates centerline road

NOTES:

Total area: 12.80± acres.
Total number of lots: Six (6) existing, Two (2) proposed
Present Zone: R-C One, Two & Multiple Family Residential
Location of underground utilities taken by field measurement where practicable, otherwise taken from various other sources and are approximate only. Utility information shown is limited to visible utility hardware and possible utility markouts at the surface and may not include items such as subsurface piping, utility lines, etc. Before any excavation is to begin, underground utilities should be verified by the proper utility companies. Ianuzi & Romans Land Surveying, P.C. does not guarantee the utilities shown comprise such utilities in the area either in service or abandoned.

The premises shown hereon is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel Nos. 360575 & 360580 154 F, Effective date: November 4, 2016.

Tax Map Nos. 06.1-01-01.1, 01.2, 02.1, 3.1, 05 & 04.1
Wetlands delineated by Ambient Environmental, Inc. December 18, 2024, Project No. 241217ENVA.

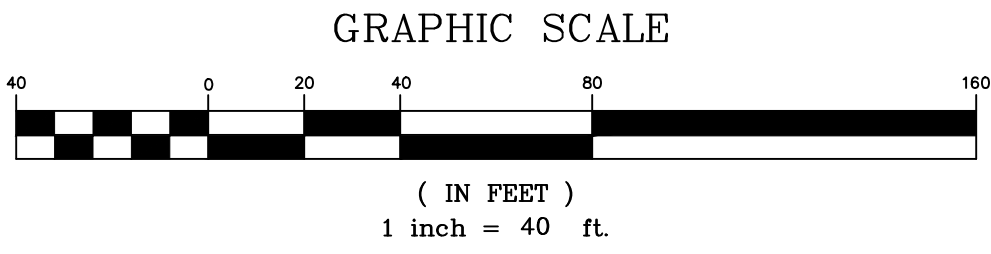
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y.S. Licensed Land Surveyor

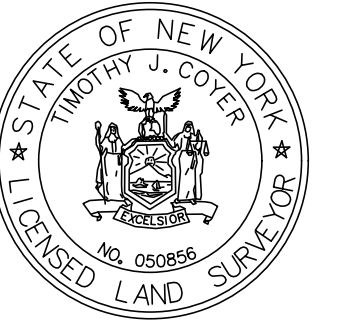
Subject to any statement of facts on accurate and up-to-date abstract of title will show.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

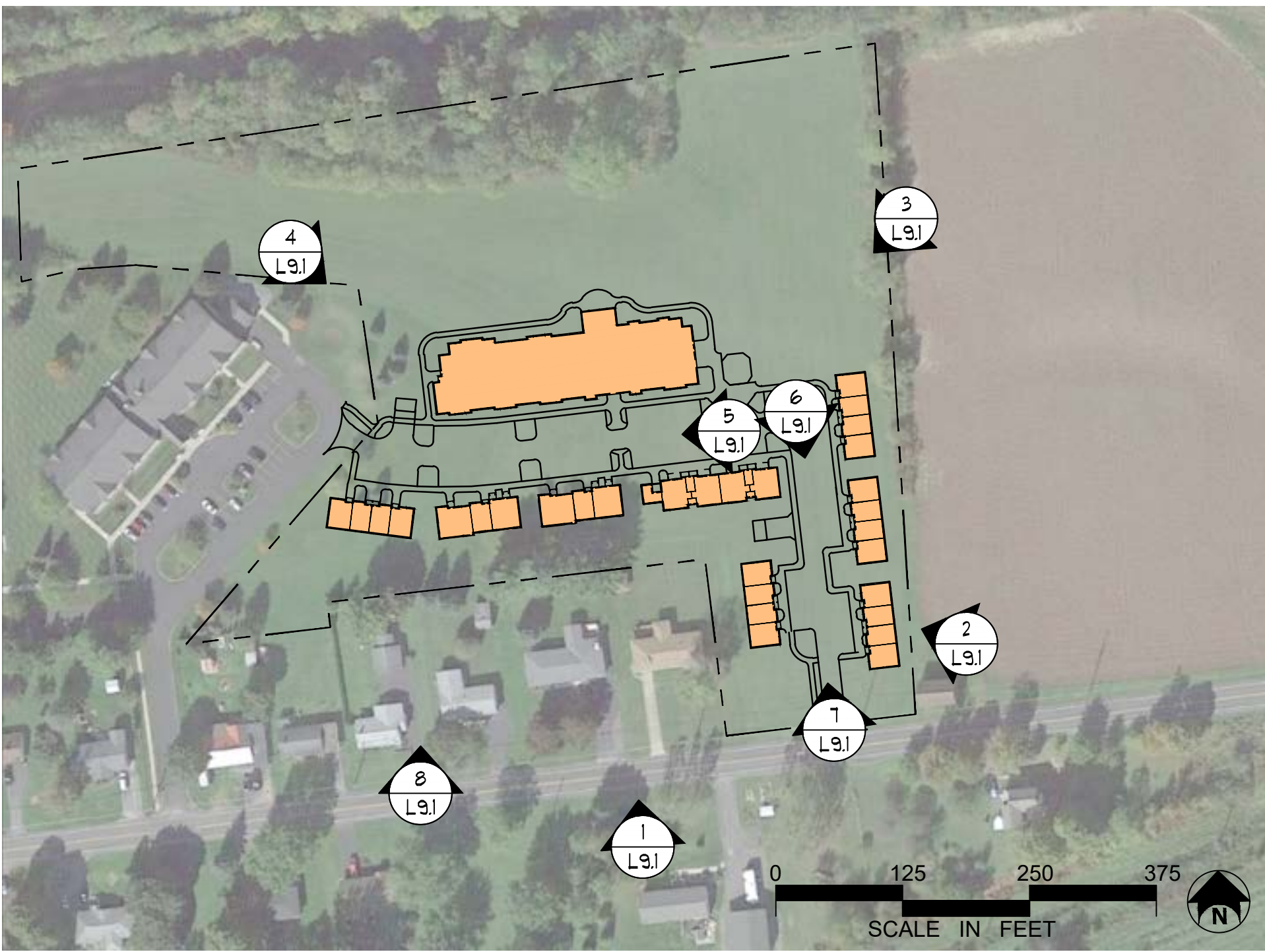
REET PERU ROAD

APPROVED: TOWN OF ELBRIDGE PLANNING BOARD
DATE: _____ BY: _____
Chairman
APPROVED: PATRICK B. ROCK
995 LONE PINE ROAD, BLOOMFIELD HILLS MI, 48302
DATE: _____ BY: _____
Owner & Developer



REVISIONS		FINAL PLAN	
		LANDS OF ROCK	
		VILLAGE OF JORDAN	
		PART OF FARM LOT No. 46	
		TOWN OF ELBRIDGE	
		ONONDAGA COUNTY, NEW YORK	
		IANUZI & ROMANS LAND SURVEYING, P.C.	
		3251 WITZ DRIVE NORTH SYRACUSE, NY 13212 PHONE: (315) 457-7200 FAX: (315) 457-9251 EMAIL: mail@romanspc.com	
		DATE: MAY 29, 2025	
		SCALE: 1" = 40'	
		FILE No.: 3120.028/4110.002	
		SHEET No.	
		F.B. No. 1684	





1: LOOKING NORTH AT PERU ROAD & PROPOSED DEVELOPMENT



2: LOOKING NORTHWEST AT PERU ROAD & PROPOSED DEVELOPMENT



3: LOOKING SOUTHWEST AT PERU ROAD & PROPOSED DEVELOPMENT



4: LOOKING SOUTHEAST AT PERU ROAD & PROPOSED DEVELOPMENT



5: LOOKING WEST AT PROPOSED DRIVEWAY & PARKING LOT



6: LOOKING SOUTH AT PROPOSED DRIVEWAY & PARKING LOT



7: LOOKING NORTH FROM PERU RD ALONG PROPOSED DRIVEWAY



8: LOOKING NORTH FROM PERU ROAD BETWEEN 561 & 567 PERU ROAD

**KEPLINGER
FREEMAN
ASSOCIATES**
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 109, EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980

PB SUBMISSION
6/4/2025
NOT FOR
CONSTRUCTION

REV No.	DATE	DRAWN BY	DESCRIPTION
1	6/4/25	JPR	MISC. REVISIONS
2	7/2/25	JPR	BUS PARKING AREA

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT, AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT (C) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

JOB NO:	25014
DATE:	05/07/2025
DRAWN BY:	JPR
CHECKED BY:	EKG
SCALE:	AS SHOWN

PROJECT NORTH

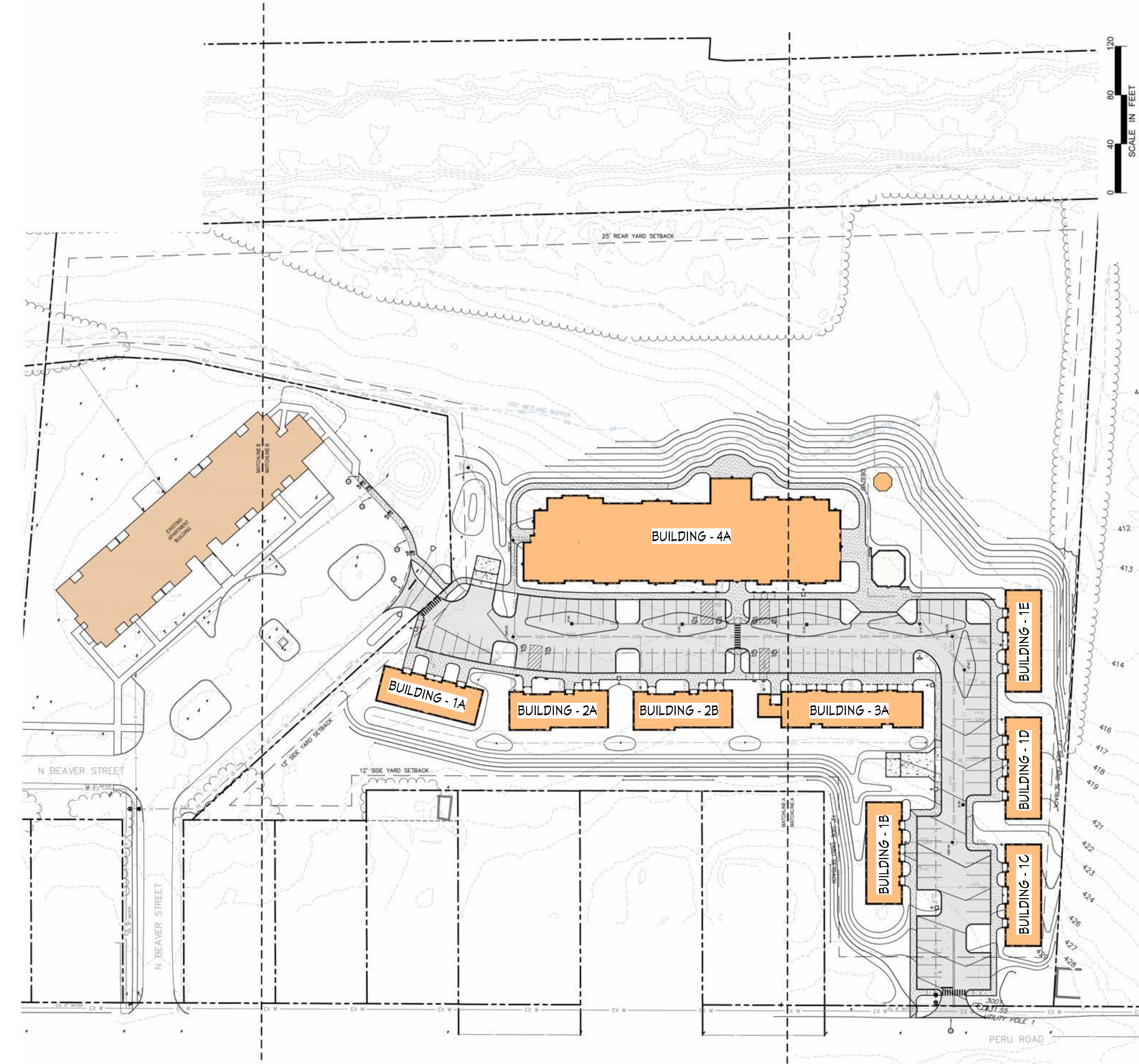
NEW CONSTRUCTION
JORDAN LANDING
577 PERU ROAD, JORDAN, NEW YORK

HOLMES ■ KING ■ KALLQUIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
www.hkkarchitects.com

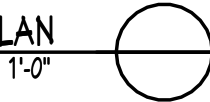


PHOTO BOARD

L9.1

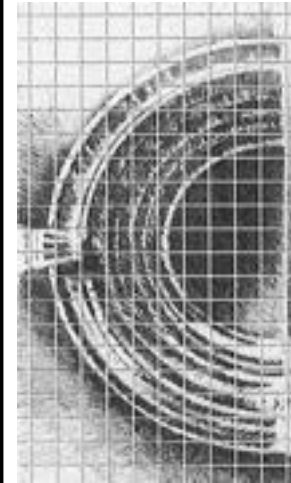


CAMPUS PLAN
SCALE: 1/8" = 1'-0"



NEW CONSTRUCTION: BUILDING 4A
JORDAN LANDING
577 PERU ROAD, JORDAN, NY

HOLMES ■ KING ■ KALLOQUIST
& Associates, Architects, LLP
575 NORTH SALINA STREET, SYRACUSE, NY 13208
PH: (315) 476-8371 FAX: (315) 476-5420
www.hkkarchitects.com



CAMPUS PLAN

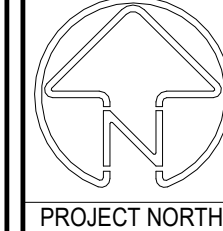
G1.0

BUILDING 4A

HCR REVIEW

REV. NO.	DATE	DRAWN BY	DESCRIPTION

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE USED ONLY ON THE JOB DESIGNATED. COPYRIGHT ©
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.



JOB NO: 25014
DATE: 05/06/2025
DRAWN BY: Author
SCALE: 1/8" = 1'-0"

Section VII: For Housing Projects Only

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the project would be impacted if these benefits were not provided. {Section II (D)}

A **Payment In Lieu of Taxes (PILOT) agreement** is critical to the financial feasibility and long-term stability of *Jordan Landing*. The project's operating budget demonstrates that real estate taxes represent one of the largest ongoing expenses, beginning at **\$107,000 in Year 1** and escalating annually by 2%. Even with modest tax growth, total operating costs exceed **\$580,000 in the first year**, producing an **income-to-expense ratio of only 1.04**—barely above the minimum threshold for sustainable operations. This narrow margin leaves limited flexibility to address increases in utilities, insurance, and maintenance costs, which have risen sharply across the affordable housing sector.

Without a PILOT agreement to moderate property tax levels, the project's annual debt coverage ratio would fall below the 1.15–1.20 range required by lenders and investors, making permanent financing unattainable. The result would be a project that cannot move forward in its intended form—jeopardizing 65 new units of affordable and supportive housing in a community that has demonstrated significant unmet demand and 100% occupancy in comparable properties.

A PILOT is not simply a financial convenience; it is a **core component of the project's capital and operating strategy**. The development's rents are restricted to serve households between **30% and 70% of Area Median Income**, with 30 of the 65 units dedicated to supportive housing for homeless veterans and individuals with serious mental illness. These deeply affordable units produce lower operating revenue but are essential to addressing regional housing and homelessness priorities. A full property tax burden—calculated at market valuation rather than restricted-income valuation—would consume scarce operating funds that must otherwise support resident services, maintenance, and long-term reserve contributions.

A structured PILOT provides a predictable and sustainable tax framework that balances community benefit with fiscal responsibility. It ensures that *Jordan Landing* contributes to local tax revenues at a reasonable rate while preserving sufficient cash flow to operate safely, maintain quality, and deliver ongoing supportive services. With a PILOT, the project can maintain a **Debt Coverage Ratio of approximately 1.17** and modest but stable annual cash flow of around **\$34,000**, ensuring financial viability without rent increases or service reductions.

Without this PILOT, the project would likely face a cascading series of consequences: higher rents that undermine affordability targets, reduction or elimination of supportive units, or deferral of critical maintenance. Each of these outcomes would erode the long-term community value that the project is designed to deliver.

By granting a PILOT, the Agency directly supports the creation of new, high-quality affordable housing that aligns with **Plan Onondaga's** priorities—revitalizing village centers, expanding housing choice, and serving vulnerable populations—while ensuring that the project remains financially sound for decades

to come. The PILOT is therefore not only beneficial but indispensable to realizing the full social, economic, and policy benefits of Jordan Landing.

2. Describe how the proposed housing project fulfills an unmet need in the community. Please provide a market study documenting a need for the proposed project.

Jordan Landing directly responds to a well-documented shortage of affordable and supportive housing in Onondaga County and the Central New York region. The preliminary market study prepared for this project demonstrates a **capture rate of only 10.44%**, confirming that there is more than sufficient demand to absorb the proposed 65 mixed-income units. In nearby comparable developments, including the sponsor's 90-unit Old Erie Place community, **occupancy remains at 100% with a substantial waiting list**, underscoring the lack of available, high-quality affordable housing options for working families and individuals in the area.

The demand for supportive housing is equally urgent. The 2024 Point-in-Time Count documents a sharp rise in homelessness in Onondaga County—from 598 individuals in 2023 to **760 in 2024**, with similar increases among veterans and people with serious mental illness. Jordan Landing's 30 ESSHI-funded supportive units (15 for veterans and 15 for individuals living with mental illness) directly target these vulnerable populations, pairing stable housing with comprehensive on-site services.

Additionally, the project is strategically located approximately **30 minutes from the Micron facility**, positioning it to serve the expanding workforce associated with this transformative regional investment. As Micron and its suppliers bring thousands of new jobs to Central New York, the need for attainable, workforce-appropriate housing will intensify. Jordan Landing fills this gap by offering energy-efficient, affordable units in a walkable village setting close to jobs, transit, schools, and amenities—meeting both existing and emerging housing needs across income levels.

In short, Jordan Landing fulfills multiple layers of unmet community need: it increases the affordable and supportive housing supply in a constrained market, advances the region's capacity to accommodate workforce growth, and provides a stable, service-enriched environment for those most at risk of homelessness.

3. Describe how the proposed project aligns with the Plan Onondaga County comprehensive plan. (Plan Onondaga)

Jordan Landing is fully aligned with the priorities and guiding principles of **Plan Onondaga**, which emphasizes sustainable growth, housing choice, community revitalization, and equitable access to opportunity.

The project exemplifies **smart growth and infill development** by utilizing vacant land within the Village of Jordan—an established, infrastructure-served area—rather than extending development into greenfield sites. By leveraging existing water, sewer, and transportation infrastructure, the

development supports the Plan’s goal of focusing investment where services already exist, preserving rural character while strengthening village centers.

The Plan calls for **expanded housing options** that meet the needs of a diverse population, including seniors, families, veterans, and individuals with disabilities. Jordan Landing fulfills this by delivering a **mix of income levels and household types**, combining affordable workforce units with 30 supportive apartments for individuals and veterans in need of stability. This integrated approach promotes inclusion and community cohesion, key themes within Plan Onondaga’s housing and human services strategies.

Furthermore, the project advances the Plan’s **economic development and community renewal goals** by ensuring that new and existing workers—particularly those tied to regional employers such as Micron—can find quality housing within commuting distance. The development’s location along the Erie Canalway Trail and its walkable access to schools, shops, and civic amenities also reinforce Plan Onondaga’s vision for connected, livable communities that prioritize health, accessibility, and quality of life.

In essence, Jordan Landing translates Plan Onondaga’s priorities from policy to action: creating inclusive, sustainable, and locally integrated housing that strengthens the social and economic fabric of Onondaga County.

4. Is the Project considered infill in a populated area? If yes, please explain.

Jordan Landing is unequivocally an **infill development within a populated area**. The eight-acre site is located within the Village of Jordan and is **directly adjacent to existing multifamily housing**, including the 90-unit Old Erie Place community. It is surrounded by established residential neighborhoods, schools, a library, shops, and the Erie Canal Trail—all within a short walk.

The Village proactively rezoned the parcel from R-A (single-family residential) to R-C (multi-family residential) to accommodate the project, demonstrating strong local support and recognition of the site’s appropriateness for higher-density infill housing. Existing municipal water and sewer infrastructure serve the property, minimizing environmental impact and ensuring efficient land use.

By reactivating a vacant parcel at the edge of an existing residential corridor, Jordan Landing strengthens the village’s housing base, supports local businesses, and enhances walkability and connectivity. Rather than contributing to suburban sprawl, it reinvests in the heart of an established community—an approach that embodies both the spirit and intent of New York State’s Smart Growth and community revitalization principles.

5. Is there additional infrastructure necessary to service the project? If yes, please explain.

No the water, sewer and electric infrastructure exists on site.

6. Is the project a part of a larger mixed-use development? If yes, please describe.

No. The Project is a standalone housing development.



DEFENSE AND INDEMNIFICATION POLICY

This Defense and Indemnification Policy is adopted in accordance with Section 2824 of the Public Authorities Act and applies to all members, officers and employees of the Onondaga County Industrial Development Agency (the “Agency”).

The Agency shall indemnify all members and each officer and employee, and each other person authorized to act for it on its behalf, against all expenses (including attorneys’ fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by them as a consequence of theirs being made a party to or being threatened to be made a party to any threatened, pending or contemplated civil or administrative action, suit or proceeding, by reason of their being or having been a member or officer of the Agency and in the performance of their duties to the extent authorized by the Board.

The Agency shall not indemnify any member, officer, employee, or any other person authorized to act for it on its behalf, in such cases where they are adjudged guilty of willful and wanton misconduct or gross negligence in the performance of his or her duties or adjudged to have not acted in good faith and in a manner they reasonably believed to be in or not opposed to the best interest of the Agency and its members.

If a member or officer claims reimbursement or indemnification hereunder based upon settlement of a matter, they shall be indemnified only if the Board (with any member seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interests of the Agency and, if a majority of the members request it, such approval is based on an opinion of independent counsel supporting the propriety of such indemnification and reimbursement.

The foregoing right of indemnification shall be in addition to and not exclusive of all other rights such member or officer may have. The Board shall notify all members that it has approved an indemnification payment at least ten (10) days prior to making such payment.

The Agency shall maintain full Directors and Officers liability insurance coverage toward that end.



WHISTLEBLOWER POLICY

It is the responsibility of all Onondaga County Industrial Development Agency (the “Agency”) members, officers and employees to comply with the Agency’s Code of Ethics and to report violations or suspected violations in accordance with this Whistleblower Policy. It is the policy of the Agency to afford certain protections to individuals who in Good Faith report violations of the Agency’s Code of Ethics or other instances of potential Wrongdoing within the Agency. This Policy is set forth to encourage and enable members, officers and employees to raise concerns in Good Faith within the Agency and without fear of retaliation or adverse employment action.

Definitions

“Good Faith”: Information concerning potential Wrongdoing is disclosed in “Good Faith” when the individual making the disclosure reasonably believes such information to be true and reasonably believes that it constitutes potential Wrongdoing.

“Agency Employee”: All board members, and officers and staff employed at the Agency whether full-time, part-time, employed pursuant to contract, employees on probation and temporary employees.

“Whistleblower”: Any Agency Employee who in Good Faith discloses information concerning Wrongdoing by another Agency Employee, or concerning the business of the Agency itself.

“Wrongdoing”: Any alleged corruption, fraud, criminal or unethical activity, misconduct, waste, conflict of interest, intentional reporting of false or misleading information, or abuse of authority engaged in by a Agency Employee that relates to the Agency.

“Personnel Action”: Any action affecting compensation, appointment, promotion, transfer, assignment, reassignment, reinstatement or evaluation of performance.

Section I: Reporting Wrongdoing

All Agency Employees who discover or have knowledge of potential Wrongdoing concerning board members, officers, or employees of the Agency; or a person having business dealings with the Agency; or concerning the Agency itself, shall report such activity in accordance with the following procedures:

- a) The Agency Employee shall disclose any information concerning Wrongdoing either orally or in a written report to the Agency’s ethics officer or general counsel.

- b) All Agency Employees who discover or have knowledge of Wrongdoing shall report such Wrongdoing in a prompt and timely manner.
- c) The identity of the Whistleblower and the substance of their allegations will be kept confidential to the best extent possible.
- d) The individual to whom the potential Wrongdoing is reported shall investigate and handle the claim in a timely and reasonable manner, which may include referring such information to the Authorities Budget Office or an appropriate law enforcement agency where applicable.
- e) Should an Agency Employee believe in Good Faith that disclosing information within the Agency pursuant to Section 1(a) above would likely subject them to adverse Personnel Action or be wholly ineffective, the Agency Employee may instead disclose the information to State entity.

Section II: No Retaliation or Interference

No Agency Employee shall retaliate against any Whistleblower for the disclosure of potential Wrongdoing, whether through threat, coercion, or abuse of authority; and, no Agency Employee shall interfere with the right of any other Agency Employee by any improper means aimed at deterring disclosure of potential Wrongdoing. Any attempts at retaliation or interference are strictly prohibited and:

- a) No Agency Employee who in Good Faith discloses potential violations of the Agency's Code of Ethics or other instances of potential Wrongdoing, shall suffer harassment, retaliation or adverse Personnel Action.
- b) All allegations of retaliation against a Whistleblower or interference with an individual seeking to disclose potential Wrongdoing will be thoroughly investigated by this Agency.
- c) Any Agency Employee who retaliates against or had attempted to interfere with any individual for having in Good Faith disclosed potential violations of this Agency's Code of Ethics or other instances of potential Wrongdoing is subject to discipline, which may include termination of employment.
- d) Any allegation of retaliation or interference will be taken and treated seriously and irrespective of the outcome of the initial complaint, will be treated as a separate matter.



POLICY PROHIBITING EXTENSION OF CREDIT TO BOARD MEMBERS, OFFICERS AND EMPLOYEES

Pursuant to Section 2824(5) of the New York State Public Authorities Law, the Board of the Onondaga County Industrial Development Agency (the “Agency”) shall not directly or indirectly, including through any subsidiary, extend or maintain credit, arrange for the extension of credit or renew an extension of credit, in the form of a personal loan to or for any officer, board member or employee (or equivalent thereof) of the Agency. No officer, director or employee of the Agency shall accept or arrange for any loan or extension of credit from the Agency or any affiliate of the Agency.

Adopted: [_____], 2025



CODE OF ETHICS AND CONFLICT OF INTEREST POLICY

ARTICLE I. PURPOSE AND CONSTRUCTION

The Citizens of Onondaga County expect the highest degree of conduct from the Onondaga County Industrial Development Agency officers, staff and members. The members of the Agency recognize that there must be rules of ethical conduct for its officers, employees and appointed officials to observe if a high degree of moral conduct is to be obtained and if public confidence is to be maintained in the Agency. It is the purpose of this Code of Ethics and Conflict of Interest Policy to promulgate these rules of ethical conduct for the officers, employees and members of the Agency. These rules shall serve as a guide for official conduct of such officers, employees and members.

ARTICLE II. DEFINITIONS

Section 2.1.

Unless otherwise specifically indicated, for purposes of this Code of Ethics, the following terms shall have the following meanings:

- a. "Agency" means the Onondaga County Industrial Development Agency.
- b. "Appropriate body" pursuant to Article 18 of General Municipal Law means the Board of Ethics of the County.
- c. "Child" means any son, daughter, step-son or step-daughter of an Agency officer, employee or member if such child is under 18 or is a dependent of the officer, employee or member as defined in the Internal Revenue Code Section 152(a)(1) and (2) and any amendments thereto.
- d. "Conflict of Interest" means a situation in which the financial, familial, or personal interests of an officer, employee or member come into actual or perceived conflict with their duties and responsibilities with the Agency. Perceived conflicts of interest are situations where there is the appearance that an officer, employee or member can personally benefit from actions or decisions made in their official capacity, or where an officer, employee or member may be influenced to act in a manner that does not represent the best interests of the Agency. The perception of a conflict may occur if circumstances would suggest to a reasonable person that an officer, employee or member may have a conflict.

- e. "County" means the County of Onondaga.
- f. "Interest" means a direct or indirect pecuniary or material benefit accruing to an Agency officer, employee or member, his or her spouse, or child whether as the result of a contract with the Agency or otherwise. For the purpose of this Code of Ethics, an Agency officer, employee or member shall be deemed to have an interest in the contract of (i) his/her spouse and children, except a contract of employment with the Agency; (ii) a firm, partnership or association of which such officer, employee or member or his/her spouse or child is a member or employee; (iii) a corporation of which such officer, employee or member, or his/her spouse or child is an officer or director; and (iv) a corporation of which more than 5% of the outstanding capital stock is owned by an officer, employee or member, or his/her spouse or child.
- g. "Relative" means a spouse or child of an Agency officer, employee or member.
- h. "Spouse" means the husband or wife of an officer, employee or member subject to the provisions of this Code of Ethics unless legally separated from such officer, employee or member.

ARTICLE III. CODE OF ETHICS

There is hereby established and adopted a code of ethics containing the following standards of conduct for officers, employees and members of the Agency.

Section 3.1.

A. **Conflict of Interest.** No officer, employee or member of the Agency should have any interest, financial or otherwise, direct or indirect, or engage in any business or transaction or professional activity or incur any obligation of any nature, that may reasonably conflict with the proper discharge of their duties in the public interest.

B. **Impressions.** No officer, employee or member of the Agency should by their conduct give reasonable basis for the impression that any person can improperly influence them or unduly enjoy their favor in the performance of their official duties, or that they are affected by the kinship, rank, position or influence of any party or person. An officer or employee or member of the Agency should endeavor to pursue a course of conduct, which will not raise suspicion among the public that they are likely to be engaged in acts that are in violation of their trust.

C. Receipt or Benefit. No officer, employee, or member of the Agency shall use or attempt to use their official position to secure unwarranted privileges or exemptions for themselves or others, including directly or indirectly soliciting, accepting or agreeing to accept any benefit from another person upon an agreement that their vote, opinion, judgment, action, decision or exercise of discretion as an Agency officer, employee or member will thereby be influenced. A donation to a person seeking public or party office or to a committee supporting the efforts of such person shall not be considered such a benefit hereunder.

D. Confidential Information. No officer or employee or member of the Agency shall disclose information which is lawfully confidential and acquired by them in the course of their official duties or use such information to further their personal interests.

E. Representation before the Agency. An officer, employee or member of the Agency shall not receive or enter into any agreement, express or implied, for compensation or benefit to themselves or a relative, directly or indirectly, for services to be rendered in relation to any matter before the Agency.

F. Disclosure of interest in any Agency Contract. To the extent that they know thereof, any officer, employee or member of the Agency who has any interest in any contract or agreement of the Agency shall make prior disclosure in writing to the Chairman of the Agency and to the Agency's Counsel and shall withdraw from participation in any Agency process with respect thereto, subject to Section 801 of the General Municipal Law relating to prohibited conflicts of interest.

G. Partnership, unincorporated association or corporation. No partnership or unincorporated association of which an Agency officer, employee or member is a member or employee or in which he or she has a proprietary interest, nor any corporation of which an Agency officer, employee or member is an officer or director or legally or beneficially owns or controls more than five percent (5%) of the outstanding stock, shall appear before the Agency without full disclosure to the members, subject to Section 801 of the General Municipal Law relating to prohibited conflicts of interest.

H. Investments in conflict with official duties. (i) An officer, employee or member shall not invest or hold any investment directly or indirectly in any financial, business, commercial or other private endeavor or entity, based upon information available through their official position that could create a conflict between their Agency duties and interests and their private interests; (ii) No officer or employee or member of the Agency shall engage in any transaction as representative or agent of the Agency with any business entity in which they have a direct or indirect financial interest that might reasonably tend to conflict with the proper discharge of their official duties.

I. Private employment or services. An officer, employee or member shall not engage in, solicit, negotiate for or promise to accept employment or render services for private interests

when such employment or service creates a conflict of interest with or impairs the proper discharge of official Agency duties. In the event such a conflict arises with respect to a member, they shall notify the Chairman of the Agency of same and withdraw from participation in any Agency process with respect thereto.

J. Future employment. For a period of two (2) years after the termination of service or employment with the Agency, no former Directors or employees, on his or her own behalf, or as an employee, agent or representative of another may apply to or appear before or conduct business with respect to the Agency.

K. Outside Employment. No employee may engage in outside employment if such employment interferes with their ability to properly exercise their official duties with the Agency. An officer, employee or member shall disclose in writing to the members any offer of employment received from any person, firm or corporation which, to the knowledge of such officer, employee or member, is furnishing or seeking to furnish goods or services to the Agency, if such officer, employee or member has substantial involvement or responsibility for policy making in securing such goods or services and if such officer, employee or member enters into negotiations for such employment. Such disclosure must be made whether or not such offer and negotiations are verbal or written and whether or not the offer is accepted.

L. Sale of Goods or Services. No officer or employee or member of the Agency employed on a full-time basis nor any firm or association of which such Agency member, officer or employee is a member nor corporation, a substantial portion of the stock of which is owned or controlled directly or indirectly by such member, officer or employee, should sell goods or services to any person, firm, corporation or association which is licensed or whose rates are fixed by the Agency.

M. Gifts. Officers, employees and members shall not accept or receive any gifts or gratuities where the circumstances would permit the inference that: (a) the gift is intended to influence the individual in the performance of official business; or (b) the gift constitutes a tip, reward, or sign of appreciation for any official act by the individual. This prohibition extends to any form of financial payments, services, loans, travel reimbursement, entertainment, hospitality, thing or promise from any entity doing business with or before the Agency.

N. Professional Responsibility. Officers, employees and members shall manage all matters within the scope of the Agency's mission independent of any other affiliations or employment. Officers, employees and members employed by more than one government shall strive to fulfill their professional responsibility to the Agency without bias and shall support the Agency's mission to the fullest.

ARTICLE IV. IMPLEMENTATION OF CODE OF ETHICS

Section 4.1: Ethics Officer

The board may designate an Ethics Officer, who shall report to the board and have the following duties:

- a. Counsel in confidence Agency directors and employees who seek advice about ethical behavior.
- b. Receive and investigate complaints about possible ethics violations.
- c. Dismiss complaints found to be without substance.
- d. Prepare an investigative report of their findings for action by the Executive Director or the board.
- e. Record the receipt of gifts or gratuities of any kind received by a director or employee, who shall notify the Ethics Officer within 48 hours of receipt of such gifts or gratuities.

Section 4.2: Conflict of Interest Procedures

A. **Duty to Disclose**: All material facts related to the Conflict of Interest shall be disclosed in good faith and in writing to the Governance Committee and/or the Ethics Officer. Such written disclosure shall be made part of the official record of the proceedings of the Agency.

B. **Determining Whether a Conflict of Interest Exists**: The Governance Committee and/or Ethics Officer shall advise the individual who appears to have a Conflict of Interest how to proceed.

C. **Recusal and Abstention**: No board member or employee may participate in any decision or take any official action with respect to any matter requiring the exercise of discretion, including discussing the matter and voting, when they know or have reason to know that the action could confer a direct or indirect financial or material benefit on themselves, a relative, or any organization in which there is an interest. Board members and employees must recuse themselves from deliberations, votes, or internal discussion on matters relating to any organization, entity or individual where their impartiality in the deliberation or vote might be reasonably questioned, and are prohibited from attempting to influence other board members or employees in the deliberation and voting on the matter.

D. **Records of Conflicts of Interest**: The minutes of the Agency's meetings during which a perceived or actual Conflict of Interest is disclosed or discussed shall reflect the name of the interested person, the nature of the conflict, and a description of how the Conflict of Interest was resolved.

ARTICLE V. PENALTIES

In addition to any penalty contained in any other provision of law, an Agency officer, employee or member who knowingly and intentionally violates any of the provisions of this code may be removed in the manner provided for in law, rules or regulations.

Amended: [____], 2025



COMPENSATION, REIMBURSEMENT AND ATTENDANCE POLICY

The Onondaga County Industrial Development Agency (the “Agency”) shall contract with the County of Onondaga for the Agency’s staff, including its Executive Director upon terms and conditions mutually agreeable between the Agency and the County of Onondaga

The Executive Director shall attend all meetings of the members of the Agency and be available as required to perform the operations of the Agency and as set forth within the By-Laws, as may be amended, restated or revised from time to time by the Members of the Agency. The Members and Officers of the Agency shall put forth their best efforts to perform their respective duties as set forth within the By-Laws and Committee Charters, as each may be amended, restated or revised from time to time by the Members of the Agency.

The Agency’s staff shall be reimbursed for expenses incurred for the benefit of the Agency as approved by the Agency.

Members of the Agency shall receive no compensation for their services to the Agency, but shall be entitled to the necessary expenses, including traveling expenses, incurred in the discharge of their duties.

All reimbursements for expenses shall be reviewed and approved by the Executive Director. However, if the Executive Director is seeking reimbursement allowed herein, such reimbursement shall be reviewed and approved by the Treasurer.



LOCAL ACCESS POLICY

In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities. The project's construction or project manager need not be a local company.

All projects of the Agency will be subject to monitoring by the Agency. Noncompliance may result in the revoking and/or recapture of all benefits extended to the project by the Agency.

Definitions

Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne.

Local (Sub) Contractor is defined as a contractor operating a permanent office in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins and Wayne.

Waivers

The Agency may determine on a case-by-case basis to waive the local access policy for a project or for a portion of a project where consideration of warranty issues, necessity of specialized skills, significant cost differentials between local and non-local services or other compelling circumstances exist. Should a company require a waiver of the local access policy, the Board requests that the company make good faith efforts to use New York based companies prior to reaching outside the state for services.

Waiver Process

The project Applicant will submit in writing a request for a waiver to the Executive Director of the Agency. Said request will clearly and comprehensively explain and reliably verify the need for the waiver. The company shall then provide proof to the Executive Director of diligent efforts to secure labor within the local labor area. The company must provide proof directly from local companies that the labor is not available in the local labor area. The Executive Director will submit the verified waiver request to the Board Chair and the agency attorney for review and shall approve or disapprove waivers.



INVESTMENT POLICY

I. Purpose

1. The purpose of establishing this investment policy is to develop comprehensive investment guidelines which detail the Agency's operative policy and instructions to officers regarding the investing, monitoring, and reporting of funds.

2. Funds include all moneys and financial resources available for investment. The officers will be guided by this Investment Policy in managing the short and long-term investments of the Agency's available cash.

II. Objectives

The Agency's primary investment objectives are:

Legal. To conform to all applicable federal, state and other legal requirements. This relates both to the types of eligible investments and the requirements for adequate collateral to provide insurance for all investments.

Preservation. To preserve principal. Safety considerations include: 1) FDIC coverage, 2) written third party collateral agreements with local Banking Depositories and 3) statutory guidelines which govern the types of investments allowed by public benefit corporations.

Liquidity. To provide sufficient cash to meet all operating and debt service requirements.

Yield. To select investments, which will generate the highest return.

III. Standard of Prudence

The officers of the Agency shall seek to act responsibly as a custodian of the public trust and shall avoid any transaction that might impair public confidence to govern effectively. The officers of the Agency shall act in accordance with written procedures and policies and exercise due diligence as investment officials:

IV. Internal Controls

The officers are responsible for establishing and maintaining an internal control structure to provide reasonable assurance that:

- a. deposits and investments are safeguarded against loss from unauthorized use or disposition;
- b. transactions are executed in accordance with management's authorization;

- c. transactions are recorded properly;
- d. transactions are managed in compliance with applicable laws and regulations governing public funds.
- e. quarterly financial reports shall be shared with the Members regarding financial assets, investments held by the Agency and the selection of investment bankers, brokers, agents, dealers or auditors; and
- f. Investment Report: Within 90 days of the end of each fiscal year an audit of the agency will be performed. The audit documents will include an analysis of the assets of the Agency, including an investment report, investment guidelines and amendments thereto, investment income record and list of total fees, commissions or other charges paid to each investment banker, broker, agent, dealer and adviser rendering investment associated services to the Agency.

V. Designation of Depository and Custodian

1. The Agency shall authorize one or more bank or trust company for deposit of Agency funds (each an “Authorized Depository”).
2. Each Authorized Depository shall follow New York State GML regarding all cash and financial assets of the Agency.
3. The Agency may turn over the physical custody and safekeeping of the evidences of investments made pursuant to Section 11(4) of the General Municipal Law, Generally, Section 11(4) of the General Municipal Law allows the following types of entities to act as custodians of Agency investments:
 - a. any bank or trust company incorporated in the State of New York;
 - b. any national bank located in the State of New York; and
 - c. any private banker duly authorized by the New York State Superintendent of Banks to engage in business in New York State which maintains a permanent capital of not less than one million dollars in New York State.

VI. Collateralizing Deposits

All deposits of the Agency in excess of the amount insured under the provisions of the Federal Deposit Insurance Act shall be secured by eligible collateral. Eligible collateral consists of any one, or combination, of the following:

- a. “eligible securities” with an aggregate market value as provided by GML § 10, equal to the aggregate amount of deposits;
- b. eligible surety bond for an amount at least equal to 100% of the aggregate amount of deposits and the agreed upon interest, if any, executed by a qualified insurance company; and
- c. eligible letter of credit as security for the payment of 140% of the aggregate amount of deposits.

- d. irrevocable letter of credit issued by a qualified federal home loan bank.

All securities pledged to secure deposits shall be held by a third-party bank or trust company and shall be held pursuant to a written Custodial Agreement. In order to provide the Agency with a perfected security interest the Custodial Agreement must contain all the necessary provisions, including the following,

- a. a security provision providing that the collateral is being pledged by the bank or trust company as security for the public deposits. It shall also provide the conditions under which the securities may be sold, presented for payment, substituted or released and the events that will enable the Agency to exercise its rights against the pledged securities;
- b. that the securities held by the authorized bank or trust company, as agent of and custodian for the Agency, shall be placed separate and apart from the general assets of the custodial bank or trust company. They will not, in any circumstances, be commingled with or become part of the security for any other deposit or obligations;
- c. that the custodian shall confirm the receipt, substitution or release of the securities held on behalf of the Agency;
- d. that the types of collateral used to secure Agency deposits must be in accordance with the most current legislation authorizing various types of collateral and approved by the Agency;
- e. that the Agency requires an annual update on third party collateral security;
- f. that the Agency prohibits use of a sub-custodian and
- g. that the Custodian Bank must be a member of the Federal Reserve Bank.

VII. Purchase of Investments

1. The officers are authorized to contract for the purchase of investments to achieve the objectives of the investment policy. The officers are authorized to contract for the purchase of all securities and execute contracts for Repurchase Agreements and Certificates of Deposit on behalf of the Agency.

2. All investments will be purchased through, delivered to, and held in the custody of an authorized depository. In determining the qualification of any investment banker, broker, agent, dealer or other investment advisor and agent, the Agency shall take into consideration, among any other relevant factors, the quality, reliability, experience, capitalization and size of such entity.

3. Diversification of Investments: It is the policy of the Agency to diversify its investments with regard to maturity schedule, types of investment and entities with which the Agency transacts business.

4. The Agency may invest in accordance with the General Municipal Law. Generally, the General Municipal Law authorizes the following types of investments:

- a. Special time deposit accounts in an authorized banking depository or trust company secured in the same manner prescribed by General Municipal Law ("GML") § 10;
- b. Certificates of Deposit;
- c. Obligations of the United States of America;
- d. Obligations guaranteed by agencies of the United States of America, where the payment of principal and interest is guaranteed by the United States of America; and
- e. Obligations of the State of New York.

VIII. INVESTMENT CONTRACTS

The Agency shall enter into written contracts pursuant to which investments are made.

A written contract is not required if the Agency shall by resolution determine that a written contract is not practical or that there is not a regular business practice of written contracts with respect to a specific investment or transaction, in which case the Agency shall adopt procedures covering such investment or transaction.

Such contracts and procedures shall include provisions:

- a. deemed necessary and sufficient to secure in a satisfactory manner the Agency's financial interest in each investment;
- b. covering the use, type and amount of collateral or insurance for each investment;
- c. establishing a method for valuation of collateral, and procedures for monitoring the valuation of such collateral on a regular basis; and
- d. for the monitoring, control, deposit and retention of investments and collateral which shall include, in the case of a repurchase agreement, a requirement that the obligations purchased be physically delivered for retention to the corporation or its agent (which shall not be an agent of the party with whom the corporation enters into such repurchase agreement), unless such obligations are issued in book-entry form, in which case the corporation shall take such other action as may be necessary to obtain title to or a perfected security interest in such obligations.



TRAVEL POLICY

The Executive Director reviews and authorizes all travel regarding Agency business. Officers of the Agency may conduct travel to support the mission of the Agency.

Allowable Expenses

1. Agency officers are authorized to procure travel as needed to conduct Agency business.
2. Conference registrations, trainings, meetings, awards at recognition ceremonies and associated refreshments and lodging.
3. When advancing the mission of the Agency, allowable expenses include meals and refreshments, catering services, facility rental, transportation, lodging, and entertainment.

****For any allowable expense, an officer of the Agency may be reimbursed if their private funds were utilized.****

1. Privately owned vehicle mileage will be at the rate allowed by the IRS.



PROCUREMENT POLICY

The Onondaga County Industrial Development Agency is required to adopt internal policies and procedures governing all procurement of goods and services which are not required to be made pursuant to the competitive bidding requirements of Section 103 of the General Municipal Law or of any other general, special or local law and which are paid for by the Agency for its own use and account.

I.METHODS FOR PROCUREMENT

- A. For the procurement of goods and services with value of less than \$5,000, the Agency shall seek a verbal quotation from the provider or providers of the good or service that best meet the standards of efficiency, timeliness, practicality, and convenience. Given these objectives, a price quote from a single vendor may be sufficient.
- B. For the procurement of goods and services with value greater than \$5,000, the Agency shall seek quotations from not less than three vendors, if available, and shall select the least expensive qualified vendor (qualifications to be determined by the Agency) from those who respond to the request for quotations.
- C. Notwithstanding anything contained herein to the contrary, procurements made pursuant to (i) General Municipal Law, Section 103(3) (through county contracts); (ii) General Municipal Law, Section 104 (through state contracts); (iii) State Finance Law, Section 175-b (from agencies for the blind or severely handicapped); and (iv) Correction Law, Section 186 (articles manufactured in correctional institutions) shall be exempt from the procurement procedures herein.
- D. Agency joint funding: Where the Agency is a partial contributor to the acquisition of a good or service, the Agency shall work in consultation with the other funding parties. Procurement methods satisfactory to all involved parties shall be agreed to and implemented.
- E. In accordance with the General Municipal Law, the Agency may award a contract to a single source if there are urgent needs or unforeseen circumstances that make it impractical to seek multiple quotes. Additionally, if a vendor's extensive experience with a specific project is considered highly beneficial for the Agency, that vendor may be chosen exclusively. Factors justifying the selection of a vendor other than the lowest bidder can include expertise, delivery timelines, quantity requirements, and previous performance.
- F. Documentation is required of each action taken in connection with each procurement.

II. PROFESSIONAL SERVICES

- A. For professional services exclusive to the Agency, the form of procurement will be a written statement of requirements provided by the Agency, distributed in the form of a request for professional services with responses to be in the form of a written proposal including the acknowledgement of each Agency requirement and the means by which that requirement will be fulfilled. The award of the purchase of professional services will be in the form of a resolution of the Agency designating a specific provider for professional services.
- B. It is policy of the Agency to permit the sole source of legal services contracts for bond counsel and special counsel in the event of conflicts of interest by general counsel.

III. LOCAL PREFERENCE

- A. It is the policy of the Agency that to the extent practicable to use suppliers of goods and services within Onondaga County as the provider of services to the Agency. Every effort will be made to include vendors within the County on any contact list in any procurement process.

IV. EXCEPTIONS TO METHODS OF PROCUREMENT:

- A. When exceptions are made to the general methods of procurement it shall be indicated in writing and approved by the Board.

V. APPOINTMENT OF A PURCHASING OFFICER

- A. It is the policy of the Agency to appoint a Purchasing Officer. The Purchasing Officer will be responsible for sourcing equipment, goods and services and managing the vendors of the Agency. In the event the Purchasing Officer is unable to fulfill their duties, the Executive Director of the Agency has the authority to appoint a Purchasing Officer.



PROPERTY DISPOSITION GUIDELINES

ARTICLE 1. DEFINITIONS

For the purposes of these Guidelines, unless a different meaning is required by the context:

Section 1.1 "Contracting Officer" shall mean an officer of the Agency who is responsible for the disposition of property.

Section 1.2 "Dispose" or "disposal" shall mean transfer of title or any other beneficial interest in personal or real property in accordance with Section 2897 of the Public Authorities Law.

Section 1.3 "Property" shall mean personal property in excess of \$5,000 in value, real property, and any inchoate or other interest in such property, to the extent that such interest may be conveyed to another person for any purpose, excluding an interest securing a loan or other financial obligation of another party.

ARTICLE 2. DUTIES

Section 2.1 The Agency shall:

- (a) maintain adequate inventory controls and accountability systems for all property under its control;
- (b) periodically inventory such property to determine which property shall be disposed of;
- (c) publish, not less frequently than annually, a report listing all real property of the Agency. Such report shall include a list and full description of all real and personal property disposed of during such period. The report shall contain the price received by the Agency and the name of the purchaser for all such property sold by the Agency during such period;
- (d) transfer or dispose of such property in accordance with Section 2897 of the Public Authorities Law.
- (e) review and approve these guidelines annually and file with the Comptroller, the director of the budget, the commissioner of general services, the legislature and the authorities budget office a copy of the most recently reviewed and approved guidelines by March 31 of each year.

ARTICLE 3 DISPOSITION OF PROPERTY

Section 3.1 Supervision and Direction. Except as otherwise provided herein, the Contracting Officer shall have supervision and direction over the disposition of property of the Agency. The Agency shall have the right to dispose of its property for any valid corporate purpose.

Section 3.2 Custody and Control. The custody and control of the property of the Agency, pending its disposition, and the disposal of such property, shall be performed by the Agency or by the Commissioner of General Services when so authorized under this section.

Section 3.3 Method of Disposition. Subject to Section 2896 of the Public Authorities Law, the Agency may dispose of its property for not less than the fair market value of such property by sale, exchange, or transfer, for cash, credit, or other property, with or without warranty, and upon such other terms and conditions as the Contracting Officer deems proper, and it may execute such documents for the transfer of title or other interest in property and take such other action as it deems necessary or proper to dispose of such property under the provisions of this section. Provided, however, that no disposition of real property or any interest in real property, shall be made unless an appraisal of the value of such property has been made by an independent appraiser and included in the record of the transaction, and, provided further, that no disposition of any other property, which because of its unique nature or the unique circumstances of the proposed transaction is not readily valued by reference to an active market for similar property, shall be made without a similar appraisal.

Section 3.4 Sales by the Commissioner of General Services. When it shall be deemed advantageous to the State of New York, the Agency may enter into an agreement with the Commissioner of General Services where under such Commissioner may dispose of property of the Agency under terms and conditions agreed to by the Agency and the Commissioner of General Services. In disposing of any such property of the Agency, the Commissioner of General Services shall be bound by the terms of this section and references to the Contracting Officer shall be deemed to refer to such Commissioner.

Section 3.5 Validity of Deed, Bill of Sale, Lease, or Other Instrument. A deed, bill of sale, lease, or other instrument executed by or on behalf of the Agency, purporting to transfer title or any other interest in property of the Agency under these Guidelines shall be conclusive evidence of compliance with the provisions hereof insofar as concerns title or other interest of any bona fide grantee or transferee who has given valuable consideration for such title or other interest and has not received actual or constructive notice of lack of such compliance prior to the closing.

Section 3.6 Bids for Disposal; Advertising; Procedure; Disposal by Negotiation; Explanatory Statement.

(a) All disposals or contracts for disposal of property of the Agency made or authorized by the Contracting Officer shall be made after publicly advertising for bids except as provided in Section 3.6(c) and (f).

(b) Whenever public advertising for bids is required under Section 3.6(a):

(i) the advertisement for bids shall be made at such time prior to the disposal or contract, through such methods, and on such terms and conditions as shall permit full and free competition consistent with the value and nature of the property.

(ii) all bids shall be publicly disclosed at the time and place stated in the advertisement; and

(iii) the award shall be made with reasonable promptness by notice to the responsible bidder whose bid, conforming to the invitation for bids, will be most advantageous to the state, price and other factors considered; provided, that all bids may be rejected when it is in the public interest to do so.

(c) Disposals and contracts for disposal of property may be negotiated or made by public auction without regard to Section 3.6(a) and (b) but subject to obtaining such competition as is feasible under the circumstances, if:

(i) the personal property involved has qualities separate from the utilitarian purpose of such property, such as artistic quality, antiquity, historical significance, rarity, or other quality of similar effect, that would tend to increase its value, or if the personal property is to be sold in such quantity that, if it were disposed of under Section 3.6(a) and (b), would adversely affect the state or local market for such property, and the estimated fair market value of such property and other satisfactory terms of disposal can be obtained by negotiation;

(ii) the fair market value of the property does not exceed fifteen thousand dollars (\$15,000.00);

(iii) bid prices after advertising therefore are not reasonable, either as to all or some part of the property, or have not been independently arrived at in open competition;

(iv) the disposal will be to the state or any political subdivision, and the estimated fair market value of the property and other satisfactory terms of disposal are obtained by negotiation;

(v) under those circumstances permitted by Section 3.7 hereof; or

(vi) such action is otherwise authorized by law.

(d) (i) An explanatory statement shall be prepared of the circumstances of each disposal by negotiation of:

(A) any personal property which has an estimated fair market value in excess of \$15,000;

(B) any real property that has an estimated fair market value in excess of \$100,000, except that any real property disposed of by lease or exchange shall only be subject to clauses (C) and (D) of this subparagraph;

(C) any real property disposed of by lease if the estimated annual rent over the term of the lease is in excess of \$15,000; or

(D) any real property or real and related personal property disposed of by exchange, regardless of value, or any property any part of the consideration for which is real property.

(ii) Each such statement shall be transmitted to the persons entitled to receive copies of the report required under Section 2896 of the Public Authorities Law not less than 90 days in advance of such disposal and a copy thereof shall be preserved in the files of the Agency.

Section 3.7. Disposal of property for less than fair market value.

(a) No asset owned, leased or otherwise in the control of the Agency may be sold, leased, or otherwise alienated for less than its fair market value except if:

(i) the transferee is a government or other public entity, and the terms and conditions of the transfer require that the ownership and use of the asset will remain with the government or any other public entity;

(ii) the purpose of the transfer is within the purpose, mission or governing statute of the Agency; or

(iii) in the event the Agency seeks to transfer an asset for less than its fair market value to other than a governmental entity, which disposal would not be consistent with the Agency's mission, purpose or governing statutes, the Agency shall provide written notification thereof to the governor, the speaker of the assembly, and the temporary president of the senate, and such proposed transfer shall be subject to denial by the governor, the senate, or the assembly.

(b) In the event a below fair market value asset transfer is proposed, the following information must be provided to the Agency board and the public:

(i) a full description of the asset;

(ii) an appraisal of the fair market value of the asset and any other information establishing the fair market value sought by the board;

(iii) a description of the purpose of the transfer, and a reasonable statement of the kind and amount of the benefit to the public resulting from the transfer, including but not limited to the kind, number, location, wages or salaries of jobs created or preserved as required by the transfer, the benefits, if any, to the communities in which the asset is situated as are required by the transfer;

(iv) a statement of the value to be received compared to the fair market value;

(v) the names of any private parties participating in the transfer, and if different than the statement required by subparagraph (iv) of this paragraph, a statement of the value to the private party; and

(vi) the names of other private parties who have made an offer for such asset, the value offered, and the purpose for which the asset was sought to be used.

(c) Before approving the disposal of any property for less than fair market value, the Agency board shall consider the information described in paragraph b of this Section 3.7 and

make a written determination that there is no reasonable alternative to the proposed below-market transfer that would achieve the same purpose of such transfer.



REAL PROPERTY ACQUISITION POLICY

I. Purpose and Execution

Pursuant to Section 2824 of the Public Authorities Law the following policy (“Policy”) shall be applicable with respect to the acquisition of real property and any interests therein (“Real Property”) by the Agency.

II. Acquisition of Real Property

Real Property may be acquired by purchase, lease or otherwise by the Agency for use, development, resale, leasing or other uses designated by the Agency. The purpose of each acquisition of Real Property by the Agency shall be to further one or more purposes of the Agency or for a purpose otherwise permitted under applicable state law.

III. Review and Approval of Real Property Acquisitions

A. Prior to each acquisition of Real Property, Agency staff will conduct such due diligence as is appropriate in accordance with the particular circumstances of the proposed acquisition. Such due diligence may include, but is not limited to, Real Property appraisals and review and investigation of environmental, structural, title, pricing and other applicable matters.

B. Proposed acquisitions along with Agency staff due diligence shall be presented to the Members of the Agency for approval or other appropriate action.

C. Members of the Agency will evaluate proposed acquisitions of Real Property based upon the strategic fit of the property to the Agency’s goals.

D. A deed, bill of sale, lease, or other instrument executed by or on behalf of the seller of the Real Property and accepted by the Agency, purporting to transfer title or any other interest in property of the seller to the Agency in accordance herewith shall be conclusive evidence of compliance with the provisions of these guidelines and all applicable law insofar as concerns title or other interest of any bona fide grantor or transferor who has received valuable consideration for such title or other interest and has not received actual or constructive notice of lack of such compliance prior to closing.



GOVERNANCE COMMITTEE CHARTER

This Governance Committee Charter was adopted by the Members of the Onondaga County Industrial Development Agency, a public benefit corporation established under the laws of the State of New York, on the 10th day of January 2008.

Purpose

Pursuant to Article VI, Section 1 of the Agency's bylaws, the purpose of the Governance Committee is to assist the Members by:

- Keeping the Members informed of current best practices in corporate governance;
- Reviewing corporate governance trends for their applicability to the Onondaga County Industrial Development Agency;
- Updating the Onondaga County Industrial Development Agency's corporate governance principles and governance practices; and
- Advising those responsible for appointing Members to the Agency on the skills, qualities and professional or educational experiences necessary to be effective Agency Members.

Powers of the Governance Committee

The Members have delegated to the Governance Committee the power and authority necessary to discharge its duties, including the right to:

- Meet with and obtain any information it may require from Agency staff.
- Obtain advice and assistance from outside counsel, accounting and other advisors as the Committee deems necessary.
- Solicit, at the Agency's expense, persons having special competencies, including legal, accounting or other consultants as the Committee deems necessary to fulfill its responsibilities. The Governance Committee shall have the authority to negotiate the terms and conditions of any contractual relationship subject to the Agency's adopted procurement guidelines as per Public Authorities Law Section 2879, and to present such contracts to the Members for their approval.

Composition and Selection

The membership of the Committee shall be as set forth in accordance with and pursuant to Article IV, Section 1 of the Agency's bylaws. The Governance Committee shall be comprised of independent members. The Governance Committee members shall be appointed by, and will serve at the discretion of the Chairman of the Agency. The Chairman may designate one member of the Governance Committee as its Chair. The members shall serve until their resignation, retirement, removal by the Chairman or until their successors shall be appointed and qualified.

Governance Committee members shall be prohibited from being an employee of the Agency or an immediate family member of an employee of the Agency. In addition, Governance Committee members shall not engage in any private business transactions with the Agency or receive compensation from any private entity that has material business relationships with the Agency, or be an immediate family member of an individual that engages in private business transactions with the Agency or receives compensation from an entity that has material business relationships with the Agency.

The Governance Committee members should be knowledgeable or become knowledgeable in matters pertaining to governance.

Committee Structure and Meetings

The Governance Committee will meet a minimum of twice a year, with the expectation that additional meetings may be required to adequately fulfill all the obligations and duties outlined in the charter. All Committee members are expected to attend each meeting, in person or via telephone or videoconference.

Meeting agendas will be prepared for every meeting and provided to the Governance Committee members in advance of the scheduled meeting, along with the appropriate materials needed to make informed decisions. The Governance Committee shall act only on the affirmative vote of a majority of the members at a meeting or by consent of a majority of the members. Minutes of these meetings are to be recorded.

Reports

The Governance Committee shall:

- Report its actions and recommendations to the Members at the next regular meeting of the Members.
- Report to the Members, at least annually, regarding any proposed changes to the governance charter or the governance guidelines.

- Provide a self-evaluation of the Governance Committee's functions on an annual basis.

Responsibilities

To accomplish the objectives of good governance and accountability, the governance committee has responsibilities related to: (a) the Agency's Members; (b) evaluation of the Agency's policies; and (c) other miscellaneous issues.

Relationship to the Authority's Members

The Members have delegated to the Governance Committee the responsibility to review, develop, draft, revise or oversee policies and practices for which the Governance Committee has specific expertise, as follows:

- Develop the Agency's governance practices. These practices should address transparency, independence, accountability, fiduciary responsibilities, and management oversight.
- Develop the competencies and personal attributes required of Members to assist those authorized to appoint members to the Agency in identifying qualified individuals.

In addition, the governance committee shall:

- Develop and recommend to the Members the number and structure of committees to be created by the Members.
- Develop and provide recommendations to the Members regarding Agency Member education, including new Member orientation and regularly scheduled Agency Member training to be obtained from state-approved trainers.
- Develop and provide recommendations to the Members on performance evaluations, including coordination and oversight of such evaluations of the Members, its committees and senior management in the Agency's governance process.

Evaluation of the Agency's Policies

The Governance Committee shall:

- Develop, review on a regular basis, and update as necessary the Agency's code of ethics and written policies regarding conflicts of interest. Such code of ethics and policies shall be at least as stringent as the laws, rules, regulations and policies applicable to state officers and employees.

- Develop and recommend to the Members any required revisions to the Agency's written policies regarding the protection of whistleblowers from retaliation.
- Develop and recommend to the Members any required revisions to the Agency's equal opportunity and affirmative action policies.
- Develop and recommend to the Members any required updates on the Agency's written policies regarding procurement of goods and services, including policies relating to the disclosure of persons who attempt to influence the Agency's procurement process.
- Develop and recommend to the Members any required updates on the Agency's written policies regarding the disposition of real and personal property.
- Develop and recommend to the Members any other policies or documents relating to the governance of the Agency, including rules and procedures for conducting the business of the Agency's Members, such as the Agency's by-laws. The Governance Committee will oversee the implementation and effectiveness of the by-laws and other governance documents and recommend modifications as needed.

Other Responsibilities

The Governance Committee shall:

- Review on an annual basis the compensation and benefits for the Executive Director and other senior Agency officials.
- Annually review, assess and make necessary changes to the Governance Committee charter and provide a self-evaluation of the Governance Committee.



AUDIT COMMITTEE CHARTER

This Audit Committee Charter was adopted by the Members of the Onondaga County Industrial Development Agency, a public benefit corporation established under the laws of the State of New York, on the 10th day of January 2008.

Purpose

Pursuant to Article VI, Section 2 of the Agency's bylaws, the purpose of the audit committee shall be to (1) assure that the Agency's Members fulfill their responsibilities for the Agency's internal and external audit process, the financial reporting process and the system of risk assessment and internal controls over financial reporting; and (2) provide an avenue of communication between management, the independent auditors, and the Members.

Powers of the Audit Committee

It shall be the responsibility of the Audit Committee to:

- Appoint, compensate, and oversee the work of any public accounting firm employed by the Agency.
- Conduct or authorize investigations into any matters within its scope of responsibility.
- Seek any information it requires from Agency employees, all of whom should be directed by the Members to cooperate with committee requests.
- Meet with Agency staff, independent auditors or outside counsel, as necessary.
- Retain, at the Agency's expense, such outside counsel, experts and other advisors, as the Audit Committee may deem appropriate.

Composition of Committee and Selection of Members

The Audit Committee is established as set forth in and pursuant to Article VI, Section 2 of the Agency's bylaws. The Audit Committee shall be comprised of independent members. The Agency's Chairman will appoint the Audit Committee members and the Audit Committee Chair.

Audit Committee members shall be prohibited from being an employee of the Agency or an immediate family member of an employee of the Agency. In addition, Audit Committee members shall not engage in any private business transactions with the

Agency or receive compensation from any private entity that has material business relationships with the Agency, or be an immediate family member of an individual that engages in private business transactions with the Agency or receives compensation from an entity that has material business relationships with the Agency.

The Audit Committee shall have access to the services of at least one financial expert.

The Audit Committee's financial expert should have 1) an understanding of generally accepted accounting principles and financial statements; 2) experience in preparing or auditing financial statements of comparable entities; 3) experience in applying such principles in connection with the accounting for estimates, accruals and reserves; 4) experience with internal accounting controls and, 5) an understanding of Audit Committee functions.

Meetings

The Audit Committee will meet a minimum of twice a year, with the expectation that additional meetings may be required to adequately fulfill all the obligations and duties outlined in the charter.

Members of the Audit Committee are expected to attend each committee meeting, in person or via telephone or videoconference. The Audit Committee may invite other individuals, such as members of management, auditors or other technical experts to attend meetings and provide pertinent information, as necessary.

The Audit Committee will meet with the Agency's independent auditor at least annually to discuss the financial statements of the Agency.

Meeting agendas will be prepared for every meeting and provided to the Audit Committee members along with briefing materials before the scheduled Audit Committee meeting. The Audit Committee will act only on the affirmative vote of a majority of the members at a meeting or by the consent of a majority of the members. Minutes of these meetings will be recorded.

Responsibilities

The Audit Committee shall have responsibilities related to: (a) the independent auditor and annual financial statements; (b) oversight of management's internal controls, compliance and risk assessment practices; (c) special investigations and whistleblower policies; and (d) miscellaneous issues related to the financial practices of the Agency.

A. Independent Auditors and Financial Statements

The Audit Committee shall:

- Appoint, compensate and oversee independent auditors retained by the Agency and pre-approve all audit services provided by the independent auditor.
- Establish procedures for the engagement of the independent auditor to provide permitted audit services. The Agency's independent auditor shall be prohibited from providing non-audit services unless having received previous written approval from the Audit Committee. Non-audit services include tasks that directly support the Agency's operations, such as bookkeeping or other services related to the accounting records or financial statements of the Agency, financial information systems design and implementation, appraisal or valuation services, actuarial services, investment banking services, and other tasks that may involve performing management functions or making management decisions.
- Review and approve the Agency's audited financial statements, associated management letter, report on internal controls and all other auditor communications.
- Review significant accounting and reporting issues, including complex or unusual transactions and management decisions, and recent professional and regulatory pronouncements, and understand their impact on the financial statements.
- Meet with the independent audit firm on a regular basis to discuss any significant issues that may have surfaced during the course of the audit.
- Review and discuss any significant risks reported in the independent audit findings and recommendations and assess the responsiveness and timeliness of management's follow-up activities pertaining to the same.

B. Internal Controls, Compliance and Risk Assessment

The Audit Committee shall:

- Review management's assessment of the effectiveness of the Agency's internal controls and review the report on internal controls by the independent auditor as a part of the financial audit engagement.

C. Special Investigations

The Audit Committee shall:

- Ensure that the Agency has an appropriate confidential mechanism for individuals to report suspected fraudulent activities, allegations of corruption, fraud, criminal

activity, conflicts of interest or abuse by the members, officers, or employees of the Agency or any persons having business dealings with the Agency or breaches of internal control.

- Develop procedures for the receipt, retention, investigation and/or referral of complaints concerning accounting, internal controls and auditing to the appropriate body.
- Request and oversee special investigations as needed and/or refer specific issues to the appropriate body for further investigation (for example, issues may be referred to the State Inspector General or, other investigatory organization.)
- Review all reports delivered to it by the Inspector General and serve as a point of contact with the Inspector General.

E. Other Responsibilities of the Audit Committee

The Audit Committee shall:

- Present annually to the Agency's members a written report of how it has discharged its duties and met its responsibilities as outlined in the charter.
- Obtain any information and training needed to enhance the Committee members' understanding of the role of the independent auditor, the risk management process, internal controls and a certain level of familiarity in financial reporting standards and processes.
- Review the Committee's charter annually, reassess its adequacy, and recommend any proposed changes to the Members of the Agency. The Audit Committee charter will be updated as applicable laws, regulations, accounting and auditing standards change.
- Conduct an annual self-evaluation of its performance, including its effectiveness and compliance with the charter and request member approval for proposed changes.