OCIDA
ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

**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

Alexis Rodriguez, Secretary