



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

335 MONTGOMERY STREET, FLOOR 2M, SYRACUSE, NY 13202
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Regular Meeting Agenda
January 8, 2026

Call to Order the Regular Meeting of the Agency

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

Action Items:

1. Board Appointments

Agency Action Requested:

- a. A resolution of the Board appointing Randy Wolken as Chair.

Representative: Robert Petrovich, Executive Director

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

The applicant is proposing to construct a mixed-use residential building/s consisting of roughly 180 units and a total of roughly 50,000 sq. ft. of commercial space in the Town of Camillus.

Agency Action Requested:

- a. 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.

Representative: Joe Goethe, Cameron Hinsdale LLC Managing Member

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.

Agency Action Requested:

- a. A resolution of the Board authorizing the execution and delivery of documents.

Representative: Amanda Fitzgerald, Agency Counsel

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.

Agency Action Requested:

- a. A resolution of the Board authorizing a public hearing.

Representative: Patrick Rock, Jordan Landing LLC Managing Member

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.

Agency Action Requested:

- a. A resolution of the Board authorizing an extension of the sales and use tax exemption of TTM Technologies, Inc.

Representative: Robert Petrovich, Executive Director

6. Committee Appointments

Agency Action Requested:

Finance Committee

- a. A resolution of the Board appointing Randy Wolken as Chair of the Finance Committee.
- b. A resolution of the Board appointing Mark Muthumbi to the Finance Committee.

Governance Committee

- a. A resolution of the Board appointing Elizabeth Dreyfuss as Chair of the Governance Committee.
- b. A resolution of the Board appointing Randy Wolken to the Governance Committee.

Audit Committee

- a. A resolution of the Board appointing Leslie English as Chair of the Audit Committee.
- b. A resolution of the Board appointing Alan Marzullo to the Audit Committee.

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

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

ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

December 31, 2025

Revenue / Expense / Income	Current Period	Current YTD
Operating/Non-Op Revenue	328,106	5,111,005
Administrative Expense	97,650	721,884
Operating/Program Expense	553,104	2,368,816
Net Ordinary Income	(322,649)	2,020,306

Current Assets	Current YTD
Total Cash	10,467,592
Less Pass Through Received	
Net Cash	10,467,592

Onondaga County Industrial Development Agency

Profit and Loss

December 2025

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	272,840.99
2116.2 Application Fees	1,000.00
Total 2116 Fees	273,840.99
2410 Lease Income	1,224.30
2655 Other Operating Revenue	
2660 FTZ	8,875.00
Total 2655 Other Operating Revenue	8,875.00
Total 500 Operating Revenue	283,940.29
501 Non-Operating Revenue	
2401 Interest Income	33,355.23
Total 501 Non-Operating Revenue	33,355.23
527 Nat Grid Matching Grant	10,810.00
534 Pilot & Pass Thru Revenue	
528.003 OHB Redev LLC Funds Pass Thru	6,308.80
529 PILOT Income	248,356.13
Total 534 Pilot & Pass Thru Revenue	254,664.93
550 WPCP Pass Thru Revenue	4,365.00
Total Income	\$587,135.45
GROSS PROFIT	\$587,135.45
Expenses	
6400 Operating Expense	
6406 Other Professional Services	
6406.50 Consulting Services	3,000.00
Total 6406 Other Professional Services	3,000.00
6407 Administrative Expense	97,650.21
6409 Conference Attendance	221.12
6410 Office Expense	1,802.40
6415 FTZ	1,250.00
Total 6400 Operating Expense	103,923.73
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	600.00
Total 6450 Barclay Damon	600.00
Total 6440 Legal Fees	600.00

Onondaga County Industrial Development Agency

Profit and Loss

December 2025

	TOTAL
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.3 Legal	1,293.00
6510.7 WPCP Marketing	91,651.91
6511 WPCP Closing Costs	450,000.00
Total 6510 White Pine Commerce Park	542,944.91
6530 800 Hiawatha Blvd. West	
6530.3 Engineering	3,286.00
Total 6530 800 Hiawatha Blvd. West	3,286.00
Total 6500 Agency Program Expenses	546,230.91
6514 White Pine Science & Technology Park	
6514.1 Legal	1,277.70
6514.2 Engineering	19,836.64
Total 6514 White Pine Science & Technology Park	21,114.34
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6606 OHB Redev LLC Funds Pass Thru	6,308.80
Total 6605 Pilot & Pass Thru Expenses	6,308.80
Total 6600 Non-Operating Expenses	6,308.80
6610 WPCP Pass Thru Expenses	
6610.6 Barton & Loguidice	4,365.00
Total 6610 WPCP Pass Thru Expenses	4,365.00
Total Expenses	\$682,542.78
NET OPERATING INCOME	\$ -95,407.33
NET INCOME	\$ -95,407.33

Onondaga County Industrial Development Agency

Balance Sheet

As of December 31, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.5 NBT Checking	1,437,171.87
Total 200 Cash	1,437,171.87
200.6 NBT Savings	9,030,419.88
Total Bank Accounts	\$10,467,591.75
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	956,738.90
Total 380 Accounts Rec.	956,738.90
Total Accounts Receivable	\$956,738.90
Other Current Assets	
480 Prepaid Expenses	
480.4 Credit Balance on Card	-1,473.67
Total 480 Prepaid Expenses	-1,473.67
Total Other Current Assets	\$ -1,473.67
Total Current Assets	\$11,422,856.98
Fixed Assets	
100 Land	
101 White Pines Commerce Park	0.00
101.3 Engineering Services	0.00
101.4 Environmental/Demo Services	110.00
Total 101.3 Engineering Services	110.00
Total 101 White Pines Commerce Park	110.00
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 100 Land	8,335,804.06
104 Machinery & Equipment	
104.1 Office Furniture	2,076.11
104.2 Equipment	4,589.00
Total 104 Machinery & Equipment	6,665.11
211 A/D Office Furniture	-6,018.00
250 Investment in Real Property	30,756,703.00
Total Fixed Assets	\$39,093,154.17

Onondaga County Industrial Development Agency

Balance Sheet

As of December 31, 2025

	TOTAL
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$50,517,652.91
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	488,708.44
Total Accounts Payable	\$488,708.44
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	721,883.87
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 600.3 Onondaga County Loan	31,174,715.77
Total 600 Accounts Payable	31,897,099.64
Total Other Current Liabilities	\$31,897,099.64
Total Current Liabilities	\$32,385,808.08
Long-Term Liabilities	
600.5 Onondaga County Loan - Non WPCP	4,575,298.64
Total Long-Term Liabilities	\$4,575,298.64
Total Liabilities	\$36,961,106.72
Equity	
3900 Equity Unreserved	8,432,294.51
3901 Equity-Investment Fixed Assets	2,345,838.63
463 Reserve For Contracts	368,811.84
465 Equity - Unreserved	4,017.16
Net Income	2,405,584.05
Total Equity	\$13,556,546.19
TOTAL LIABILITIES AND EQUITY	\$50,517,652.91

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #513
January 8, 2026

GENERAL EXPENSES

1.	<u>BARCLAY DAMON</u>	\$	177,777.78
	November 2025 Legal Costs		
2.	<u>JMT OF NEW YORK, LLP</u>	\$	128,787.88
	November 2025 Engineering Costs		
3.	<u>BARCLAY DAMON</u>	\$	2,500.00
	Micron Rail Spur Legal Fee		
4.	<u>JMT OF NEW YORK, LLP</u>	\$	6,258.38
	Roth Steel - Inv #45-106647		
5.	<u>LOVELL & ASSOCIATES</u>	\$	3,000.00
	December 2025 Consulting		
6.	<u>BARCLAY DAMON</u>	\$	523.64
	Inv #5370532		
7.	<u>BARCLAY DAMON</u>	\$	16,670.75
	OCIDA v. King - Inv #5371984		
8.	<u>BARCLAY DAMON</u>	\$	4,706.44
	King - EDPL - Inv #5371986		
9.	<u>ROBERT PETROVICH</u>	\$	49.72
	Conference Expense		
10.	<u>BARCLAY DAMON</u>	\$	3,525.00
	Retained Corporate & Public Finance Matters, Inv#5371975		
11.	<u>NEW YORK STATE ECONOMIC DEVELOPMENT COUNCIL</u>	\$	2,300.00
	2026 Membeship Renewal - Inv#16257		
12.	<u>DUSTY'S OUTDOOR SERVICE</u>	\$	2,500.00
	3649 Erie Blvd E - Property Maint		
13.	<u>BARTON & LOUGIDICE</u>	\$	1,910.00
	Statement of Work 2023-6, Inv #155587		
14.	<u>ONONDAGA COUNTY WATER AUTHORITY</u>	\$	17.73
	8538 Caughdenoy Rd		
TOTAL		\$	350,527.32

OCIDA
ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

12/10/2025

Project:	Cameron Hinsdale, LLC	Project Number:	3101-25-05-A
Location:	Camillus	School District:	West Genesee
		Project Type:	New Construction
Tax Parcel(s):	017.-04-08.1, 017.-04-09.0, 017.-04-10.0, 017.-04-048.1, 017.-04-05.0, 017.-04-06.0	Village:	N/A

Total Project Cost:	\$	52,208,912		8. Total Jobs	25
Land Acquisition	\$	1,800,000		8A. Job Retention	0
Site Work/Demo	\$	7,437,696		8B: Job Creation	25
Building Construction & Renovation	\$	35,101,343		(Next 5 Years)	
Furniture & Fixtures	\$	-			
Equipment	\$	-			
Project Soft Cost	\$	7,869,873			

Community Investment /Abatement

	Fiscal Impact (\$)
Abatement Summary	\$6,751,285
Sales Tax Abatement	\$2,400,000
Mortgage Tax Abatement	\$375,000
Property Tax Relief (PILOT)	\$3,976,285
Community Investment	\$73,092,438
PILOT Payments	\$4,478,651
Project Salaries and Benefits Estimated (10 yrs)	\$11,507,750
Construction Benefit Estimate	\$4,897,125
Total Project Cost	\$52,208,912

Investment:Abatement Ratio 10.83 :1

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Project Description

The applicant is proposing to construct a mixed-use residential building/s consisting of 50,000 sq. ft. of commercial space and 155,000 sq. ft. of multi-family residential units in the Town of Camillus.

Cameron Hinsdale, LLC

A) PILOTS Estimate Table Worksheet

for 15 years

OCIDA estimate of current market value					\$	1,146,000
Projected investment					\$	35,101,343
OCIDA estimate of increase in value					\$	17,338,000
OCIDA estimated value after project is completed					\$	18,484,000
Taxes that would have been collected if the project did not occur					\$	524,202
Scheduled PILOT payments					\$	4,478,651

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Village	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
		\$ 1,990.62	\$ 3,195.18	\$ 10,331.26		\$ 15,517.06		
1	100%	\$ 3,889	\$ 6,242	\$ 20,182	\$ -	\$ 30,312.25	\$ 488,911	\$ 458,598
2	100%	\$ 3,966	\$ 6,367	\$ 20,586	\$ -	\$ 30,918.50	\$ 498,689	\$ 467,770
3	100%	\$ 4,046	\$ 6,494	\$ 20,997	\$ -	\$ 31,536.87	\$ 508,663	\$ 477,126
4	90%	\$ 10,370	\$ 16,645	\$ 53,820	\$ -	\$ 80,834.44	\$ 518,836	\$ 438,001
5	80%	\$ 16,946	\$ 27,199	\$ 87,946	\$ -	\$ 132,091.30	\$ 529,213	\$ 397,121
6	70%	\$ 23,780	\$ 38,169	\$ 123,417	\$ -	\$ 185,366.09	\$ 539,797	\$ 354,431
7	60%	\$ 30,881	\$ 49,567	\$ 160,271	\$ -	\$ 240,719.05	\$ 550,593	\$ 309,874
8	50%	\$ 38,257	\$ 61,406	\$ 198,550	\$ -	\$ 298,211.98	\$ 561,605	\$ 263,393
9	40%	\$ 45,915	\$ 73,698	\$ 238,295	\$ -	\$ 357,908.33	\$ 572,837	\$ 214,928
10	30%	\$ 53,864	\$ 86,458	\$ 279,552	\$ -	\$ 419,873.26	\$ 584,294	\$ 164,420
11	25%	\$ 58,527	\$ 93,942	\$ 303,753	\$ -	\$ 456,222.17	\$ 595,979	\$ 139,757
12	20%	\$ 63,355	\$ 101,692	\$ 328,810	\$ -	\$ 493,857.09	\$ 607,899	\$ 114,042
13	15%	\$ 68,353	\$ 109,714	\$ 354,748	\$ -	\$ 532,814.92	\$ 620,057	\$ 87,242
14	10%	\$ 73,525	\$ 118,016	\$ 381,592	\$ -	\$ 573,133.51	\$ 632,458	\$ 59,325
15	5%	\$ 78,877	\$ 126,606	\$ 409,368	\$ -	\$ 614,851.73	\$ 645,107	\$ 30,256
TOTAL		\$ 574,550	\$ 922,216	\$ 2,981,886	\$ -	\$ 4,478,651	\$ 8,454,936	\$ 3,976,285

	Year					
	0	1	2	3	4	5
Jobs						
Current/Actuals						
Creation Goals			10	10	5	
Total Employment Goals	0	0	10	20	25	25



**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: 12/2/2025

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

1. Applicant/Project Operator: Cameron Hinsdale, LLC

Applicant/Project Operator Address: PO Box 360, Camillus, NY 13031

Phone: 315-729-8097 Fax: _____

Website: _____ Email: jcheney@cameronllc.com

Federal ID#: 99-1830747 NAICS: _____

State of Incorporation: NY

See link for your NYS incorporation information. <https://apps.dos.ny.gov/publicInquiry>

2. Owner (if different from Applicant/Project Operator): _____

Owner Address: _____

Federal ID#: _____

State of Incorporation: _____

List of stockholders, members, or partners of Owner: _____

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>Thomas Valenti</u>	<u>35%</u>
<u>Joseph Goethe</u>	<u>35%</u>
_____	_____
_____	_____

C) Applicant Business Description:

Estimated % of sales within Onondaga County: 100
 Estimated % of sales outside Onondaga County but within New York State: _____
 Estimated % of sales outside New York State but within the U.S.: _____
 Estimated % of sales outside the U.S.: (*Percentage to equal 100%) _____

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

D) 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)
 Hinsdale Road Group, LLC - Township 5

E) Individual Completing Application:

Name: John Cheney Title: CFO
 Address: PO Box 360 Camillus, NY 13031 Phone: 315-729-8097
 Cell Phone: _____ E-mail: jcheney@cameronllc.com

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

Name: Joseph Goethe Title: Managing Member
 Address: Same Phone: 315-569-8895
 Cell Phone: _____ Email: Joe@cameronllc.com

G) Company Counsel:

Name of Attorney: Kevin McAuliffe

Firm Name: Barclay Damon, LLP

Address: 125 East Jefferson Street, Syracuse, NY 13202

Phone: 315-425-8593

Cell Phone: 315-382-8703

Email: kmcauliffe@barclaydamon.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: 532-536 Hinsdale Road

Legal Address (if different): _____

City: _____ Town: Camillus Village: _____

Zip Code: 13031 School District: West Genesee

Tax Map Parcel ID(s): 017.-04-48.1 / 017.-04-08.1 / 017.-04-09.0 / 017.-04-10.0 / 017.-04.-05.0 / 017.-04-06.0

Full Market Value: \$1,137,228 Square Footage of Existing Building(s): _____

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. SEE ATTACHED
- ☐ 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; SEE ATTACHED
- ☒ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use; COMMERCIAL UPTO 50,000 SF MULTI-FAMILY RES +/- 155,000 SF (+/-180 UNITS)
- ☒ (iii) the size of the lot upon which the Project sits or is to be constructed; 22.28 ACRES
- ☒ (iv) the current site is VACANT LAND PART OF CHURCH PROPERTY DEVELOPED INTO MIXED USE PROJECT
- ☒ (v) describe your method for site control (Own, lease, other). SEE ATTACHED

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? 12/8/25 ☐ Yes, what is the status? _____

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

☒ No, anticipated approval date. 1/26/26 ☐ Yes, date _____

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
OCIDA
- 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	\$1,800,000
Site Work/Demo	\$7,437,696
Building Construction & Renovation	\$35,101,343
Furniture & Fixtures	
Equipment	
Project Soft Cost	\$7,869,873
Total Project Cost	\$52,208,912

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 \$ \$39,156,684
2. Equity \$ \$13,052,228
3. Tax Exempt Bond Issuance (if applicable) \$ _____
4. Taxable Bond Issuance (if applicable) \$ _____
5. Total Sources of Funds for Project Costs \$ \$52,208,912

6. Public Sources (Include sum total of all state and federal grants and tax credits) \$ _____

-Identify each state and federal grant/credit:

O-Chips	\$ <u>TBD</u>
	\$ _____
	\$ _____

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:	
Estimate the number of construction jobs to be created by this Project:	75
Estimate the average length of construction jobs to be created (months):	18 Months
Current annual payroll including the benefit cost:	
Average annual growth salary/wage rate (%)	

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)

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
Retail Hourly	\$48,650	5	5	5		
Commercial	\$52,000	5	5			

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): \$ \$50,000,000

Estimated Mortgage Recording Tax Exemption Benefit (product of
mortgage amount as indicated above, multiplied by .0075): \$ \$375,000

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: \$ \$30,000,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure,
above): \$ \$2,400,000

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 mount	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

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 _____ (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 _____ (date).

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

Applicant(s) Company: Cameron Hinsdale, LLC

Representative for Contract: Joseph Goethe

Address: PO Box 360 City: Camillus State: NY Zip: 13031

Phone: 315-569-8895 Email: joe@cameronllc.com

Project Address: 532 Hinsdale Rd City: Camillus State: NY Zip: 13031

Signature: Joseph Goethe Digitally signed by Joseph Goethe
Date: 2025.12.08 10:41:50 -0500

General Contractor: Cameron Group, LLC

Contact Person: John Cheney

Address: Same City: _____ State: _____ Zip: _____

Phone: 315-729-8097 Email: jcheney@cameronllc.com

Authorized Representative: John Cheney Title: CFO

Signature: John Cheney Digitally signed by John Cheney
Date: 2025.12.08 10:55:37 -0500

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

Cameron Hinsdale, LLC

Signature of Officer or Authorized Representative:

John Cheney

Digitally signed by John Cheney
Date: 2025.12.08 10:56:14 -05'00'

Name & Title of Officer or Authorized Representative:

John Cheney, CFP

Date:

12-8-25

Section XI: Conflict of Interest

Agency Board Members

Patrick Hogan, Chairperson
 Susan Stanczyk
 Fanny Villarreal
 Cydney Johnson
 Elizabeth Dreyfuss
 Garard Grannell
 Leslie English

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

Cameron Hinsdale, LLC

Signature of Officer or Authorized Representative:

John Cheney

Digitally signed by John Cheney
 Date: 2025.12.08 10:56:51 -0500

Name & Title of Officer or Authorized Representative:

John Cheney, CFO

Date: 12-8-25

Section XII: Representations, Certifications, and Indemnification

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

John Cheney (Name of CEO or other authorized representative of Applicant)(s) confirms and says that he/she is the CFO (title) of Cameron Group, 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.

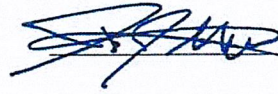
- K. The Agency has the right to request and inspect supporting documentation regarding attestations made on this application.

- 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:

Cameron Hinsdale, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Joseph Goethe, Managing Member

Date:

11/29/25

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

) ss.;

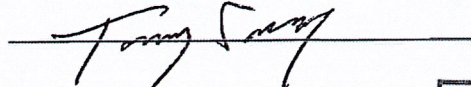
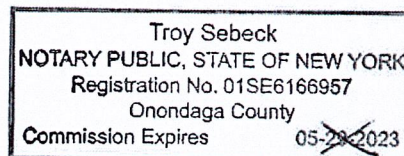
Joe Goethe

, being first duly sworn, deposes and says:

1. That I am the owner (Corporate Officer) of Cameron hinsdale, LLC (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

(Signature of Officer)

Subscribed and affirmed to me under penalties of
perjury this November day of 29 2025.


(Notary Public)


End of Application

5-29-2027
T.S.

Cameron Hinsdale, LLC Mixed-Use Project Summary Presentation

Presented to: Onondaga County Industrial Development Agency (OCIDA)

Location: 532 Hinsdale Road, Camillus, NY

Project Name: Church Street Station PUD

Date: December 2025

1. Project Narrative

The Project will be developed in alignment with the **Town of Camillus's Comprehensive Plan and Plan Onondaga**, which serves as the official policy guiding land use and development within the community. The project supports the Plan's goals by:

- Promoting **smart growth principles**
- Enhancing **mixed-use opportunities within an Emerging Center**
- Fostering a **walkable, vibrant environment** adjacent to the successful Township 5 development

Project Alignment

- Addresses demand for **modern multi-family housing**
- Supports **workforce housing** near employment centers
- Enhances **access to services and transit**
- Contributes to **economic vitality and land use diversification**

Development Scope

- **Site Area:** ~22 acres of underutilized land
- **Access:** Directly adjacent to **State Route 5**
- **Residential Component:**
 - Up to **18 apartment buildings approximately 180 Units**
 - **The Unit mix will include 30 Townhomes, 150 Apartments with 26 allocated to workforce housing**
- **Commercial Component:**
 - **4 to 6 buildings**
 - Sizes range from **3,500 to 20,000 sq ft**
 - Retail comprises **less than one-third** of the total project

Economic Impact

- **Increase in Tax Base:** 20 acres of the 22 are currently off the county tax rolls with a religious exemption. The remaining 2 acres have a current tax revenue of \$14,845.

3. Agency Letters & Mitigation Responses

SHPO (Historic Preservation)

- **Finding:** No impact to historic or archaeological resources
- **Mitigation:** No action required; continued monitoring

DEC (Environmental Conservation)

- **Finding:** No regulated freshwater wetlands
- **Mitigation:** Compliance with SPDES permit and coordination for future needs

OCPB (Planning Board)

- **Recommendation:** Approval with modifications
- **Mitigation:**
 - Coordinate access with **OCDOT** and **NYSDOT**
 - Submit **SWPPP**, traffic data, lighting plans
 - Enhance pedestrian infrastructure
 - Increase landscaping and buffers
 - Add community amenities
 - Coordinate with **CENTRO** for transit
 - Address water and sewer capacity with **OCWA** and **OCDWEP**

NYSDOT

- **Requirements:**
 - Submit **Traffic Impact Statement - Submitted**
 - Submit **SWPPP** (no flow into NYS ROW)
 - Submit **Lighting Plan**
 - Obtain **Highway Work Permit**
- **Mitigation:** Cameron will comply with all requirements

OCDOT

- **Requirements:**
 - No prior access approvals
 - Traffic study required
 - Developer responsible for infrastructure improvements
- **Mitigation:** Cameron will fund and coordinate all necessary improvements

4. Required Permits & Approvals

Permit/Approval	Agency	Status/Notes
Town Planning Board	Town of Camillus	Sketch Plan Approval August 2025
Zone Change to PUD	Town of Camillus	Approved Nov 25, 2025
SEQR Lead Agency Designation	OCIDA	Supported by NYSDOT & OCDOT
Subdivision Approval (if applicable)	Town of Camillus	Submittal Dec 8, 2025
Town Planning Board	Town of Camillus	January Submittal
Traffic Impact Statement (TIS)	NYSDOT, OCDOT	Submitted
Stormwater Pollution Prevention Plan (SWPPP)	NYSDOT, DEC	Required
Lighting Plan	NYSDOT	Required
Highway Work Permit	NYSDOT	Required
Access Approvals	OCDOT	Required
Water Service Coordination	OCWA	Required
Wastewater Capacity Assurance	OCDWEP	Required
Transit Coordination	CENTRO	Recommended
Building Permits	Town of Camillus	Required

5. Community Benefits

- Enhances walkability and mixed-use development
- Supports local economy and job creation
- Addresses critical housing needs
- Improves infrastructure and connectivity



50 - Syracuse...



General Statement on Cameron Group, LLC's Development Capabilities

Cameron Group, LLC has demonstrated a strong capacity to successfully develop, construct, and maintain mixed-use projects, as evidenced by the thriving Township 5 development in Camillus, New York. As the only "Live, Work, Shop, Stay and Play" center in Central New York, Township 5 spans over 500,000 square feet and includes a dynamic mix of retail, residential, office, hospitality, and entertainment spaces. Anchored by major national tenants such as Costco and Movie Tavern, and complemented by a wide range of restaurants, medical offices, and residential units, the project showcases Cameron Group's ability to create vibrant, sustainable communities.

Cameron, Through Hinsdale Road Group, LLC (HRG) on January 29, 2014 entered into a PILOT Agreement with OCIDA for the development of critical infrastructure related to the Project Township 5, Township Boulevard, Camillus, NY 13031. HRG completed infrastructure work in excess of \$7,000,000 including but not limited to a new town road, a new public pump station and extension of the sewer line for Hinsdale Road, Offsite roadwork, signalization, multiple intersection improvements, and relocation of National Grid Utilities. HRG Received A PILOT Agreement IN 2014 sales and use tax, and mortgage recording tax benefits.

Project Narrative

Church Street Station is a mixed-use project to be developed on 4 parcels of land currently owned or under contract. The main parcel +/-20 acres is currently owned by Christ Community Church of The Nazarene. Cameron Group, LLC has a signed Purchase and Sale Agreement with Christ Community, dated May 29, 2025. The closing date will be upon completion of subdivision; zone change to PUD and site plan approval.

The Project will be developed in alignment with the Town of Camillus's Comprehensive Plan, which serves as the official policy guiding land use and development within the community. The project will support the goals by promoting smart growth principles, enhancing mixed-use opportunities, and fostering a walkable, vibrant environment adjacent to the successful Township 5 development. The integration of residential and commercial uses will contribute to the diversification of land use, improve access to services, and support economic vitality in the area. The project will be developed on approximately 22.28 acres of underutilized land with convenient access to State Rt 5. It will consist of up to 18 apartment buildings ranging in size from 6,500 sf to 8,500 sf. Church Street Station will accommodate 15% workforce housing. The commercial portion of the project will have 4 to 6 buildings ranging in size from 3,500 sf to 20,000 sf. The project will create approximately 25 FTE jobs once open and approximately 75 construction jobs. The retail portion of the project will be less than 1/3 of the project.

Housing Needs Analysis

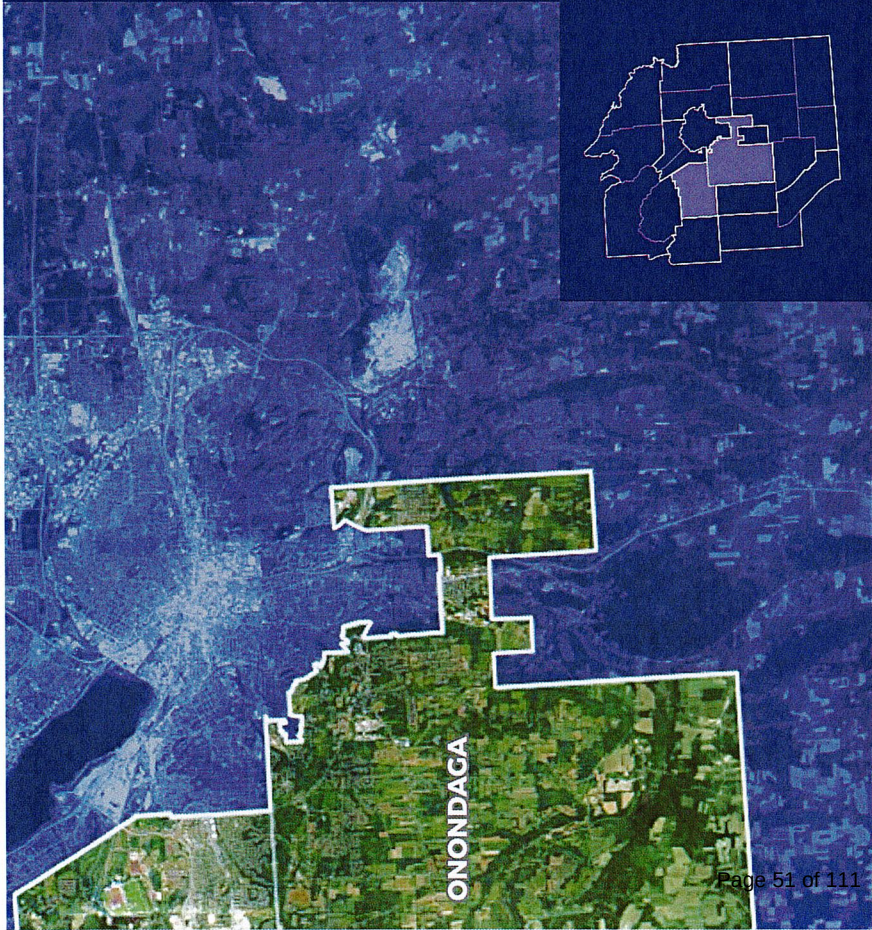
The Church Street Station mixed-use development, proposed for Hinsdale Road in the Town of Camillus, represents a timely and strategic response to the evolving housing and economic needs of Onondaga County. Located directly across from Township 5, defined as an Emerging Center in Plan Onondaga, this project is ideally positioned to complement existing commercial and residential infrastructure while addressing critical gaps identified in the county's comprehensive planning documents.

According to the Plan Onondaga and the Housing Onondaga June 2024 Report, Onondaga County is projected to experience significant household growth—over 7,000 new households in Syracuse and nearly 17,000 across the rest of the county by 2040. This growth is driven in part by major economic developments such as the Micron Technologies. The Housing Onondaga analysis highlights a mismatch between the county's existing housing stock and the needs of future households. Traditional single-family homes are no longer sufficient to meet the demands of smaller, aging, and increasingly renter-oriented households. The report calls for a shift toward more diverse housing types, including smaller units and rental options, particularly in suburban areas like Camillus.

Church Street Station directly aligns these recommendations by offering a mix of residential, retail, and office space that supports both economic development and housing diversity. The inclusion of rental housing options will help meet the needs of young professionals, retirees, and small households - groups that are growing in number and underserved by current housing stock.

Moreover, the project is expected to generate substantial employment opportunities and will contribute to infrastructure improvements including road upgrades and utility enhancements. These benefits, combined with the project's strategic location and alignment with county planning goals, make Church Street Station a compelling candidate for OCIDA support through PILOT agreements, tax exemptions, and other incentives.

See Excerpts from Plan Onondaga and Housing Onondaga on the following pages.

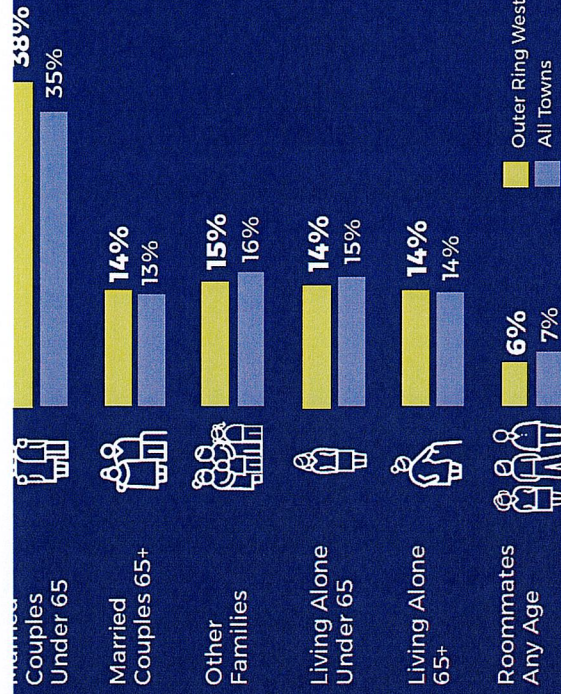


NG WEST

Onondaga, and generally match Onondaga County, in of non-ehold growth towns rate ship rate has and was 78.3% in the all towns e price was

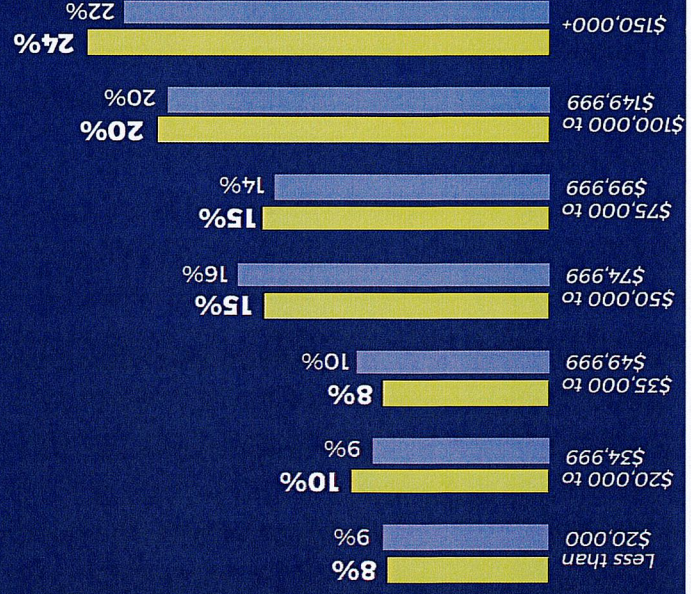
Outer Ring West had nearly 1,500 cost burdened renters with incomes under \$50,000 struggling with affordability as of 2022.

The number of elderly households increased by over 28% from 2000 to 2020, and the number of senior households exiting the ownership market is projected to increase from an average of about 195 per year in the 2010s, to about 200 per year in the 2020s, and 270 per year in the 2030s.

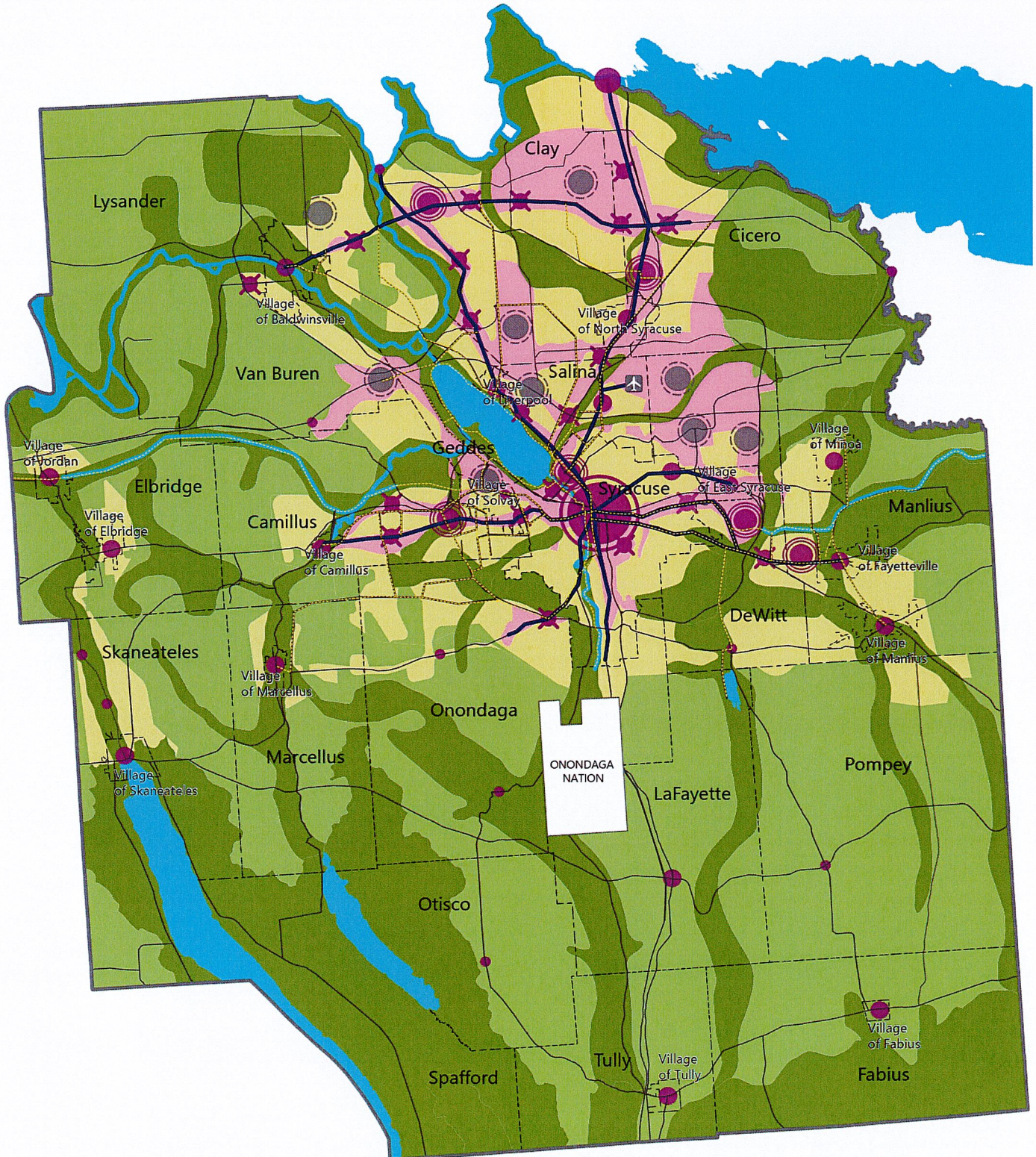


Source: U.S. Decennial Census

Households by Income, 2022



Map SC.3 | Future Land Use Map



Planning for Strong Centers

Plan Onondaga seeks to foster investment in existing and new multi-modal centers throughout Onondaga County. Existing and emerging centers have been identified based on their ability to support additional growth, access to water and/or sewer infrastructure, and potential to be located adjacent to transportation infrastructure including enhanced bus service, bicycle lanes, and pedestrian sidewalk and trail networks.

Traditional Center

Traditional Centers represent villages, hamlets, and city neighborhoods that exhibit a longstanding mixture of uses, infrastructure for walkability, parks, schools, and other quality of life amenities. These areas require ongoing investments in infrastructure and amenities to maintain their vibrancy and character.

Emerging Center

Emerging Centers are located along existing commercial corridors where there are opportunities for improving walkability, incorporating mixed-use development, and connecting to transit service. These areas will accommodate new growth and development with a mixture of housing options.

LEGEND

Planning Elements

	Transit Corridor		Greenway
	Cycle Corridor		Agriculture
	Traditional Center		Blueway
	Emerging Center	Primary Land Use	
	Town Growth Center		Commercial
	City Center		Residential
	Employment Center		Airport



Town Growth Center

Town Growth Centers represent opportunities for the establishment of new mixed-use districts at a neighborhood scale complete with bicycle, pedestrian, and transit facilities. These investment zones will accommodate regional services, offices, dwelling units, park space, entertainment, and restaurants, and will provide integrated mobility access with designated transit hubs that accommodate multiple modes. These areas are intended to respond to future growth pressures with a variety of housing types.



City Center

City Center represents Downtown Syracuse and surrounding neighborhood areas that consist of multi-story mixed-use buildings, arts and cultural institutions, government buildings, colleges and universities, complete bicycle and pedestrian networks and infrastructure, parks, and transit facilities. Downtown Syracuse is the heart of Onondaga County and requires ongoing investments in infrastructure and amenities to maintain its vibrancy.



Employment Center

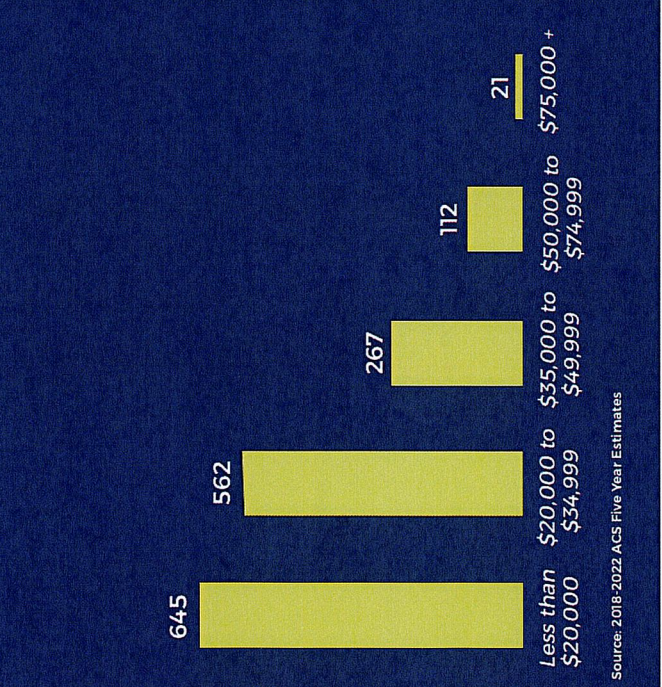
Employment Centers are unique districts of significant economic activity including traditional and high-tech manufacturing, research and development, warehousing and distribution, logistics, offices, and support services. These areas typically do not include housing, but are accessible by transit. They are connected to the broader mobility system of roads, bicycle infrastructure, and trails. They also require significant ongoing infrastructure investments to provide adequate water, wastewater, power, and telecommunications to support business activities and therefore their siting is important.

Region as % of All Towns
13%
98%
12%
92%
17%

Multifamily	Outer Ring West	All Towns	Region as % of All Towns
Units Q1 2024	32,734	20,343	13.4%
Vacant Units Q1 2024	148	515	28.7%
Vacancy Rate Q1 2024	5.4%	2.5%	213.8%
Average Rent Q1 2024	\$1,424	\$1,319	108.0%
Units Built 2000-2020	506	5,641	9.0%

Source: czb analysis of CoStar data

Rent Burdened Households by Income, 2022



- Rental households increased by 14% 2000-2020, compared to all towns increase of 21%.
- New multifamily construction generally kept up with rental household growth.
- In Q1 2024, multifamily unit average rent was about \$100 higher than the all towns average and was affordable to an income of about \$57,000.

The number of elderly households increased by over 28% from 2000 to 2020, and the number of senior households exiting the ownership market is projected to increase from an average of about 195 per year in the 2010s, to about 200 per year in the 2020s, and 270 per year in the 2030s.



Homeowners Aged 65+ Exiting Ownership Market



WITH MICRON

If demand continues Ring West is well positioned for growth. Overbuilding a sale product is a potential household growth till the growth in owner and older household West is to be early to delivering new types

WITHOUT MICRON

Under a low-growth Ring West would see of homeowners and households. Some changes would happen remaining strong for single-family development of growth and success. The degree and speed market decline, would of typical sprawling in the county. The growth for the ownership market conversion or vacant houses.

The opportunity for Ring West to the project of place both town and village housing stocks.

(a) REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") by and between the **CHRIST COMMUNITY CHURCH OF THE NAZARENE**, a religious corporation, having an address of [redacted] (the "Seller"), and the **CAMERON GROUP, LLC.**, a New York limited liability company, having an address of 240 Township Blvd., Suite 20, Camillus, New York 13031 (or affiliated entity), (the "Purchaser").

WHEREAS Seller is the owner of the Property (as hereinafter defined);

WHEREAS Purchaser desires to purchase, and Seller desires to sell, the Property and any improvements thereon on the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser (individually, a "Party"; collectively, the "Parties") agree to the incorporation of the above Recitals into this Agreement and as follows:

I. DEFINITIONS.

a. "Closing" means the simultaneous delivery of: (1) the Deed by Seller to Purchaser; and (2) the Purchase Price, as adjusted in accordance with the provisions of this Agreement, by Purchaser to Seller.

b. "Contract Closing Date" means a date agreed upon by Seller and Purchaser which date shall be not more than thirty (30) days following the satisfaction or waiver of the last of the contingencies set forth in this Agreement, or as Seller and Purchaser shall otherwise agree in writing.

c. "Closing Statement" means the statement of closing prepared by Seller's Attorney and mutually agreed upon in writing by Seller and Purchaser, showing the Purchase Price and all credits and adjustments as provided in this Agreement.

d. "Deed" means a statutory form of Warranty Deed with a Lien Law covenant conveying title to the Property in accordance with the provisions of this Agreement, to be executed by Seller and delivered by Seller to Purchaser pursuant to **Section 10a** below.

e. "Deposit" [redacted]

f. "Documents" means all the following documents affecting or relating to the Property or any portion thereof that are in Seller's possession and/or control:

- (1) existing abstract(s) of title and all title insurance policies and commitments;
- (2) survey maps;
- (3) contracts, leases, rental agreements, licenses or other agreements, if any;

k. "Government Entity" means any federal, state or local government, political subdivision, court, agency or other entity, body, organization or groups exercising and executive, legislative, judicial, quasi-judicial, regulatory or administrative function of government.

l. "Improvements" means all buildings and improvements, if any, located on the Property.

m. "Property" means the Real Property together with all of the estate and all right, title and interest possessed by Seller, together with all rights, privileges, interests, easements, hereditaments and appurtenances thereunto in any way incident, appertaining or belonging to Seller, including:

- (1) all right, title and interest in and to adjacent streets, highways, alleys, driveways, waterways, easements and rights-of-way relating to the Real Property and any adjacent strips or gores of real estate;
- (2) all improvements, if any, located on the Property;
- (3) all right, title and interest in and to all oil, gas and other minerals in, on or that may be produced from the Real Property, all mineral leases, royalty interests and bonuses relating thereto, and all agreements relating to the production, development, exploration or exploitation thereof;
- (4) all right, title and interest of Seller, if any, in and to the land lying in the bed of any street or highway, creek bed or waterway adjoining the Property and to any taking by condemnation or any damage to the Real Property, and all of the estate and rights of Seller in and to the Property;
- (5) all rents and royalties due under any lease or tenancy of any portion of the Real Property; and
- (6) all fixtures and property attached or appurtenant to the Real Property and belonging to Seller.

n. "Purchase Price"

).

o. "Real Property" means that certain vacant parcel of land located in the Town of Camillus, having tax parcel number _____, consisting of approximately 19.81 acres and depicted on in the survey in **Schedule A** attached hereto and made a part hereof.

p. "Regulated Substances" means any chemical substance, waste, pollutant or contaminant, as defined in or regulated by any Environmental Law or as determined by any Government Entity.

q. "Survey" means a survey of the Property, prepared at Purchaser's expense in accordance with the New York State surveying standards and certified at Purchaser's expense to Purchaser and Purchaser's title insurance company.

IN WITNESS WHEREOF, the Parties have executed this Real Estate Purchase and Sale Agreement on the Effective Date.

Dated: May 22, 2025

SELLER

Christ Community Church of the Nazarene

By: [Signature]

Name:

Title: Pastor and President of the Board

By: [Signature]

Name:

Title: Secretary of the Board

Dated: May 23, 2025

PURCHASER

Cameron Group, LLC.

By: [Signature]

Name: THOMAS J. VALENTI

Title: MANAGING MEMBER



CAMERON GROUP LLC

September 26, 2025

Jacqueline Wynarczyk
2217 W Genesee Tpke
Camillus, NY 13031

Re: Letter of intent for parcel nos. 017.-04-05.0 (75'X175'), & 017.-04-06.0 (75'X175'), both located on Hinsdale RD in Camillus, NY

The purpose of this letter of intent ("**LOI**") is to set forth the basic terms and conditions with respect to the proposed sale by the seller and purchase by the buyer of the above referenced combined premises which is contingent upon the preparation of a purchase and sale agreement that is mutually satisfactory to both the seller and the buyer (the "**Purchase And Sale Agreement**"). The Purchase And Sale Agreement shall include, but is not limited to, the terms and conditions stated generally as follows:

Seller:	Jacqueline Wynarczyk
Buyer:	Cameron Group, LLC
Premises:	Vacant adjacent land situated on Hinsdale RD depicted as tax parcel nos. # 017.-04-05.0, And 017.-04-06.0
Purchase Price:	██████████
Earnest Money:	██████████ Refundable deposit to be paid by buyer and placed in escrow with the title company via wire within 5 days of a fully executed Purchase And Sale Agreement (the " Refundable Deposit "), which Refundable Deposit shall be applied against the Purchase Price at closing.
Closing Costs:	Closing costs and prorations shall be paid by buyer in accordance with local real estate practice. Will not pay for seller attorney fees
Broker Commission:	Not applicable.

120 Kasson Road, Po Box 360 ♦ Camillus, New York 13031
Telephone (315) 362-8800
www.cameronllc.com



CAMERON GROUP^{LLC}

Fees And Expenses: Notwithstanding anything herein to the contrary, seller and buyer shall bear their own respective fees and expenses (including, without limitation, all legal and accounting fees) relating to this LOI, the arrangements contemplated herein, the negotiations leading to the Purchase And Sale Contract, and the preparation made for carrying the same into effect.

Title: At closing seller must convey to buyer fee simple, lien free, good and marketable title to the Premises ("Marketable Lien Free Title"). Seller will provide to buyer at least thirty (30) days prior to the closing, a title abstract for the Premises and a Title Company commitment that would insure Marketable Lien Free Title. All costs and fees associated with the title insurance, including but not limited to the title search/abstract, title commitment, title policy (owners and lenders, if any) and title premiums shall all be paid by the buyer. *Any new and/or updated surveys shall be paid by the buyer. JV*

Closing: Closing shall occur by January 31, 2026, or earlier should seller have concluded necessary probate.

Possession: Possession shall be given at closing.

Exclusivity: So long as the parties are actively negotiating the execution of a Purchase And Sale Agreement in good faith and this LOI has not been terminated, the seller shall not discuss or negotiate with any other entity or individuals any sale or lease the premises.

If the foregoing is acceptable to, please execute where indicated below. We look forward to working with you.

Seller:

JACQUELINE WYNARCZYK

By: *Jaqueline Wynarczyk*
Date: 9/29/2025

Buyer:

CAMERON GROUP, LLC

Name: *[Signature]*
Date: September 26, 2025

120 Kasson Road, Po Box 360 ♦ Camillus, New York 13031
Telephone (315) 362-8800
www.cameronllc.com

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.

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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):

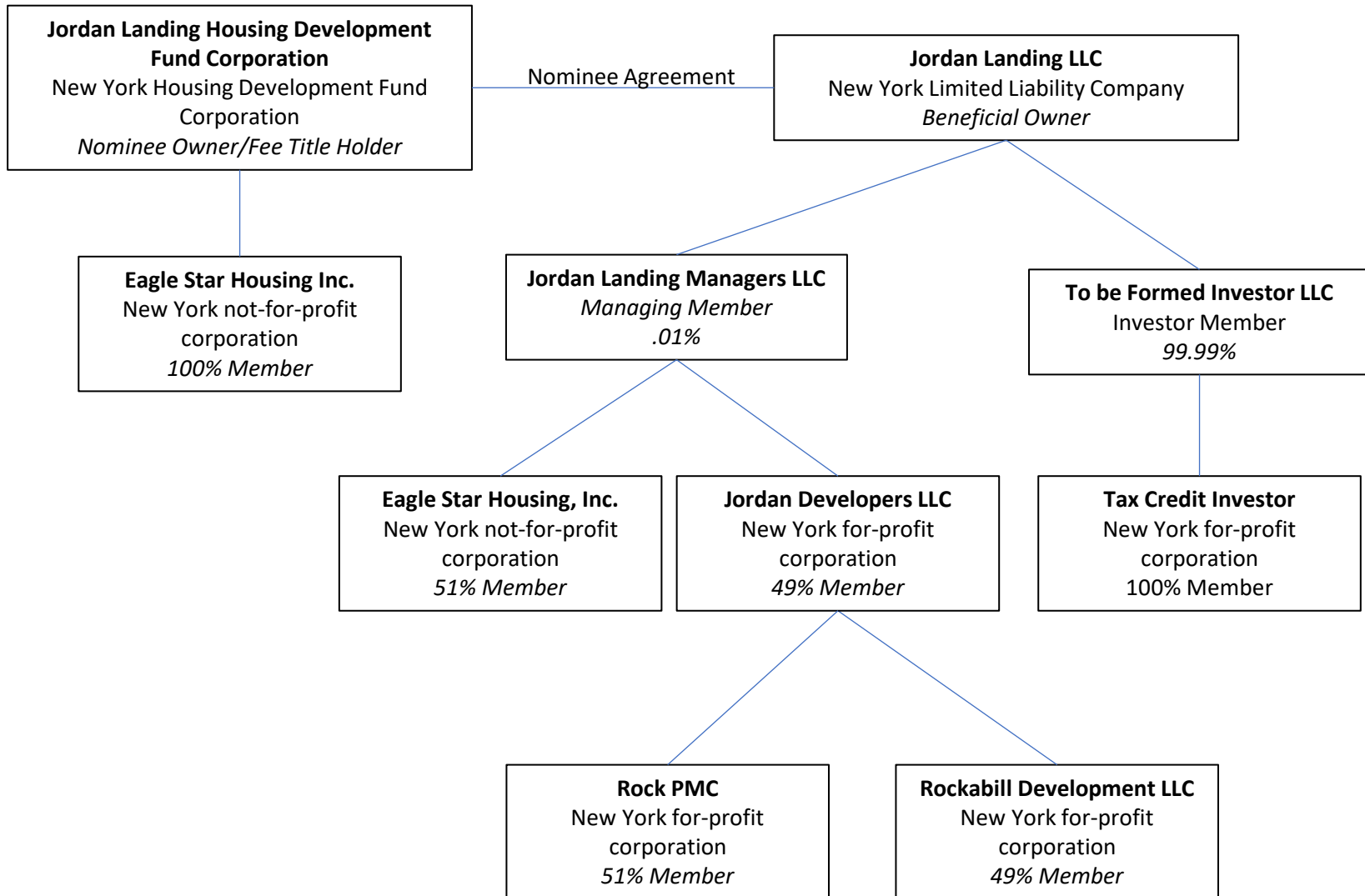
- | | |
|---|--|
| ☒ Corporation | ☐ Partnership |
| ☐ Public Corporation | ☐ Joint Venture |
| ☐ Sole Proprietorship | ☐ Limited Liability Company |
| ☐ Other, explain | |

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 | \$ 2,070,000 |
| 2. Equity | \$ 22,704,380 |
| 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) | \$ 7,200,000 |
|---|--------------|

-Identify each state and federal grant/credit:

Supportive Housing Opportunity Program	\$ 6,950,000
OCHIP	\$ 250,000
	\$

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

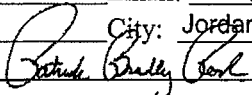
In absence of a waiver permitting otherwise, every project seeking the assistance of the Onondaga County Industrial Development Agency (Agency) must use local general contractors, sub-contractors, and labor for one-hundred percent (100%) of the construction of new, expanded, or renovated facilities.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

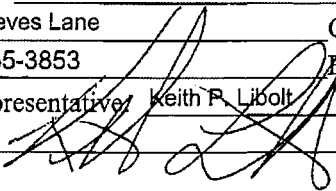
Noncompliance may result in the revocation and/or recapture of all benefits extended to the project by the Agency. Local Labor is defined as laborers permanently residing in the State of New York counties of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne. 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		Due at closing
1. Sales and Use Tax Exemption	.01 X TPC	
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.;

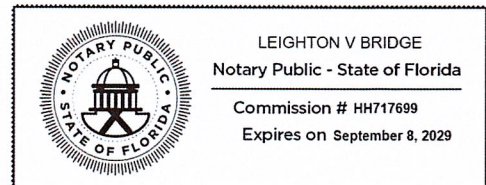
_____, being first duly sworn, deposes and says:

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 DevelopmentAgency (OCIDA, Syracuse Industrial Development Agency (SIDA), New York State or theOnondaga Civic Development Corporation (OCD) 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.

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:

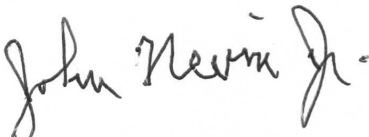
You have requested a summary of the findings and actions of the combined Village of Jordan Planning and Zoning Board with regard to the above-referenced matter. The following is a summary of these actions and approvals, in chronological order:

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,

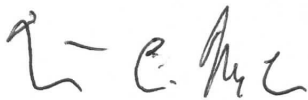
that the New York State fire code only requires a 20' spacing between buildings, consistent with the applicant's request.

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: _____ _____		☐	☐
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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

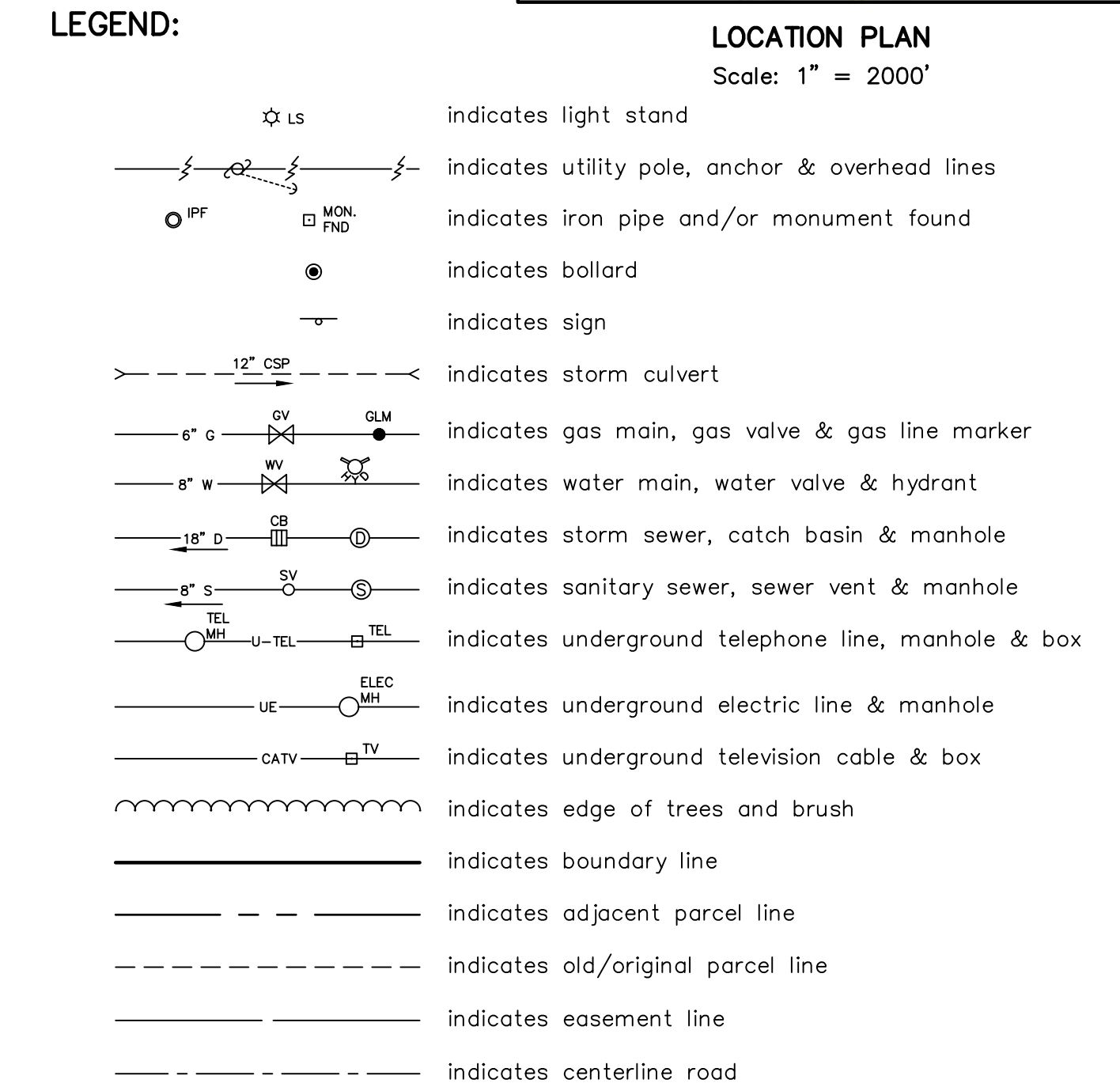
☐ YES

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: _____ _____		☐	☐



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

N.Y.S. Licensed Land Surveyor

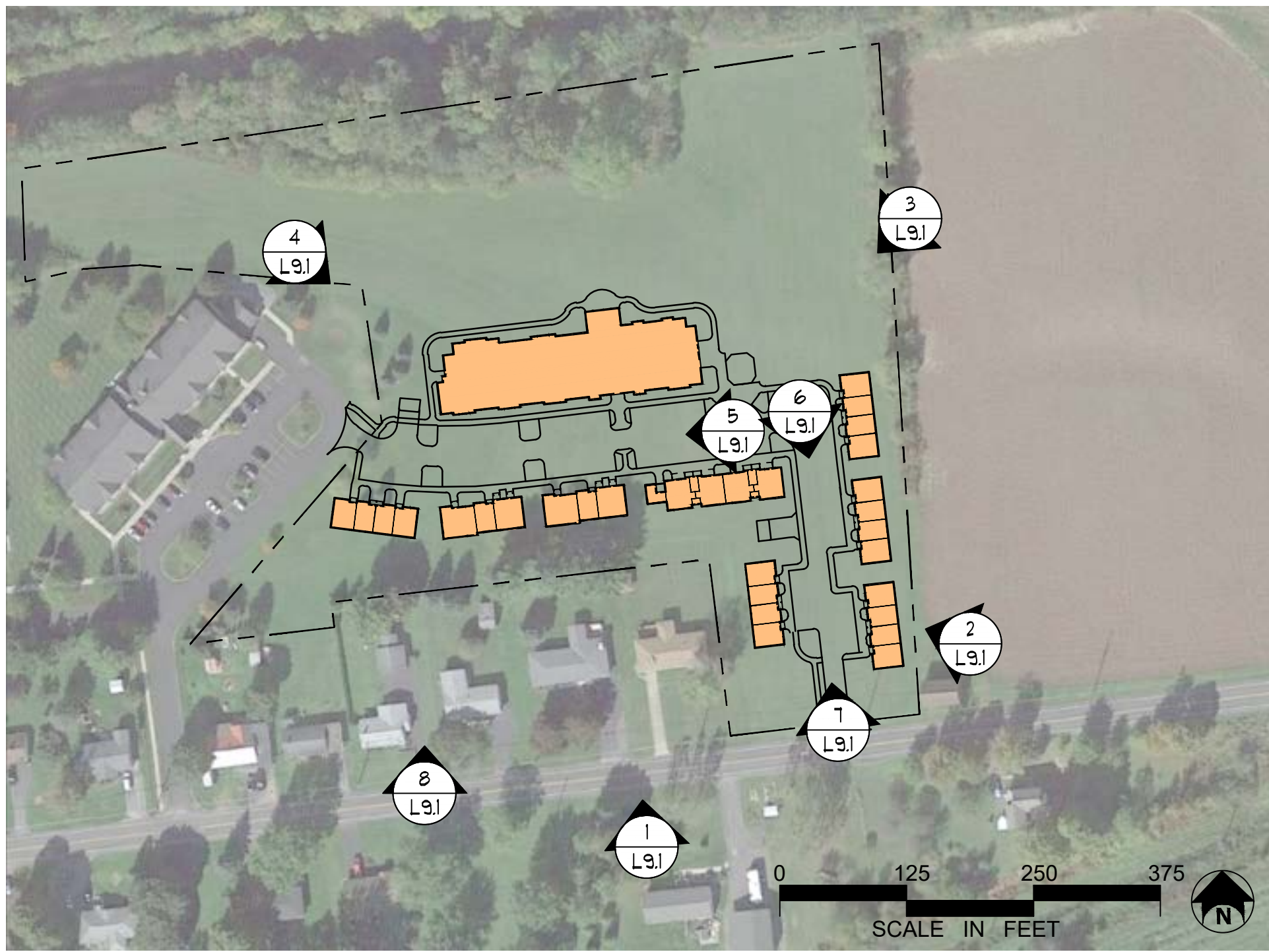
Subject to any statement of facts on accurate and up to date abstract of title will show.

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.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



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

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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

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DATE:	05/07/2025
DRAWN BY:	JPR
CHECKED BY:	EKG
SCALE:	AS SHOWN

PROJECT NORTH

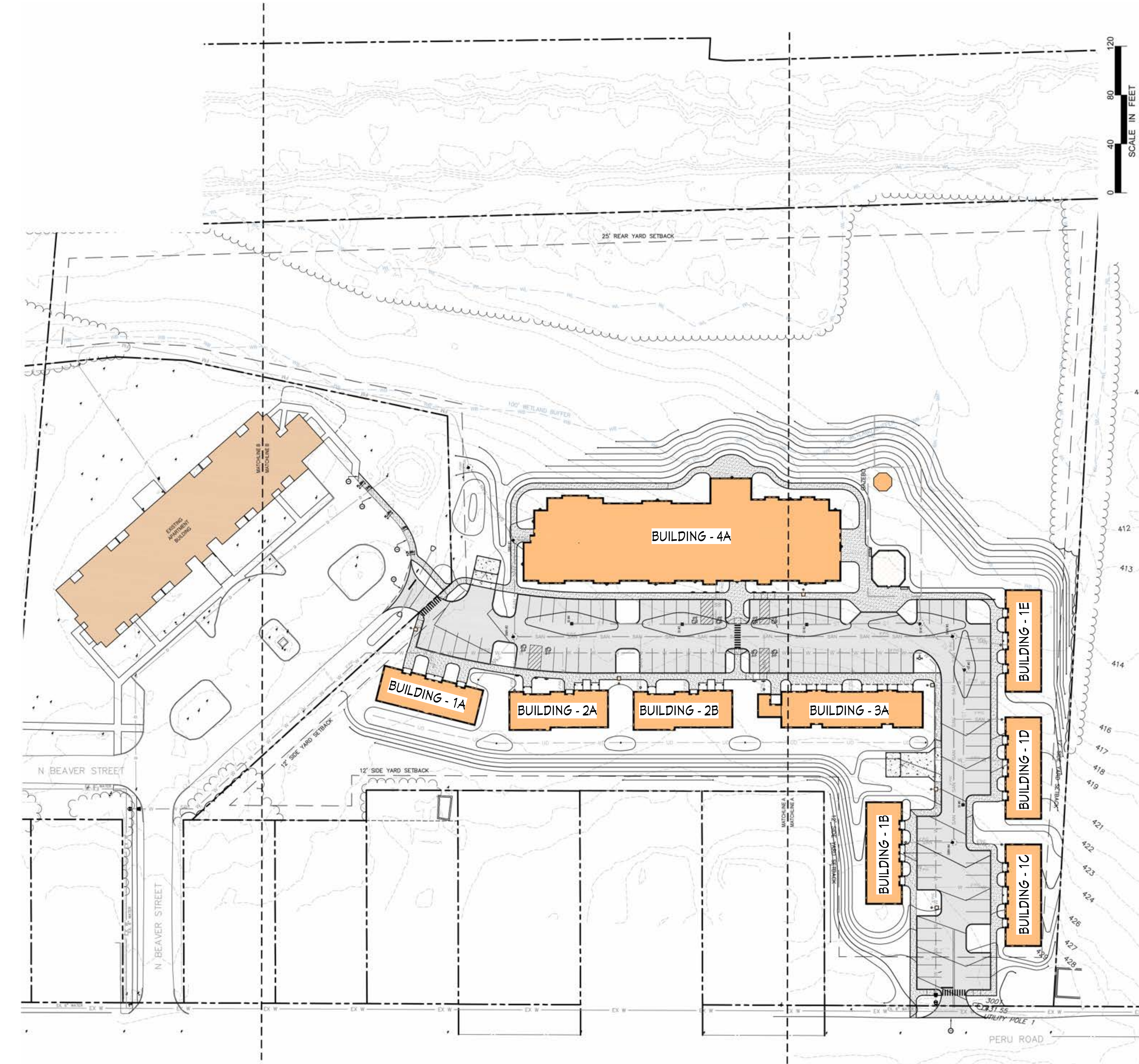
NEW CONSTRUCTION
JORDAN LANDING
577 PERU ROAD, JORDAN, NEW YORK

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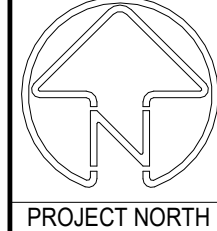


CAMPUS PLAN
SCALE: 1/8" = 1'-0"

HCR REVIEW

REV. NO.	DATE	DRAWN BY	DESCRIPTION

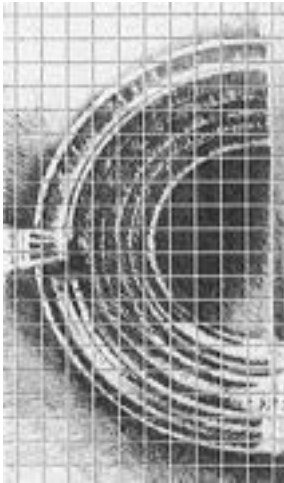
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JOB NO: 25014
DATE: 05/06/2025
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SCALE: 1/8" = 1'-0"

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

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CAMPUS PLAN

G1.0

BUILDING 4A

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.

BARCLAY DAMON ^{LLP}

Kevin R. McAuliffe
Partner

December 29, 2025

VIA ELECTRONIC MAIL
robertpetrovich@ongov.net

Mr. Robert M. Petrovich
Executive Director
Onondaga County Industrial Development Agency
335 Montgomery Street, Floor 2M
Syracuse, New York 13202

Re: TTM Technologies, Inc. – Sales Tax Exemption Extension Request.

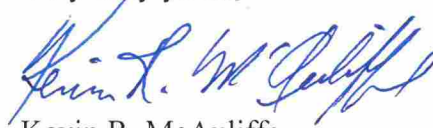
Dear Bob:

I write to respectfully request an extension of the sales tax exemption period to June 30, 2026. The completion of construction of the new facility and payment for taxable items has not yet been completed.

I would also like to request to appear on the January 8 agenda as the current ST-60 expires as of December 31, 2025.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,



Kevin R. McAuliffe

KRM:amc

cc: Nathaniel Stevens (via electronic mail natestevens@ongov.net)
Alexis Rodriguez (via electronic mail alexisrodriguez@ongov.net)
Christopher Andreucci (via electronic mail candreucci@harrisbeachmurtha.com)