

**Regular Meeting Agenda
October 23, 2025**

Call to Order the Regular Meeting of the Agency

- A. Approval of Regular Meeting Minutes: September 11, 2025
- B. Approval of Special Meeting Minutes: October 3, 2025
- C. Treasurer's Report
- D. Payment of Bills
- E. Conflict of Interest

Action Items:

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

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.

Agency Action Requested:

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

Representative: Sarah Spencer, Thomas Clifford, Matthew Wells, Agency Counsel

2. QP2 Properties, LLC (3101-23-03A) Modification Meeting

QP2 Properties, LLC is requesting an extension of the termination date of their sales and use tax exemption.

Agency Action Requested:

- a. A resolution of the Board authorizing an extension of the sales and use tax exemption of QP2 Properties, LLC.

Representative: Robert Petrovich, Executive Director

3. 2026 Agency Budget

Agency Action Requested:

- a. Approval of the 2026 Agency Budget.

Representative: Nate Stevens, Treasurer

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

Micron New York Semiconductor Manufacturing LLC is proposing to construct and operate two large-scale, state-of-the-art dynamic random-access memory (DRAM) semiconductor manufacturing facilities at the White Pine Commerce Park in the Town of Clay. Each fab will occupy approximately 1.2 million sq. ft. of land and contain approximately 600,000 sq. ft. of semiconductor cleanroom manufacturing space. The fabs will be supported by central utility buildings, warehouse space, and product testing space.

Agency Action Requested:

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

Representative: Katie Birchenough

5. Micron New York Semiconductor Manufacturing LLC (Rail Spur) (Project #3101-25-06A) First Meeting

Micron New York Semiconductor Manufacturing LLC is proposing to construct a rail spur and construction material conveyance facility on approximately 38 acres west of 8625 Caughdenoy Road in the Town of Clay to economically transport fill and other aggregate construction material to the Micron Campus by rail.

Agency Action Requested:

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

Representative: Katie Birchenough

6. Executive Session

7. OHB Redev, LLC (Project #3101-22-06A) Modification Meeting

Agency Action Requested:

- a. A resolution of the Board authorizing the adoption of a SEQRA determination for the acquisition of properties.
- b. A resolution of the Board acknowledging the withdrawal of the application submitted by OHB Redev, LLC and the termination of a certain related memorandum of understanding and authorizing the Executive Director to negotiate, execute and deliver, an assignment and assumption agreement and the related purchase and sale agreement associated with the Project.

Representative: Jeffrey Davis, Agency Counsel

Adjourn



**Regular Meeting Minutes
September 11, 2025**

A Regular meeting of the Onondaga County Industrial Development Agency was held on Thursday, September 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
Fanny Villarreal
Cydney Johnson

ABSENT:

Leslie English
Elizabeth Dreyfuss
Garard Grannell

ALSO PRESENT:

Robert M. Petrovich, Executive Director
Nate Stevens, Treasurer
Alexis Rodriguez, Secretary
Robert Schoeneck, Assistant Treasurer
Evan Carter, Assistant Secretary
Amanda Fitzgerald, Esq., Agency Counsel
Jeffrey Davis, Esq., Agency Counsel
Sarah Spencer, Esq., Agency Conflict Counsel
Thomas Clifford, Esq., Agency Conflict Counsel (via Zoom)
Christopher Andreucci, Esq., Agency Conflict Counsel (via Zoom)
Joe Goethe, Cameron Hinsdale, LLC (via Zoom)
John Cheney, Cameron Hinsdale, LLC
Thomas Valenti, Cameron Hinsdale, LLC
Kevin McAuliffe, Esq., Hinsdale Road Group LLC

Prior to addressing the business at hand, Patrick Hogan held a moment of silence for the lives lost on September 11, 2001.

Approval of Meeting Minutes: August 7, 2025

Upon motion by Fanny Villarreal, seconded by Susan Stanczyk, the Board approved the regular meeting minutes of August 7, 2025. Motion was carried.

Treasurer's Report:

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

Upon motion by Susan Stanczyk, seconded by Fanny Villarreal, the Board approved the Treasurer's Report of the month of August 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 Fanny Villarreal, the Board approved the Payment of Bills. Motion was carried.

Action Items:

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

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 noted that Bond, Schoeneck & King is representing the IDA for this project.

Thomas Valenti stated that the Cameron Group is developing a multi-use project off Hinsdale Road. It is the land that surrounds the Christ Community Church of the Nazarene, that adjoins the off ramp of Rt. 5 in Camillus. Cameron Group developed the Township 5 project with help of the Agency and would not have been able to do said project without the assistance that the Agency provided.

To carry forward this previous project, the Applicant has looked at land across the street (Hinsdale Rd.), where they own several houses and at the beginning of 2025, started communications with Christ Community Church about buying their vacant land. The Applicant is under contract to buy that vacant land from the church subject to approvals and financing.

T. Valenti advised that the intent is to develop primarily a multi-family project. T. Valenti noted that he believes that there is a great need in the community for this use, especially in light of the fact that they will have other retail uses and that the project will be across the street from Township 5. T. Valenti advised that the applicant will be creating public roads, public sidewalks, lighting, sewer lines, water lines, and intersections. T. Valenti noted that the development costs for this will be substantial.

T. Valenti stated that the applicant proposes to develop 175 multi-family units, divided between one and two-family apartments and townhomes. Approximately 10% of the multi-family apartments will be workforce-housing.

T. Valenti noted that this project and the amount of multi-family units is well within the goals and desires of Onondaga County and the Pro-Housing program. He stated that it will also accommodate the extensive housing need that will be generated from the Micron project. T. Valenti brought up that as part of the Township 5 agreement, the Applicant entered into an agreement with a residential multi-family developer to help bring housing to the area.

The Applicant is seeking the Agency's assistance by means of mortgage recording tax exemption, sales and use tax exemption, and a PILOT agreement.

T. Valenti states that the first step is SEQRA and the Applicant seeks OCIDA to be Lead Agency.

Susan Stanczyk asked T. Valenti if the 10% workforce housing applies to only the apartments or if it also includes the town homes.

T. Valenti responded that the 10% workforce housing component applies only to the apartments.

Robert Petrovich noted that the project adheres to the Agency's UTEP (Uniform Tax Exemption Policy) of a 10-year PILOT.

Patrick Hogan noted that our community is in severe need of housing, and the Board is very cognizant of that. P. Hogan also noted the success that Township 5 has been for the community.

Patrick Hogan read the Agency action requested, "A resolution of the Board preliminary classifying the project a Type I action under SEQRA and the Agency's intent to be Lead Agency for a coordinated environmental review." Motion was made by Susan Stanczyk, seconded by Fanny Villarreal. Motion was carried.

2. Hinsdale Road Group LLC (Project #3101-13-05B) Modification Meeting

Hinsdale Road Group LLC is requesting that additional land be added to the existing IDA Recognition Agreement to allow for additional parking.

Robert Petrovich noted that Harris Beach is representing the IDA for this project.

Kevin McAuliffe stated that the Township 5 project started in 2006/2007 with the Agency. He explained that Costco owns the remainder interest in their lease (dating back to 2014). K. McAuliffe advised that Costco has a lease, but when the lease is over, they will own the titles to the parcels that they're currently on.

Costco has advised to Hinsdale Road Group that they need more parking. There is a vacant parcel of land in the shape of a horseshoe to the north of Costco and National Grid's transmission line right of way. Costco has advised that they would like to acquire the vacant land with consent of the Town of Camillus to add additional parking there. On the vacant parcel of land, there are wetlands that Costco will need to address with the Town of Camillus.

Before the Board is a resolution requesting to amend the Recognition Agreement, also considered a non-disturbance agreement, to add the additional parcel if Costco is successful in obtaining the necessary approvals with the Town to construct additional parking.

K. McAuliffe stated that the vacant parcel would be added to the 2014 agreement made with Costco that was previously discussed.

Patrick Hogan read the Agency action requested of, "A resolution of the Board authorizing the execution and delivery of a certain First Amendment to Ground Lease Recognition Agreement." Motion was made by Susan Stanczyk, seconded by Fanny Villarreal. Motion was carried.

3. Eastern Shore Retirement Associates Limited Partnership, Shorewash of Annapolis LLC, CJH New York, LLC and Camillus Ventures I LLC (previously Hotel @ T5 LLC) (Project #3101-13-05B) Modification Meeting

The current owners have requested the Board consent to the transfer of an interest in the project facility and approve and join the execution and delivery of a mortgage and related documents with respect to a refinancing.

Amanda Fitzgerald noted that this was formerly a part of the Township 5 project but has now been separated into its own PILOT and the owners are represented separately, which is why Jeff Davis and herself can represent the Agency in this matter.

A. Fitzgerald explained that the previous four owners are going to consolidate into one LLC. The previous four LLCs will remain in ownership but will combine their ownership under one LLC.

A. Fitzgerald advised that the resolution before the Board is to approve the assignment and assumption of the newly formed entity, as well as a refinancing of the project, which would be an administrative action of the Agency joining the lender documents.

Patrick Hogan read the Agency action requested (a), "A resolution of the Board approving the assignment of the right, title and interest in the Project Facility by Eastern Shore Retirement Associates Limited Partnership, Shorewash of Annapolis LLC, CJH New York,

LLC and Camillus Ventures I LLC to Camillus Hotel LLC.” Motion was made by Susan Stanczyk, seconded by Fanny Villarreal. Motion was carried.

Patrick Hogan read the Agency action requested (b), “A resolution of the Board authorizing execution and delivery of lender documents.” Motion was made by Susan Stanczyk, seconded by Fanny Villarreal. Motion was carried

4. Fayette Manlius, LLC (Project #3101-22-01A) Project Termination

Robert Petrovich stated that the project is located where you enter Manlius at the corner of Rt. 92 and Rt. 257. He explained that the project has not advanced in a manner that is consistent with what the Agency approved, therefore the project’s benefits that were provided by the Agency are being terminated and the project will go back on the tax rolls.

Susan Stanczyk asked what the dollar amount of benefits that the project received thus far is.

R. Petrovich explained that there is a current PILOT, and the applicant received sales and use tax exemptions. R. Petrovich stated that the current build out of the project consists of only retail and the housing units have not yet been built.

Susan Stanczyk asked if there will be a call back of funds.

R. Petrovich stated that there’s an opportunity for a recapture, however since the applicant paid their PILOT payments, it results in a zero sum-gain.

A. Fitzgerald advised that a portion of the project was built and there was \$38,000 in sales tax used, but it was used towards the project. A. Fitzgerald stated that taking into consideration the relevant factors, the Board can make the determination to not recapture, given the fact that a portion of the project was built.

R. Petrovich added that the position of the Agency at this time is not to do a recapture based on all these factors.

Patrick Hogan read the Agency action requested, “A resolution of the Board terminating a Project with Fayette Manlius, LLC, determining recapture, and directing execution of termination documents with respect thereto.” Motion was made by Susan Stanczyk, seconded by Fanny Villarreal. Motion was carried.



5. Legal Advice Session

Jeff Davis recommended making a motion to go into a legal advice session to discuss items that he would like to provide advice to the Board on.

Motion to enter into Legal Advice Session was made by Susan Stanczyk, seconded by Fanny Villarreal.

Motion to come out of Legal Advice Session was made by Susan Stanczyk, seconded by Fanny Villarreal.

Motion to adjourn was made by Susan Stanczyk and seconded by Fanny Villarreal at 8:55 AM.

Alexis Rodriguez, Secretary



Special Meeting Minutes October 3, 2025

A Special meeting of the Onondaga County Industrial Development Agency was held on Friday, October 3, 2025, at 335 Montgomery Street, Floor 2M, Syracuse, New York.

Patrick Hogan called the meeting to order at 10:01 AM with the following in attendance:

PRESENT:

Patrick Hogan
Susan Stanczyk
Leslie English
Fanny Villarreal
Cydney Johnson

ABSENT:

Elizabeth Dreyfuss
Garard Grannell

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)

Action Items:

1. Ultra Dairy, LLC (Project #3101-21-11H)

Ultra Dairy, LLC has requested the execution and delivery of a mortgage and related documents with respect to a refinancing.

Jeffrey Davis advised that this is a standard refinancing and the resolution before the Board is to provide authorization for the Agency to join the lender documents as necessary.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing the execution and delivery of lender documents." Motion was made by Susan Stanczyk, seconded by Fanny Villarreal. Motion was carried.

2. Engineering Services Contract Authorization

Robert Petrovich advised that this authorization is for an existing contract with Barton & Loguidice (B&L) for the work that they're doing at the White Pine Campus. This increase is for additional costs associated with laboratory sampling for asbestos abatement that the Agency is anticipating for structures on the White Pine Campus.

R. Petrovich noted that most of the work was done on a basis of a scope, as B&L didn't know how many samples they would have to take until they were on site.

Patrick Hogan read the Agency action requested, "A resolution of the Board authorizing an amendment to the contract with Barton & Loguidice, D.P.C., consisting of an increase to the amount authorized in the amount of \$30,940 for engineering services." Motion was made by Fanny Villarreal, seconded by Susan Stanczyk. Motion was carried.

3. Executive Session

Jeffrey Davis requested that the Board go into an Executive Session for the purpose of discussing proposed acquisition, sale, or lease of property.

Motion to enter Executive Session was made by Cydney Johnson, seconded by Fanny Villarreal.

Motion to exit Executive Session was made by Susan Stanczyk, seconded by Fanny Villarreal.

4. Purchase Contract Extension

Jeffrey Davis explained that the resolution before the Board is the acquisition of a house parcel on Caughdenoy Road that is adjacent to the White Pine Science and Technology Park.

He recalled for the Board that the Agency previously purchased two house parcels on Caughdenoy Road that were surrounded by land that the Agency currently owns and purchased back in 2021. The properties purchased are located on the north and south end of Caughdenoy Road.

J. Davis advised that the house parcel located in the middle of Caughdenoy Road has not yet been acquired. The agreement before the Board is to enter into a purchase and sale agreement to acquire this parcel.



J. Davis advised that there is a standard SEQRA resolution allowing the Agency to purchase the property, and a resolution authorizing the execution of a purchase and sale agreement.

Patrick Hogan read the Agency action requested, “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 Fanny Villarreal. Motion was carried.

Patrick Hogan read the Agency action requested, “A resolution of the Board authorizing the Executive Director to enter into a purchase contract and related documents with respect to the acquisition of property.” Motion was made by Susan Stanczyk, seconded by Fanny Villarreal. Motion was carried.

5. Purchase Contract Extension

Jeffrey Davis advised that the Agency has been in the eminent domain procedure process with the former Shoppingtown Mall, with regard to the former Sear’s and Macy’s parcels. The action in front of the Board is a settlement in the eminent domain process regarding Transform Co. He explained that the Agency has gone through the eminent domain process and had a recent New York State Court of Appeals determination upholding the actions taken by the Board.

J. Davis advised that the Agency would like to proceed and acquire this property. The action before the Board is a settlement of any remaining eminent domain procedure process between OCIDA and Transform Co. J. Davis advised that this would be an authorization to allow the Executive Director to negotiate, finalize, execute, and deliver a purchase contract and any related documents with respect to the acquisition of the Transform Co. property at the former Shoppingtown Mall.

Patrick Hogan read the Agency action requested, “A resolution of the Board authorizing the Executive Director to negotiate, finalize, execute and deliver a purchase contract and related documents with respect to the acquisition of property.” Motion was made by Susan Stanczyk, seconded by Fanny Villarreal. Motion was carried.

Motion to adjourn was made by Susan Stanczyk and seconded by Fanny Villarreal at 10:29 AM.

Alexis Rodriguez, Secretary

ONONDAGA COUNTY
 INDUSTRIAL DEVELOPMENT AGENCY

September 30, 2025

Revenue / Expense / Income	Current Period	Current YTD
Operating/Non-Op Revenue	1,654,043	4,454,913
Administrative Expense	53,661	492,685
Operating/Program Expense	34,719	881,943
Net Ordinary Income	1,565,662	3,080,285

Current Assets	Current YTD
Total Cash	12,002,116
Less Pass Through Received	-
Net Cash	12,002,116

Onondaga County Industrial Development Agency

Profit and Loss

September 2025

	TOTAL
Income	
500 Operating Revenue	
2116 Fees	
2116.1 Agency Fees	1,489,125.00
2116.3 WPCP Agency Fee	111,111.11
Total 2116 Fees	1,600,236.11
2410 Lease Income	1,224.30
Total 500 Operating Revenue	1,601,460.41
501 Non-Operating Revenue	
2401 Interest Income	40,582.71
501.2 Other Non-Operating Revenue	12,000.00
Total 501 Non-Operating Revenue	52,582.71
534 Pilot & Pass Thru Revenue	
528.003 OHB Redev LLC Funds Pass Thru	3,407.00
529 PILOT Income	1,558,902.13
Total 534 Pilot & Pass Thru Revenue	1,562,309.13
550 WPCP Pass Thru Revenue	361,463.01
Total Income	\$3,577,815.26
GROSS PROFIT	\$3,577,815.26
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	53,661.47
6409 Conference Attendance	1,664.40
6410 Office Expense	1,085.96
6414 Marketing	2,660.00
Total 6400 Operating Expense	62,071.83
6440 Legal Fees	
6450 Barclay Damon	
6460 IDA General Legal	412.50
Total 6450 Barclay Damon	412.50
Total 6440 Legal Fees	412.50
6500 Agency Program Expenses	
6510 White Pine Commerce Park	
6510.7 WPCP Marketing	9,913.97
Total 6510 White Pine Commerce Park	9,913.97
Total 6500 Agency Program Expenses	9,913.97

Onondaga County Industrial Development Agency

Profit and Loss

September 2025

	TOTAL
6514 White Pine Science & Technology Park	
6514.1 Legal	150.00
6514.2 Engineering	15,032.50
6514.3 Property Maintenance	800.00
6514.4 Land	-100,000.00
Total 6514 White Pine Science & Technology Park	-84,017.50
6600 Non-Operating Expenses	
6605 Pilot & Pass Thru Expenses	
6605.1 Pass thru Expense	1,558,902.13
6606 OHB Redev LLC Funds Pass Thru	3,407.00
Total 6605 Pilot & Pass Thru Expenses	1,562,309.13
Total 6600 Non-Operating Expenses	1,562,309.13
6610 WPCP Pass Thru Expenses	
6610.6 Barton & Loguidice	8,360.00
Total 6610 WPCP Pass Thru Expenses	8,360.00
Total Expenses	\$1,559,049.93
NET OPERATING INCOME	\$2,018,765.33
NET INCOME	\$2,018,765.33

Onondaga County Industrial Development Agency

Balance Sheet

As of September 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
200 Cash	0.00
200.5 NBT Checking	1,194,789.27
Total 200 Cash	1,194,789.27
200.6 NBT Savings	11,271,555.28
Total Bank Accounts	\$12,466,344.55
Accounts Receivable	
380 Accounts Rec.	
380.6 A/R Fees, Lease & PILOT	1,347,643.80
Total 380 Accounts Rec.	1,347,643.80
Total Accounts Receivable	\$1,347,643.80
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	\$13,812,514.68
Fixed Assets	
100 Land	
101 White Pines Commerce Park	-0.27
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	109.73
107 800 Hiawatha	604,840.42
108 White Pine Science & Technology Park	2,140,557.00
Total 100 Land	2,745,507.15
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	\$33,502,857.26
Other Assets	
240 Blue Sky Redevelopment	1,641.76
Total Other Assets	\$1,641.76
TOTAL ASSETS	\$47,317,013.70

Onondaga County Industrial Development Agency

Balance Sheet

As of September 30, 2025

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
300 WPCP Pass Thru Payable	-0.44
Total Accounts Payable	\$ -0.44
Other Current Liabilities	
600 Accounts Payable	0.00
600.1 Due to Related Party - OED	492,685.03
600.204 OHB Redev LLC Funds	464,228.95
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	32,132,129.75
601 PILOT and Pass Thru Payable	
603 PILOT Pass Thru	0.10
Total 601 PILOT and Pass Thru Payable	0.10
631 Due to Other Governments	
631.1 Towns	
631.155 Skaneateles	0.10
Total 631.1 Towns	0.10
631.3 Schools	
631.356 Syracuse	12,838.94
Total 631.3 Schools	12,838.94
631.4 Onondaga County	9,520.38
631.5 City of Syracuse	7,856.80
Total 631 Due to Other Governments	30,216.22
Total Other Current Liabilities	\$32,162,346.07
Total Current Liabilities	\$32,162,345.63
Total Liabilities	\$32,162,345.63
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	4,003,705.93
Total Equity	\$15,154,668.07
TOTAL LIABILITIES AND EQUITY	\$47,317,013.70

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #510
October 23, 2025

GENERAL EXPENSES

1.	<u>BARCLAY DAMON*</u>	\$	5,000.00
	Deposit - Tax Parcel #064.-01-07.3		
2.	<u>BARCLAY DAMON*</u>	\$	15,000.00
	Deposit - Tax Parcels 063.-01-02.4 & 063.-01-02.5		
3.	<u>BARCLAY DAMON</u>	\$	177,777.78
	August 2025 Legal Costs		
4.	<u>JMT OF NEW YORK, LLP</u>	\$	128,787.88
	August 2025 Engineering Costs		
5.	<u>BARCLAY DAMON</u>	\$	600.00
	Retained Corporate & Public Finance Matters, Inv#5355460		
6.	<u>BARCLAY DAMON</u>	\$	37.50
	Roth Steel - Invoice #5356608		
7.	<u>BARCLAY DAMON</u>	\$	11,780.50
	OHB Redev, Inv#5355461		
8.	<u>BARCLAY DAMON</u>	\$	75.00
	WPSTP Inv#5356817		
9.	<u>PLAN & PRINT SYSTEMS, INC.</u>	\$	1,176.00
	Inv #1353754 - Trade Show banners		
10.	<u>SYRACUSE BLUEPRINT</u>	\$	63.50
	Invoice #463982		
11.	<u>LOVELL & ASSOCIATES</u>	\$	3,000.00
	September 2025 Consulting		
12.	<u>ROBERT SCHOENECK</u>	\$	123.28
	Conference Expenses		

13.	<u>CENTER FOR ECONOMIC GROWTH</u>	\$	937.50
	Inv #702829		
14.	<u>BROWN & BROWN INSURANCE SERVICES, INC.</u>	\$	1,865.10
	Inv #22330865		
15.	<u>ABC CREATIVE</u>	\$	17,350.00
	Inv #8780		
16.	<u>JMT OF NEW YORK, LLP</u>	\$	441.00
	Roth Steel - Inv#43-106456		
Total:		\$	364,015.04

* Ratification of checks dated 10/3/2025

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
PAYMENT OF BILLS - SCHEDULE #510
October 23, 2025

PILOT Payments

1.	<u>ONONDAGA COUNTY</u>	\$ 9,520.39
	COR Inner Harbor - 3rd Qtr PILOT Payment	
2.	<u>CITY OF SYRACSUE</u>	\$ 7,856.80
	COR Inner Harbor - 3rd Qtr PILOT Payment	
3.	<u>CITY OF SYRACUSE SCHOOLS</u>	<u>\$ 12,838.94</u>
	COR Inner Harbor - 3rd Qtr PILOT Payment	
TOTAL		\$ 30,216.13

TOTAL

**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: _____

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>Joseph Goethe</u>	<u>35%</u>
<u>Thomas Valenti</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 or 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)
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: PO Box 360, Camillus NY 13031 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, Camillus NY 13031

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): N/A

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 SF 175,000 (+/-175 Units)**
- ☒ (iii) the size of the lot upon which the Project sits or is to be constructed; **22.28 Acres**
- ☒ (iv) the current use of the site and the intended use of the site upon completion of the Project; **Vacant Land part of church property developed into a mixed use residential project**
- ☒ (v) describe your method for site control (Own, lease, other). **See Attached Contract**

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? 11/01/25 ☐ Yes, what is the status? _____

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

☒ No, anticipated approval date. 12/31/25 ☐ 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 _____
- 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:

<u>O-CHIPS</u>	\$ <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:	100
Estimate the average length of construction jobs to be created (months):	18
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	0	5	5		
Commercial	\$52,000		5	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 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 Cameron Hinsdale, 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 08/29/2025 (date).

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

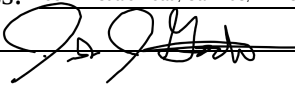
Applicant(s) Company: Cameron Hinsdale, LLC

Representative for Contract: Joseph Goethe

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

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

Project Address: 532 Hinsdale Road, Camillus, NY 13031 City: Camillus State: NY Zip: 13031

Signature: 

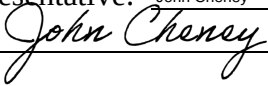
General Contractor: Cameron Group, LLC

Contact Person: John Cheney

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

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

Authorized Representative: John Cheney Title: CFO

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

Cameron Hinsdale, LLC

Signature of Officer or Authorized Representative:

John Cheney

Name & Title of Officer or Authorized Representative:

John Cheney CFO

Date: 8/29/2025

Section XI: Conflict of Interest

Agency Board Members

Patrick Hogan, Chairperson
Janice Herzog, Vice Chairperson
Susan Stanczyk
Fanny Villarreal
Cydney Johnson
Elizabeth Dreyfuss
Garard Grannell

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 G. Lisson, CPA, Grossman St. Amour Certified Public Accountants 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:



Name & Title of Officer or Authorized Representative:

John Cheney CFO

Date: 8/29/2025

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:

Owner, Joseph Goethe

Date: 09/3/2025

STATE OF NEW YORK

)

COUNTY OF ONONDAGA

) ss.;

Cynthia A. Peer

, 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 3 day of 9, 2025.

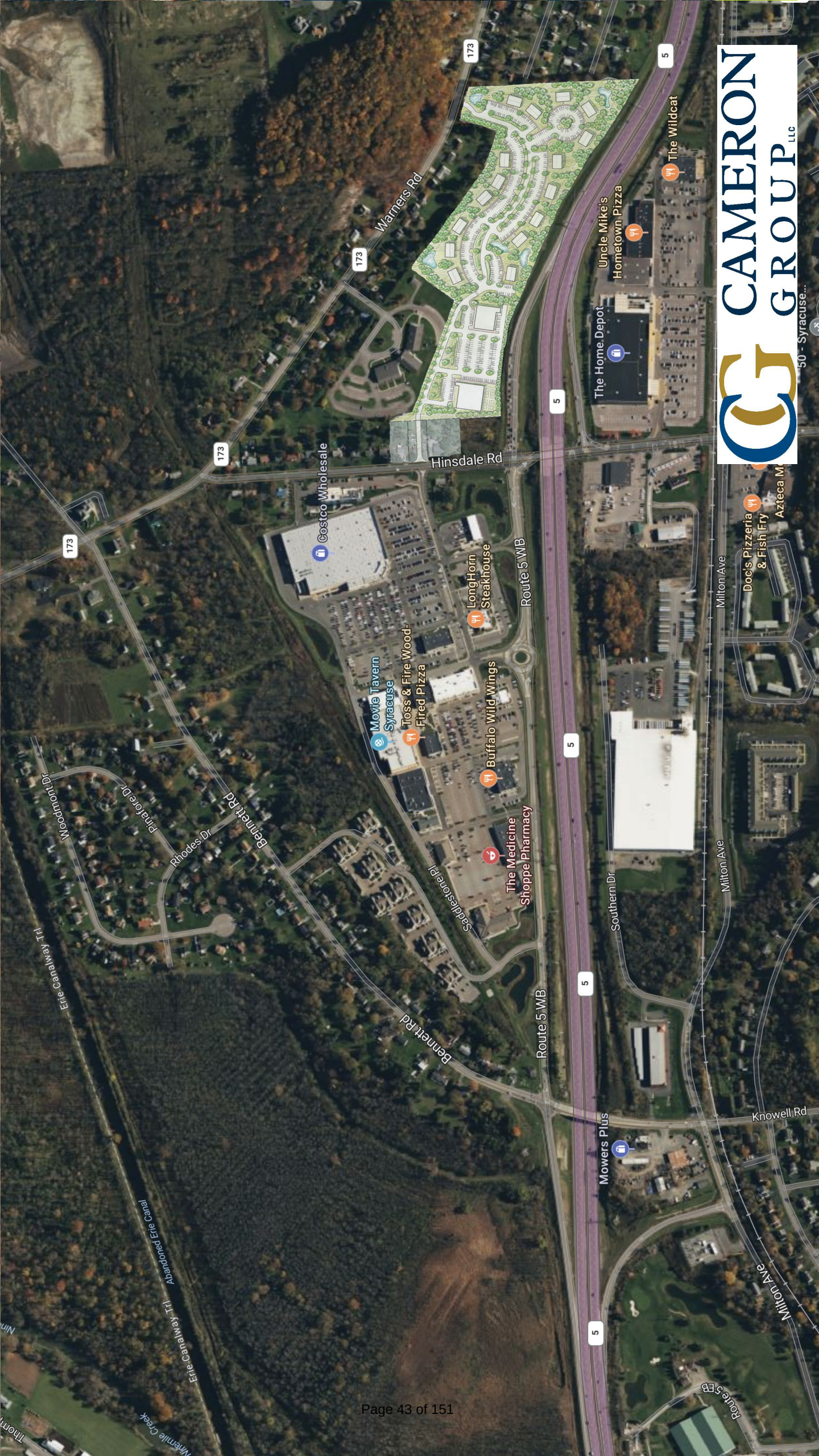
Cynthia A. Peer

(Notary Public)

CYNTHIA A PEER
Notary Public, State of New York
Reg. No. 01PE6365507
Qualified in Onondaga County
Commission Expires 10/10/2025

End of Application

Rev 2.15.23



But For Statement:

But for the financial assistance provided through the OCIDA Payment In Lieu of Taxes (PILOT) program and associated tax abatements, the Cameron Hinsdale mixed-use development would not be financially feasible under current market conditions.

The project faces **significant financial constraints** due to:

1. Banking and Capital Market Challenges:

- Lending institutions have tightened underwriting standards for mixed-use developments, requiring higher equity contributions and offering lower loan-to-value ratios.
- Rising interest rates have increased debt service costs, reducing project cash flow and investor returns.
- Traditional financing sources are reluctant to fund speculative commercial components, especially in secondary markets like Onondaga County.

2. Escalating Construction Costs:

- Since 2020, national construction material costs have surged: **concrete (+15%)**, **lumber (+16%)**, and **steel (+22%)**, with no signs of significant relief.
- Labor shortages and rising insurance premiums further compound development costs, making it difficult to maintain budget and timeline integrity.
- Developers are increasingly forced to consider prefabrication and alternative construction methods to mitigate cost overruns, which may not be viable for all components of this project.

3. Local Economic Development Needs:

- The project will provide much-needed housing and commercial space, supporting job creation and community growth.
- Without OCIDA support, the financial gap created by high costs and constrained financing would prevent the project from moving forward, resulting in lost economic opportunity for the region.

Conclusion:

The PILOT agreement and associated OCIDA incentives are essential to bridge the financial gap and enable Cameron Hinsdale, LLC to proceed with this high-impact development. These benefits will allow the project to attract necessary capital, manage construction risks, and deliver long-term value to Onondaga County.

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 the following benefits from the 2014 PILOT Agreement:

PILOT REIMBURSEMENT	\$5,645,334
SALES TAX	\$2,713,030
MORTGAGE TAX	\$ 491,252

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 10% 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 100 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.

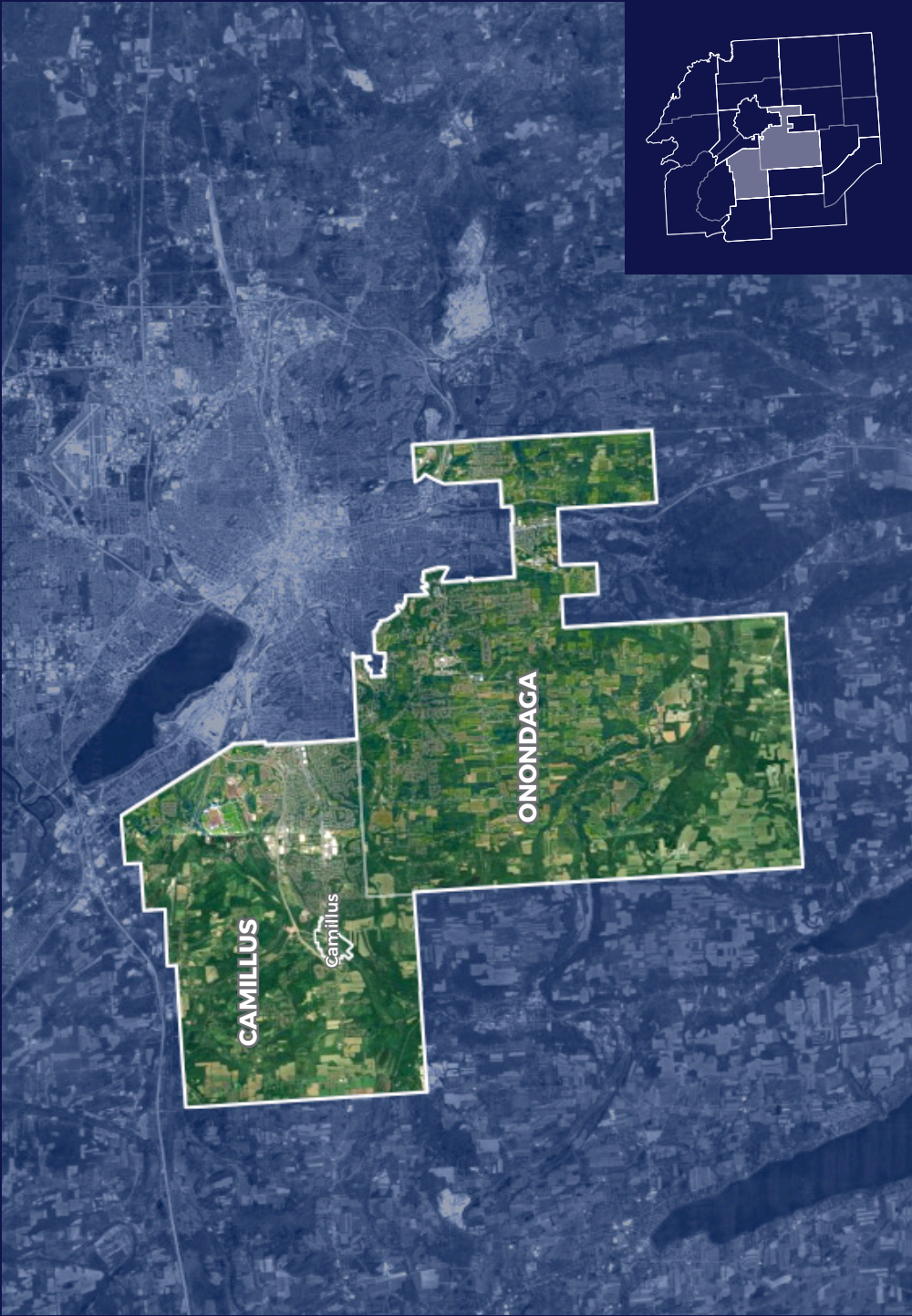
According to the Plan Onondaga and the Housing Onondaga June 2024 Report, Onondaga County is projected to experience significant household growth—over 7,000 new households in Syracuse and nearly 17,000 across the rest of the county by 2040. This growth is driven in part by major economic developments 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.



SUBREGIONAL MARKETS

OUTER RING WEST

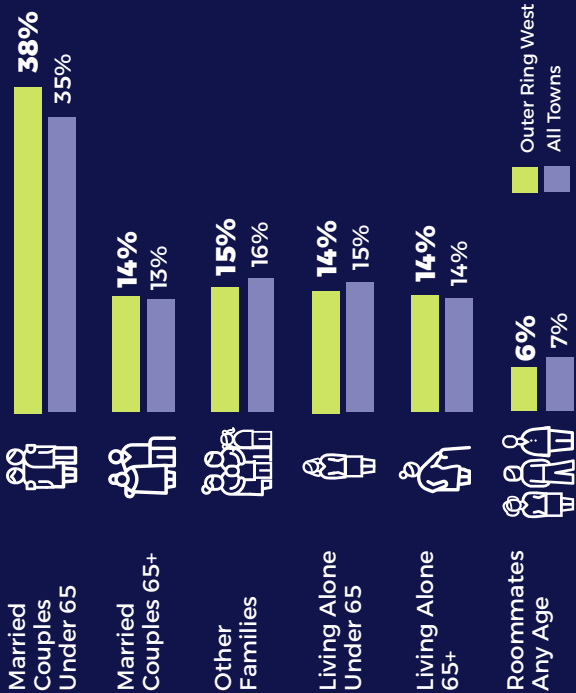
Includes the towns of Camillus and Onondaga, and the Village of Camillus. Its households generally match those of the entirety of non-Syracuse Onondaga County, though it has a somewhat larger proportion of non-elderly married couple families. Total household growth 2000 to 2020 was 13.7%, exceeding the all towns rate of about 12%. The sub-region's homeownership rate has consistently exceeded the all towns rate, and was 78.3% in 2020, four percentage points higher than the all towns rate of 74.3%.

Outer Ring West's average single-family sale price was nearly the same as the all towns average price from 2013 to 2019, but fell behind starting in 2020. It increased its number of renter households by about 500 between 2000 and 2020, and built 500 new multifamily units.

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

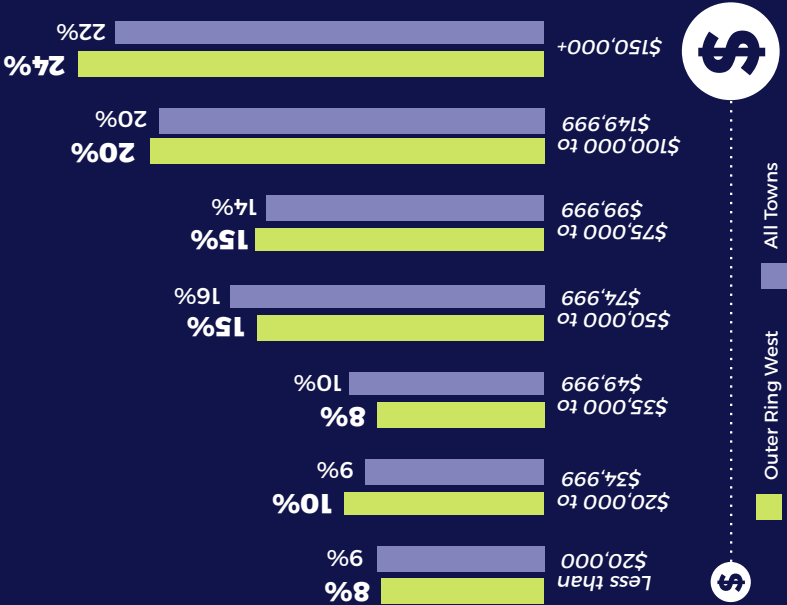
The number of elderly households increased by over 28% from 2000 to 2020, and the number of senior households exiting the ownership market is projected to increase from an average of about 195 per year in the 2010s, to about 200 per year in the 2020s, and 270 per year in the 2030s.

Household Types, 2020



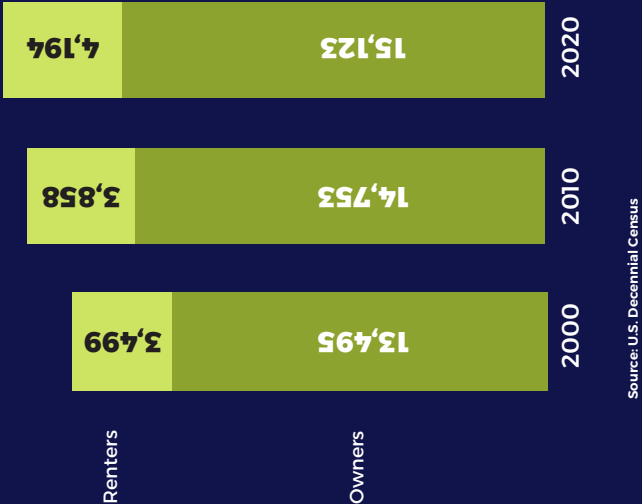
Source: U.S. Decennial Census

Households by Income, 2022



Source: 2018-2022 ACS Five Year Estimates

Owners and Renter Households, 2020



Source: U.S. Decennial Census

Homeownership Rate



Source: U.S. Decennial Census

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

 Cycle Corridor

 Traditional Center

 Emerging Center

 Town Growth Center

 City Center

 Employment Center

 Greenway

 Agriculture

 Blueway

Primary Land Use

 Commercial

 Residential

 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

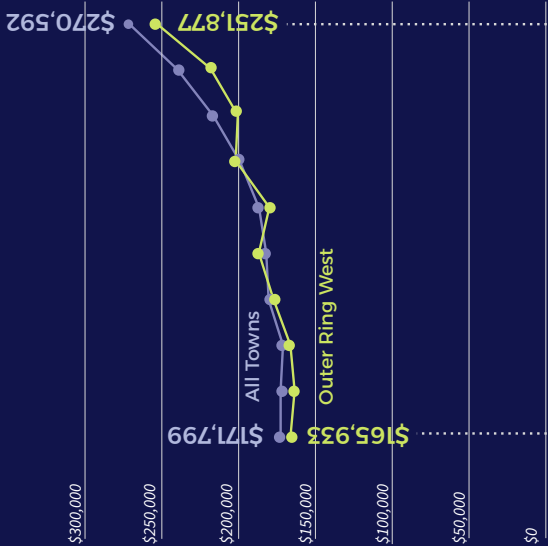
Employment Centers are unique districts of significant economic activity including traditional and high-tech manufacturing, research and development, warehousing and distribution, logistics, offices, and support services. These areas typically do not include housing, but are accessible by transit. They 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.

Ownership Market

	Outer Ring West	All Towns	Region as % of All Towns
Number of Sales 2013-2019	3,373	26,715	13%
Avg Sale Price 2013-2019	\$177,478	\$180,955	98%
Number of Sales 2020-2022	1,431	11,615	12%
Avg Sale Price 2020-2022	\$218,806	\$238,886	92%
Single Family Houses Built 2000-2020	2,262	13,441	17%

Source: Real estate transaction data and permit data from Onondaga County

Average Sale Price by Year, 2013-2022



Source: Real estate transaction data and permit data from Onondaga County

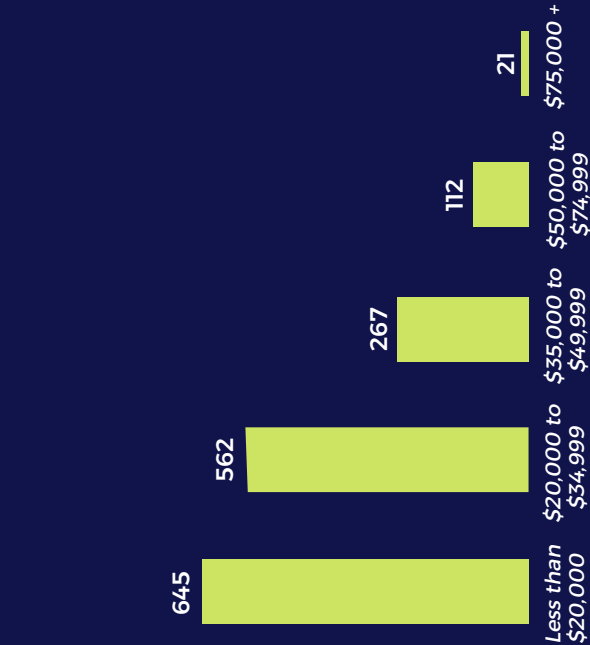
- The number of homeowners increased by over 1,600 from 2000-2020.
- Average single-family home sale price matched the all towns average but fell behind after 2019.
- Estimated income needed to afford average price in 2022 was \$85,000.
- The sub-region added over 2,200 single-family houses 2000-2020.

Rental Market

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



Source: 2018-2022 ACS Five Year Estimates

- 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 multifamily vacancy rate in Q1 2024 was more than double the all towns rate.
- About 1,500 cost burdened renters with incomes under \$50,000 as of 2022 data.

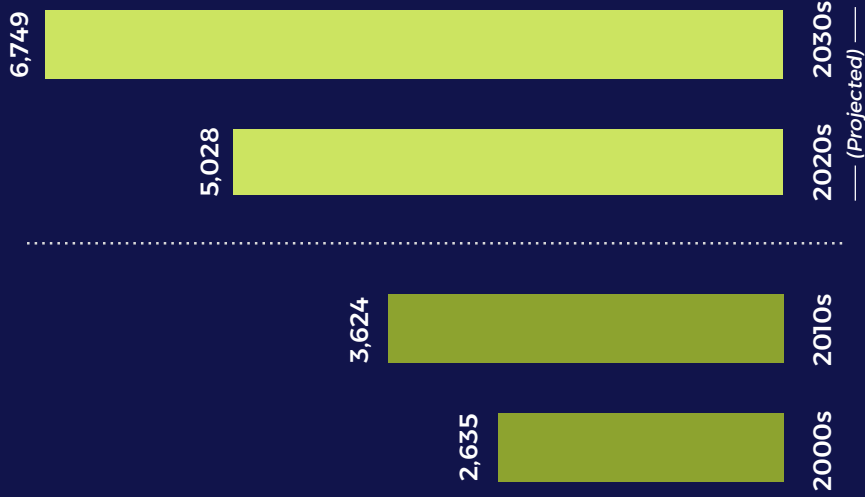
Seniors

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

Homeowners Aged 65+ Exiting Ownership Market



Source: czb analysis of data from U.S. Census

How is Outer Ring West positioned for the future?

WITH MICRON

If demand continues to grow in the county, Outer Ring West is well positioned to capture a share of the growth. Overbuilding of typical single-family for-sale product is a potential threat to market health as household growth tilts in the direction of rental while the growth in owner households comes from smaller and older households. The opportunity for Outer Ring West is to be early to the project of placemaking and delivering new types of housing stocks.

WITHOUT MICRON

Under a low-growth scenario, it is likely that Outer Ring West would see a decrease in the total number of homeowners and a growing number of renter households. Some conversion of owner-occupied houses to rental use would also be likely. Market changes would happen gradually, with strong areas remaining strong for quite some time, and new single-family development would maintain a feeling of growth and success if it occurs.

The degree and speed of stagnation, and possible market decline, would be dependent on the amount of typical sprawling ownership housing development in the county. The greater the number of units built for the ownership market, the higher the risk of rental conversion or vacancy of formerly owner-occupied houses.

The opportunity for Outer Ring West is to be early to the project of placemaking—primarily in Camillus, both town and village—and delivering new types of housing stocks.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Church Street Station		
Project Location (describe, and attach a general location map): 3644 Warners Rd, Syracuse, NY 13209		
Brief Description of Proposed Action (include purpose or need): The project objective is to develop the site into a residential community with accompanying commercial uses to the west, closest to existing commercial development. The Completed project will include 4 to 6 commercial/retail facilities and upto 18 apartment buildings totalling approximately 178 units.		
Name of Applicant/Sponsor: Joseph Goethe - Cameron Hinsdale Group, LLC	Telephone: 315-569-8895	
	E-Mail: Joe@CameronLLC.com	
Address: 240 Township Blvd Suite 20		
City/PO: Camillus	State: NY	Zip Code: 13031
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Christ Community Church	Telephone:	
	E-Mail:	
Address: 3644 Warners Rd		
City/PO: Syracuse	State: NY	Zip Code: 13209

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	Town Board - PUD Zone Change	9/23/2025
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Town of Camillus Planning Board	09/08/2025
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☒ Yes ☐ No	Town Fire Department and emergency services	Fall 2025
e. County agencies ☒ Yes ☐ No	Onondaga County Planning, OCDOT, OCWA, OCIDA	Fall 2025
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYS DOT, SHPO, NYS DEC	Fall 2025
h. Federal agencies ☒ Yes ☐ No	USACE (Army Corp) Fish and Wildlife	Fall 2025
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☐ Yes ☒ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☐ Yes ☒ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

The site is zoned LBO (limited business office)

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? PUD

C.4. Existing community services.

a. In what school district is the project site located? West Genesee Central School District

b. What police or other public protection forces serve the project site?

Camillus Police Department

c. Which fire protection and emergency medical services serve the project site?

Camillus Volunteer Fire Department and WAVES Ambulance

d. What parks serve the project site?

Reed Webster Park, Nancy Brown Wildlife Sanctuary, West Colony Point Park, Erie Canal Trail

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? residential and commercial

b. a. Total acreage of the site of the proposed action? appox. 22.28

b. Total acreage to be physically disturbed? approx. 16.52

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 22.28

c. Is the proposed action an expansion of an existing project or use? acres ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
residential and commercial

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed?

iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: months

ii. If Yes:

- Total number of phases anticipated

2

- Anticipated commencement date of phase 1 (including demolition)

08

month

2026

year

- Anticipated completion date of final phase

08

month

2027

year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Phase 1 - residential units and then Phase - 2 commercial parcel

f. Does the project include new residential uses? ☒ Yes ☐ No			
If Yes, show numbers of units proposed.			
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>
Initial Phase	_____	_____	Multi-Family 175-180
At completion	_____	_____	175-180
of all phases	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No	
If Yes,	
i. Total number of structures <u>4-6</u> <u>2</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>TBD</u> height; <u>110</u> width; and <u>150</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>16,500</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☒ Yes ☐ No	
If Yes,	
i. Purpose of the impoundment: <u>storm water facilities</u>	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ TBD gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☒ No
If Yes:

- Name of district or service area: OCWA
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: TBD
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☒ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: Cameron hinsdale, LLC
- Date application submitted or anticipated: Spring 2026
- Proposed source(s) of supply for new district: Town of Camillus Water Line on Hinsdale RD

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ TBD gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: METROPOLITAN SYRACUSE
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: <u>TBD</u>	☒ Yes ☐ No ☒ Yes ☐ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?	☒ Yes ☐ No
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel?	
_____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size)	
ii. Describe types of new point sources. <u>TBD - sketch plan show preliminary configuration</u>	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>TBD - Sketch plan shows preliminary configuration</u>	
• If to surface waters, identify receiving water bodies or wetlands: _____ _____	
• Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?	
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____	
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?	
If Yes:	
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____	
ii. In addition to emissions as calculated in the application, the project will generate:	
• _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No The applicant is currently performing a traffic study with GTS Consulting If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing <u>None</u> Proposed <u>436</u> Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☒ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: It is anticipated there will be a full intersection at Hinsdale Rd with a new Town Rd passing through the project and Connecting Warners Rd. Wideing of Hinsdale Rd vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ TBD ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): National Grid iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 9am-5pm • Saturday: _____ None • Sunday: _____ None • Holidays: _____ None </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ TBD • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 9am-5pm • Saturday: _____ None • Sunday: _____ None • Holidays: _____ None	ii. During Operations: • Monday - Friday: _____ TBD • Saturday: _____ • Sunday: _____ • Holidays: _____
i. During Construction: • Monday - Friday: _____ 9am-5pm • Saturday: _____ None • Sunday: _____ None • Holidays: _____ None	ii. During Operations: • Monday - Friday: _____ TBD • Saturday: _____ • Sunday: _____ • Holidays: _____		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: <u>Construction will only occur M-F during work hours 9am-5pm.</u>	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☒ Yes ☐ No Describe: <u>Development will include the removal of forested area on site that may be acting a visual and noise buffer to the South</u>	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Street pole lighting, and wall mounted residential lighting</u>	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No Describe: <u>Development will include the removal of forested area on site that may be acting a visual and noise buffer to the South</u>	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: <u>TBD</u> tons per _____ (unit of time) • Operation : <u>TBD</u> tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>TBD</u> • Operation: <u>TBD</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>TBD</u> • Operation: <u>TBD</u>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	4.67 Ac	13 Ac	+8.33 Ac
• Forested	13 Ac	0 Ac	-13 Ac
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	10 Ac	3 Ac	-7 Ac
• Agricultural (includes active orchards, field, greenhouse etc.)	0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	0		
• Wetlands (freshwater or tidal)	0		
• Non-vegetated (bare rock, earth or fill)	0		
• Other Describe: <u>Landscaping / Green Space</u>		11.67	+11.67 Ac

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain:	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities:	☐ Yes ☒ No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment:	☐ Yes ☒ No
• Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	☐ Yes ☒ No ☐ Yes ☐ No
iii. Describe any development constraints due to the prior solid waste activities: _____ _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	☐ Yes ☒ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:	☐ Yes ☒ No ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____ ☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ ☐ Neither database	
ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____	☐ Yes ☒ No
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No													
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? _____ >6.5 feet													
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">WaC</td> <td style="width: 40%; text-align: right;">65 %</td> </tr> <tr> <td>WaA</td> <td style="text-align: right;">10 %</td> </tr> <tr> <td>LvB</td> <td style="text-align: right;">10 %</td> </tr> </table>		WaC	65 %	WaA	10 %	LvB	10 %						
WaC	65 %												
WaA	10 %												
LvB	10 %												
d. What is the average depth to the water table on the project site? Average: _____ feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ Well Drained:</td> <td style="width: 60%; text-align: right;">88 % of site</td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">2 % of site</td> </tr> <tr> <td>☒ Poorly Drained</td> <td style="text-align: right;">10 % of site</td> </tr> </table>		☒ Well Drained:	88 % of site	☒ Moderately Well Drained:	2 % of site	☒ Poorly Drained	10 % of site						
☒ Well Drained:	88 % of site												
☒ Moderately Well Drained:	2 % of site												
☒ Poorly Drained	10 % of site												
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">☒ 0-10%:</td> <td style="width: 60%; text-align: right;">97 % of site</td> </tr> <tr> <td>☒ 10-15%:</td> <td style="text-align: right;">3 % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☒ 0-10%:	97 % of site	☒ 10-15%:	3 % of site	☐ 15% or greater:	_____ % of site						
☒ 0-10%:	97 % of site												
☒ 10-15%:	3 % of site												
☐ 15% or greater:	_____ % of site												
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No													
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No													
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 40%;">Name _____</td> <td style="width: 50%;">Classification _____</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name _____</td> <td>Classification _____</td> </tr> <tr> <td>• Wetlands:</td> <td>Name _____</td> <td>Approximate Size _____</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td colspan="2"></td> </tr> </table>		• Streams:	Name _____	Classification _____	• Lakes or Ponds:	Name _____	Classification _____	• Wetlands:	Name _____	Approximate Size _____	• Wetland No. (if regulated by DEC)		
• Streams:	Name _____	Classification _____											
• Lakes or Ponds:	Name _____	Classification _____											
• Wetlands:	Name _____	Approximate Size _____											
• Wetland No. (if regulated by DEC)													
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? ☐ Yes ☒ No													
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No													
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No If Yes:													
i. Name of aquifer: Principal Aquifer, Primary Aquifer _____													

m. Identify the predominant wildlife species that occupy or use the project site: _____ Deer _____ Squirrels _____ Birds _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic 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? ☐ Yes ☒ No If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No If Yes: i. Identify resource: <u>The Erie Canal Trail and Park</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Nature Trail</u> iii. Distance between project and resource: <u><1 Mile</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Cameron Hinsdale, LLC Date 07/15/2025

Signature  Title Member



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Alexandria Samoray

From: dec.sm.FWWjurisdiction <FWWjurisdiction@dec.ny.gov>
Sent: Tuesday, July 8, 2025 12:44 PM
To: Alexandria Samoray
Subject: Wetlands Determination Request

Hello Alex,

This email confirms you have successfully submitted a request to the New York State Department of Environmental Conservation for a freshwater wetlands jurisdictional determination of your project or parcel(s).

Please confirm the information submitted below. If any of the information is incorrect, please resubmit your request.

Thank you,

Responses:

Name: Alex Samoray

Telephone Number: 315-445-7980

Email Address: as@keplingerfreeman.com

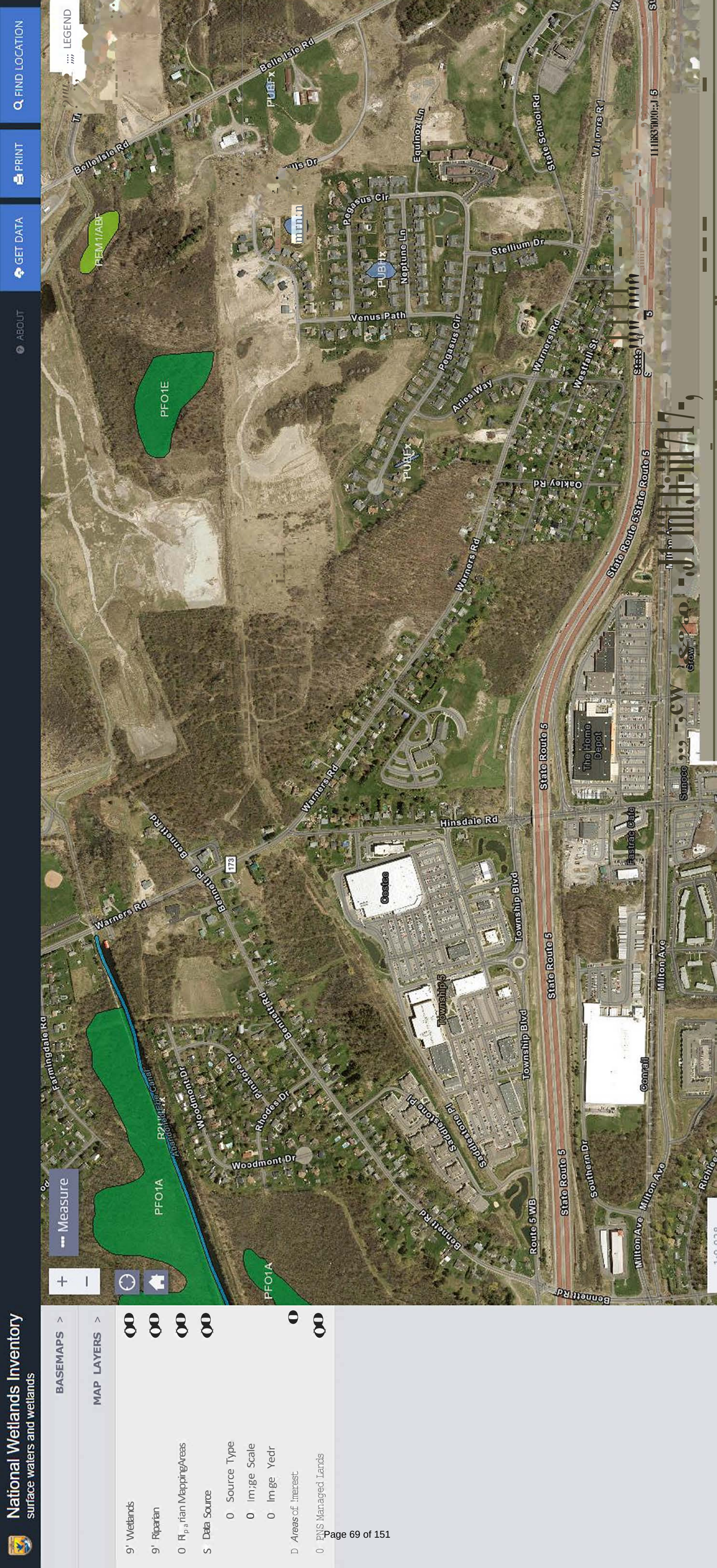
Mailing Address: 6320 Fly Rd, East Syracuse, NY, 13057, USA

Parcel County: Onondaga County

Primary Parcel ID: 017.-04-48.1

@ 2025 reView for: Otcte C-1 :iorks. Pecre:Ji:" = l.....isorc ="ese\vc.tio". All ight; reserved.





Base Map: $\overline{\text{Satellite with Labels}}$ v

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T Consulting



1396 White Bridge Road
Chittenango, NY 13037
Tel: (315) 391-5110

July 25, 2025

Cameron Group, LLC
240 Township Boulevard – Suite 20
Camillus, NY 13031

Attn: Mr. Joseph Goethe

**Re: Proposed Camillus Apartments & Retail Development – Traffic Impacts
Hinsdale Road/Warners Road, Town of Camillus, NY**

Dear Mr. Goethe:

I have reviewed the information you provided and I have provided a proposal to complete a full traffic impact assessment for the proposed Camillus Apartments & Retail development on the east side of Hinsdale Road in the Town of Camillus, NY.

The project site is located to the east of Hinsdale Road and to the south of Warners Road, along the north side of NYS Route 5 in Camillus NY. The site is currently vacant. The proposed development includes approximately 175 apartments with 30,000 SF of retail space. Access to the development will be provided via a new town roadway connecting to Hinsdale Road opposite the southern Township 5 driveway, and to Warners Road approximately 600 feet to the west of Oakley Road. The southern Township 5 driveway is proposed to be converted from right in/right out only access to full access.

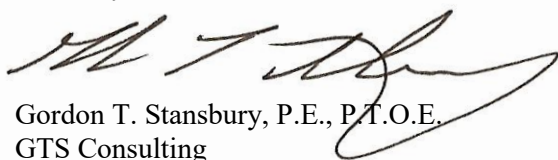
GTS Consulting has extensive experience in the Town of Camillus having completed the traffic impact studies for the original Township 5 development and subsequent changes, the Camillus Pointe Senior Apartments, and the previously proposed Dunkin' development in the immediate project area. GTS Consulting has also completed numerous studies along the Genesee Street corridor to the south of the project area for the West Genesee School District and various retail developments.

The traffic impact study that will be completed for the proposed Camillus Apartments and Retail development will identify traffic impacts associated with both the proposed development and the new town road between Warners Road and Hinsdale Road, as well as any necessary mitigation improvements to address those impacts.

I am confident that appropriate mitigation will be feasible in the area to address any impacts identified and that with that mitigation, the proposed development will have no significant or adverse impacts on traffic operations in the area. I also anticipate that the proposed new roadway will provide some level of improvement to existing operational deficiencies at the Hinsdale road/Warners Road intersection.

If you have any questions or need additional information, please call.

Sincerely,



Gordon T. Stansbury, P.E., P.T.O.E.
GTS Consulting



Central New York's Water Authority
www.ocwa.org

200 NORTHERN CONCOURSE
P.O. BOX 4949
SYRACUSE, NY 13221-4949

PHONE: (315) 455-7061
FAX: (315) 455-8510

August 5, 2025

Rick@CameronLLC.com

Re: Tax Map Parcels No. 017.-04-48.1
3644 Warners Road
Town of Camillus

Dear Rick,

Regarding the above parcel 017.-04-48.1, we hereby advise you that our water service is available under OCWA's rules and regulations.

This property is not currently part of an established water district. Please provide documentation to OCWA that the Town has included this property in an existing water district or has created a new water district to encompass this property.

Very truly yours,

OCWA

A blue ink signature of Stephen J. Drake, written in a cursive style.

Stephen J. Drake
Water Systems Construction Engineer

sjd:ng
pc: Misc. file

OFFICE OF THE SUPERVISOR

TOWN OF CAMILLUS
4600 WEST GENESEE STREET
SYRACUSE, NEW YORK 13219

JOHN FATCHERIC
SUPERVISOR

PHONE: (315) 488-1335

FAX: (315) 488-8768

JFATCHERIC@TOWNOFCAMILLUS.COM



July 16, 2025

Camillus Town Board
4600 West Genesee Street
Syracuse, NY 13219

RE: Zone Change Application for Church Street Station Project

Fellow Board Members:

As Third Ward Councilor, the Church Street Station Project falls within my jurisdiction.

I have been kept informed by the project management of the required zone change application.

The PUD application has my full endorsement and support.

Regards,

A handwritten signature in cursive script that reads "Joy Flood". The signature is fluid and elegant, with the first and last names clearly distinguishable.

Joy Flood
Councilor
Third Ward, Town of Camillus



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: [REDACTED]

Earnest Money: [REDACTED] 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. Jw*

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

**QP2 Properties, LLC
106 S. Main St
N. Syracuse, NY 13212**

October 7, 2025

**Mr. Robert Petrovich, Executive Director of OCIDA
Onondaga County Office of Economic Development
335 Montgomery St
Syracuse, Ny 13202**

Re: Clay Marketplace ST-123 #26-1284821

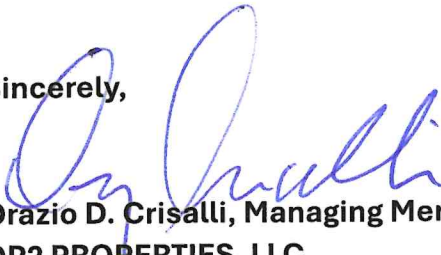
Dear Mr. Petrovich,

Our sales tax exemption certificate (copy enclosed) for this project expires on November 30, 2025. We respectfully request an extension of our sales tax exemption certificate for this property with a new expiration date of May 31, 2026.

Attached are photos which show the progress we have made in building #'s 4599, 4597, 4595 and 4593. The construction schedule, which has spanned two winters and entering a third, caused us to go beyond our original estimated construction completion date.

Thank You for your consideration.

Sincerely,


**Orazio D. Crisalli, Managing Member
QP2 PROPERTIES, LLC**

Encl



New York State Department of Taxation and Finance
New York State Sales and Use Tax

ST-123
(7/14)

**IDA Agent or Project Operator
Exempt Purchase Certificate**

Effective for projects beginning on or after June 1, 2014

This certificate is not valid unless all entries have been completed.

Note: To be completed by the purchaser and given to the seller. Do not use this form to purchase motor fuel or diesel motor fuel exempt from tax. See Form FT-123, *IDA Agent or Project Operator Exempt Purchase Certificate for Fuel*.

Name of seller			Name of agent or project operator		
Street address			Street address		
City, town, or village			City, town, or village		
State			State		
ZIP code			ZIP code		
Agent or project operator sales tax ID number (see instructions)					

Mark an X in one: ☐ Single-purchase certificate ☒ Blanket-purchase certificate (valid only for the project listed below)

To the seller:

You must identify the project on each bill and invoice for such purchases and indicate on the bill or invoice that the IDA or agent or project operator of the IDA was the purchaser.

Project information

I certify that I am a duly appointed agent or project operator of the named IDA and that I am purchasing the tangible personal property or services for use in the following IDA project and that such purchases qualify as exempt from sales and use taxes under my agreement with the IDA.

Name of IDA		
Onondaga County Industrial Development Agency		
Name of project		IDA project number (use OSC number)
QP2 Properties, LLC Project		3101-23-03A
Street address of project site		
Henry Clay Boulevard		
City, town, or village		State
Town of Clay		NY
ZIP code		13104
Enter the date that you were appointed agent or project operator (mm/dd/yy)		11 / 28 / 23
Enter the date that agent or project operator status ends (mm/dd/yy)		11 / 30 / 25

Exempt purchases

(Mark an X in boxes that apply)

- ☒ A. Tangible personal property or services (other than utility services and motor vehicles or tangible personal property installed in a qualifying motor vehicle) used to complete the project, but not to operate the completed project
- ☐ B. Certain utility services (gas, propane in containers of 100 pounds or more, electricity, refrigeration, or steam) used to complete the project, but not to operate the completed project
- ☐ C. Motor vehicle or tangible personal property installed in a qualifying motor vehicle

Certification: I certify that the above statements are true, complete, and correct, and that no material information has been omitted. I make these statements and issue this exemption certificate with the knowledge that this document provides evidence that state and local sales or use taxes do not apply to a transaction or transactions for which I tendered this document and that willfully issuing this document with the intent to evade any such tax may constitute a felony or other crime under New York State Law, punishable by a substantial fine and a possible jail sentence. I understand that this document is required to be filed with, and delivered to, the vendor as agent for the Tax Department for the purposes of Tax Law section 1838 and is deemed a document required to be filed with the Tax Department for the purpose of prosecution of offenses. I also understand that the Tax Department is authorized to investigate the validity of tax exclusions or exemptions claimed and the accuracy of any information entered on this document.

Signature of purchaser or purchaser's representative (include title and relationship)	Date
<i>Dario D. Crisanti</i>	12-1-2023
Type or print the name, title and relationship that appear in the signature box	
Dario D. Crisanti, Managing Member	







OCIDA 2026 Budget

1. Operating Expenses/Program Expenses	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
Onondaga County - Contractual Support Services	\$ 950,000	\$ 950,000	\$ 950,000	\$ 950,000	\$ 950,000
General & Administrative	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000
Pass-through Expense (PILOT Payments)	\$ 9,500,000	\$ 9,500,000	\$ 9,500,000	\$ 9,500,000	\$ 9,500,000
Other Pass-through Expense	\$ 3,700,000	\$ 3,700,000	\$ 3,700,000	\$ 3,700,000	\$ 3,700,000
Depreciation Expense	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Professional Services	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
Marketing Expense	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Other Expenses	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Conferences/Project Events	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Office Expenses/Meeting Expenses	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Total Operating/Program Expenses	\$ 3,130,000	\$ 3,130,000	\$ 3,130,000	\$ 3,130,000	\$ 3,130,000

2. Revenue	2025 Budget	2026 Budget	2027 Budget	2028 Budget	2029 Budget
Agency Revenues	\$ 3,000,000	\$ 2,800,000	\$ 2,800,000	\$ 2,800,000	\$ 2,800,000
Pass-through Income (PILOT Payments)	\$ 9,500,000	\$ 9,500,000	\$ 9,500,000	\$ 9,500,000	\$ 9,500,000
Other Pass-through Income	\$ 3,700,000	\$ 3,700,000	\$ 3,700,000	\$ 3,700,000	\$ 3,700,000
Rent Income	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Grant Income/Reimbursement	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Other Income	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Interest Income	\$ 50,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Total Revenue	\$ 3,130,000	\$ 3,130,000	\$ 3,130,000	\$ 3,130,000	\$ 3,130,000

**Pass-through expenses and Pass-through income are not included in the subtotals.*

Project Summary

10/21/2025

Project	Micron New York Semiconductor Manufacturing LLC	2. Project Number	3101-23-07A
Location	Town of Clay	4. School District	North Syracuse Central School District
Tax Parcel(s)	See Application Detail	6. Project Type	New Construction
		Village:	N/A

7. Total Project Cost	\$ 51,500,000,000	8. Total Jobs	4,514
Land Acquisition	\$ 30,000,000	8A. Job Retention	-
Site Work/Demo	\$ 50,000,000	8B: Job Creation	4,514
Building Construction & Renovation	\$ 25,000,000,000	See Detail Schedule	
Furniture & Fixtures	\$ 20,000,000		
Equipment	\$ 25,000,000,000		
Project Soft Cost	\$ 1,400,000,000		

Community Investment/Abatement

	Fiscal Impact (\$)
Abatement Summary	\$2,043,882,226
Sales Tax	\$1,760,000,000
Mortgage Tax	\$0
Property Tax Relief (PILOT)	\$283,882,226

Community Investment	\$54,551,157,104
PILOT Payments	\$84,501,999
Project Salaries Estimate (10 year)	\$2,104,339,105
Construction Benefit Estimate (50 Months)	\$862,316,000
Total Project Cost	\$51,500,000,000

Investment:Abatement Ratio **27 :1**

Project Description

Construction of a leading-edge semiconductor manufacturing complex in the Town of Clay.

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Micron New York Semiconductor Manufacturing LLC

10/21/2025

A) PILOTS Estimate Table Worksheet

PILOT YEAR	Exemption %	Onondaga County	Town of Clay	North Syracuse CSD	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 169,269	\$ 88,848	\$ 773,143	\$ 1,031,259.34	\$ 4,495,748	\$ 3,464,488
2	100%	\$ 172,655	\$ 90,625	\$ 788,605	\$ 1,051,884.53	\$ 4,585,663	\$ 3,533,778
3	100%	\$ 176,108	\$ 92,437	\$ 804,377	\$ 1,072,922.22	\$ 4,677,376	\$ 3,604,454
4	100%	\$ 179,630	\$ 94,286	\$ 820,465	\$ 1,094,380.67	\$ 4,770,924	\$ 3,676,543
5	100%	\$ 183,222	\$ 96,171	\$ 836,874	\$ 1,116,268.28	\$ 4,866,342	\$ 3,750,074
6	100%	\$ 186,887	\$ 98,095	\$ 853,612	\$ 1,138,593.64	\$ 4,963,669	\$ 3,825,075
7	100%	\$ 190,625	\$ 100,057	\$ 870,684	\$ 1,161,365.52	\$ 5,062,942	\$ 3,901,577
8	100%	\$ 194,437	\$ 102,058	\$ 888,098	\$ 1,184,592.83	\$ 5,164,201	\$ 3,979,608
9	100%	\$ 198,326	\$ 104,099	\$ 905,860	\$ 1,208,284.68	\$ 5,267,485	\$ 4,059,200
10	100%	\$ 202,292	\$ 106,181	\$ 923,977	\$ 1,232,450.38	\$ 5,372,835	\$ 4,140,384
11	100%	\$ 206,338	\$ 108,305	\$ 942,456	\$ 1,257,099.39	\$ 5,480,291	\$ 4,223,192
12	100%	\$ 210,465	\$ 110,471	\$ 961,306	\$ 1,282,241.37	\$ 5,589,897	\$ 4,307,656
13	100%	\$ 214,674	\$ 112,680	\$ 980,532	\$ 1,307,886.20	\$ 5,701,695	\$ 4,393,809
14	100%	\$ 218,968	\$ 114,934	\$ 1,000,142	\$ 1,334,043.92	\$ 5,815,729	\$ 4,481,685
15	100%	\$ 223,347	\$ 117,233	\$ 1,020,145	\$ 1,360,724.80	\$ 5,932,044	\$ 4,571,319
16	100%	\$ 227,814	\$ 119,577	\$ 1,040,548	\$ 1,387,939.30	\$ 6,050,685	\$ 4,662,745
17	100%	\$ 232,370	\$ 121,969	\$ 1,061,359	\$ 1,415,698.09	\$ 6,171,698	\$ 4,756,000
18	100%	\$ 237,018	\$ 124,408	\$ 1,082,586	\$ 1,444,012.05	\$ 6,295,132	\$ 4,851,120
19	100%	\$ 241,758	\$ 126,896	\$ 1,104,238	\$ 1,472,892.29	\$ 6,421,035	\$ 4,948,143
20	100%	\$ 246,593	\$ 129,434	\$ 1,126,323	\$ 1,502,350.13	\$ 6,549,456	\$ 5,047,105
21	100%	\$ 251,525	\$ 132,023	\$ 1,148,849	\$ 1,532,397.14	\$ 6,680,445	\$ 5,148,048
22	100%	\$ 256,556	\$ 134,663	\$ 1,171,826	\$ 1,563,045.08	\$ 6,814,054	\$ 5,251,009
23	100%	\$ 261,687	\$ 137,357	\$ 1,195,263	\$ 1,594,305.98	\$ 6,950,335	\$ 5,356,029
24	100%	\$ 266,921	\$ 140,104	\$ 1,219,168	\$ 1,626,192.10	\$ 7,089,341	\$ 5,463,149
25	100%	\$ 272,259	\$ 142,906	\$ 1,243,551	\$ 1,658,715.94	\$ 7,231,128	\$ 5,572,412
26	100%	\$ 277,704	\$ 145,764	\$ 1,268,422	\$ 1,691,890.26	\$ 7,375,751	\$ 5,683,861
27	100%	\$ 283,258	\$ 148,679	\$ 1,293,791	\$ 1,725,728.07	\$ 7,523,266	\$ 5,797,538
28	100%	\$ 288,923	\$ 151,653	\$ 1,319,667	\$ 1,760,242.63	\$ 7,673,731	\$ 5,913,488
29	100%	\$ 294,702	\$ 154,686	\$ 1,346,060	\$ 1,795,447.48	\$ 7,827,206	\$ 6,031,758
30	100%	\$ 300,596	\$ 157,780	\$ 1,372,981	\$ 1,831,356.43	\$ 7,983,750	\$ 6,152,393
31	100%	\$ 306,608	\$ 160,935	\$ 1,400,441	\$ 1,867,983.56	\$ 8,143,425	\$ 6,275,441
32	100%	\$ 312,740	\$ 164,154	\$ 1,428,449	\$ 1,905,343.23	\$ 8,306,293	\$ 6,400,950
33	100%	\$ 318,995	\$ 167,437	\$ 1,457,018	\$ 1,943,450.09	\$ 8,472,419	\$ 6,528,969
34	100%	\$ 325,375	\$ 170,786	\$ 1,486,159	\$ 1,982,319.10	\$ 8,641,868	\$ 6,659,548
35	100%	\$ 331,882	\$ 174,201	\$ 1,515,882	\$ 2,021,965.48	\$ 8,814,705	\$ 6,792,739
36	100%	\$ 338,520	\$ 177,685	\$ 1,546,200	\$ 2,062,404.79	\$ 8,990,999	\$ 6,928,594
37	100%	\$ 345,290	\$ 181,239	\$ 1,577,124	\$ 2,103,652.88	\$ 9,170,819	\$ 7,067,166
38	100%	\$ 352,196	\$ 184,864	\$ 1,608,666	\$ 2,145,725.94	\$ 9,354,235	\$ 7,208,509
39	100%	\$ 359,240	\$ 188,561	\$ 1,640,839	\$ 2,188,640.46	\$ 9,541,320	\$ 7,352,680
40	100%	\$ 366,425	\$ 192,332	\$ 1,673,656	\$ 2,232,413.27	\$ 9,732,146	\$ 7,499,733
41	100%	\$ 373,753	\$ 196,179	\$ 1,707,129	\$ 2,277,061.53	\$ 9,926,789	\$ 7,649,728
42	100%	\$ 381,228	\$ 200,103	\$ 1,741,272	\$ 2,322,602.76	\$ 10,125,325	\$ 7,802,722
43	100%	\$ 388,853	\$ 204,105	\$ 1,776,097	\$ 2,369,054.82	\$ 10,327,832	\$ 7,958,777
44	100%	\$ 396,630	\$ 208,187	\$ 1,811,619	\$ 2,416,435.92	\$ 10,534,388	\$ 8,117,952
45	100%	\$ 404,562	\$ 212,350	\$ 1,847,852	\$ 2,464,764.63	\$ 10,745,076	\$ 8,280,311
46	100%	\$ 412,654	\$ 216,597	\$ 1,884,809	\$ 2,514,059.93	\$ 10,959,978	\$ 8,445,918
47	100%	\$ 420,907	\$ 220,929	\$ 1,922,505	\$ 2,564,341.13	\$ 11,179,177	\$ 8,614,836
48	100%	\$ 429,325	\$ 225,348	\$ 1,960,955	\$ 2,615,627.95	\$ 11,402,761	\$ 8,787,133
49	100%	\$ 437,911	\$ 229,855	\$ 2,000,174	\$ 2,667,940.51	\$ 11,630,816	\$ 8,962,875
TOTAL		\$ 13,870,019	\$ 7,280,224	\$ 63,351,755	\$ 84,501,999	\$ 368,384,225	\$ 283,882,226



**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: 7/24/2023 Amended and restated Oct 20th, 2025

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

1. Applicant/Project Operator: Micron New York Semiconductor Manufacturing LLC
- Applicant/Project Operator Address: 8000 S. Federal Way, Boise, ID 83716
- Phone: 208-368-4000 Fax: 208-368-4617
- Website: www.micron.com Email: kbirchenaugh@micron.com
- Federal ID#: 92-0692507 NAICS: 334413
- State of Incorporation: Delaware
- See link for your NYS incorporation information. <https://apps.dos.ny.gov/publicInquiry>
2. Owner (if different from Applicant/Project Operator): N/A
- 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>Micron Technology, Inc.</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

C) Applicant Business Description: See Exhibit A: US Sales Projection Narrative

Estimated % of sales within Onondaga County: 0.09%

Estimated % of sales outside Onondaga County but within New York State: 5%

Estimated % of sales outside New York State but within the U.S.: 59%

Estimated % of sales outside the U.S.: (*Percentage to equal 100%) 35%

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

Micron Technology, Inc. is a large company with shares trading on the NASDAQ and is a party (either as plaintiff or defendant) in civil litigation in the ordinary course of business. Additional details regarding certain litigation is provided as part of our public filings with the SEC, including in Micron Technology, Inc.'s recent 10-K annual filing filed on October 3, 2025."

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)

E) Individual Completing Application:

Name: Scott Gatzemeier Title: CVP, Front End US Expansion

Address: 8000 S. Federal Way, Boise, ID 83707 Phone: 208-368-4000

Cell Phone: _____ E-mail: sngatzemeier@micron.com

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

Name: Katie Birchenough Title: Senior Assistant General Counsel

Address: 8000 S. Federal Way, Boise, ID 83707 Phone: 208-368-4000

Cell Phone: N/A Email: kbirchenough@micron.com

G) Company Counsel:

Name of Attorney: John P. Sidd

Firm Name: Hancock Estabrook LLP

Address: 1800 AXA Tower I, 100 Madison Street, Syracuse, NY 13202

Phone: 315-565-4500

Cell Phone: N/A

Email: jsidd@hancocklaw.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: White Pine Commerce Park

Legal Address (if different): 5171 NYS Route 31

City: N/A Town: Clay Village: N/A

Zip Code: 13041 School District: North Syracuse Central School District

Tax Map Parcel ID(s): See Exhibit B: Tax Map Numbers

Full Market Value: \$21,100,000 Square Footage of Existing Building(s): All existing building to be removed by OCIDA

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 Exhibit C: Project Narrative
- ☐ 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? 8/28/2025 ☒ Yes, what is the status? Pending

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

☒ No, anticipated approval date. 12/2025 ☐ 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 See Exhibit D: Environmental Review Information

Section III: FINANCIAL AND EMPLOYMENT INFORMATION

A) Project Costs and Finances

Description of Costs	Total Budget Amount
Land Acquisition	\$ 30,000,000
Site Work/Demo	\$ 50,000,000
Building Construction & Renovation	\$ 25,000,000,000
Furniture & Fixtures	\$ 20,000,000
Equipment	\$ 25,000,000,000
Project Soft Cost	\$ 1,400,000,000
Total Project Cost	\$ 51,500,000,000

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 | \$ 5,771,200,000 |
| 2. Equity | \$ 23,084,800,000 |
| 3. Tax Exempt Bond Issuance (if applicable) | \$ 0 |
| 4. Taxable Bond Issuance (if applicable) | \$ 0 |
| 5. Total Sources of Funds for Project Costs | \$ 51,500,000,000 |
| 6. Public Sources (Include sum total of all state and federal grants and tax credits) | \$ 22,644,000,000 |

-Identify each state and federal grant/credit:

United States CHIPS and Science Act	\$ 3,400,000,000
Investment Tax Credit	\$ 17,000,000,000
NY State Green Chips	\$ 2,244,000,000

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:	0
Estimate the number of construction jobs to be created by this Project:	4200
Estimate the average length of construction jobs to be created (months):	50
Current annual payroll including the benefit cost:	0
Average annual growth salary/wage rate (%)	3%

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)
N/A	N/A	N/A

Please use this chart to illustrate the projected employment growth: **See Exhibit E: 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

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): 1,760,000,000

☐ Tax Exempt Bond Financing (Amount Requested): N/A

☐ Taxable Bond Financing (Amount Requested): N/A

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): \$ N/A

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

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: \$ 22,000,000,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above): \$ 1,760,000,000

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 Micron New York Semiconductor Manufacturing 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 10/20/2025 (date).

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

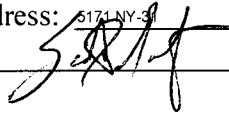
Applicant(s) Company: Micron New York Semiconductor Manufacturing LLC

Representative for Contract: Scott Gatzemeier

Address: 8000 S. Federal Way City: Boise State: ID Zip: 83716

Phone: 208-363-4000 Email: sngatzemeier@micron.com

Project Address: 5171 NY-31 City: Clay State: NY Zip: 13041

Signature: 

General Contractor: TBD

Contact Person: _____

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

Phone: _____ Email: _____

Authorized Representative: _____ Title: _____

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](#)).

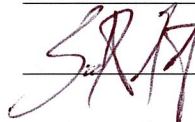
I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

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

Name of Applicant(s) Company

Micron New York Semiconductor Manufacturing LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Scott Gatzemeier: CVP, Front End US Expansion

Date: 10/20/2025

Section XI: Conflict of Interest

Agency Board Members

Patrick Hogan, Chairperson
Janice Herzog, Vice Chairperson
Susan Stanczyk
Fanny Villarreal
Cydney Johnson
Elizabeth Dreyfuss
Garard Grannell

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 G. Lisson, CPA, Grossman St. Amour Certified Public Accountants 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

Micron New York Semiconductor Manufacturing, LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Scott Gatzemeier, CVP FE US Expansion

Date: 10/20/2025

Section XII: Representations, Certifications, and Indemnification

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

Scott Gatzemeier (Name of CEO or other authorized representative of Applicant)(s) confirms and says that he/she is the CVP Front End US Expansion (title) of Micron New York Semiconductor Manufacturing 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.

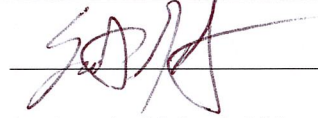
The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement 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:

Micron New York Semiconductor Manufacturing LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Scott Gatzemeier: CVP, Front End US Expansion

Date: 10/20/2025

STATE OF IDAHO)

COUNTY OF ADA) ss.;

Scott Gatzemeier, being first duly sworn, deposes and says:

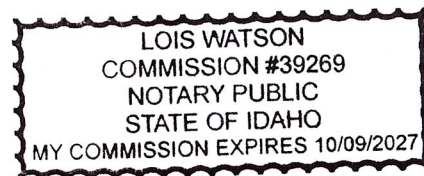
1. That I am the CVP, Front End US Expansion (Corporate Officer) of Micron New York Semiconductor Manufacturing LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I know the contents thereof, and that to the best 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 20th day of October, 2025.

Lois Watson

(Notary Public)



End of Application

Rev 2.15.23

Exhibit A: US Sales Projections

Micron is the only US manufacturer of leading-edge dynamic random-access memory (DRAM). Micron's planned US investments will increase the global percentage of DRAM manufactured in the US from 1% to 12% over the next twenty years. The capacity at Micron's first two Fabs in Clay, New York will be enough to supply the most critical needs of the US market, including applications in military equipment, cybersecurity technology, the aerospace industry, artificial intelligence (AI), and other cutting-edge uses as well as more common areas of the domestic consumer economy. While Micron does not provide state-specific sales data, memory is an integral part of the US economy and thus the percentage of DRAM sold in New York State is expected to be proportional to the size of the New York State economy.

Exhibit B: Tax Map Numbers

Tax Map Numbers (West of Burnet Road)

Tax Parcel ID
046.-02-01.0
046.-02-02.1
046.-02-02.2
046.-02-03.1
046.-02-04.0
046.-02-05.1
046.-02-05.2
048.-01-01.0
048.-01-02.2
048.-01-23.1
048.-01-23.2
048.-01-23.3
049.-01-15.0
049.-01-16.0
049.-01-17.0
049.-01-18.4
049.-01-19.1
049.-01-19.2
050.-01-01.0
050.-01-02.1
050.-01-03.1
050.-01-04.1
050.-01-04.2
050.-01-04.3
050.-01-04.4
050.-01-05.0
051.-01-10.1
051.-01-10.6
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051.-01-12.0
064.-01-06.3
064.-01-08.0

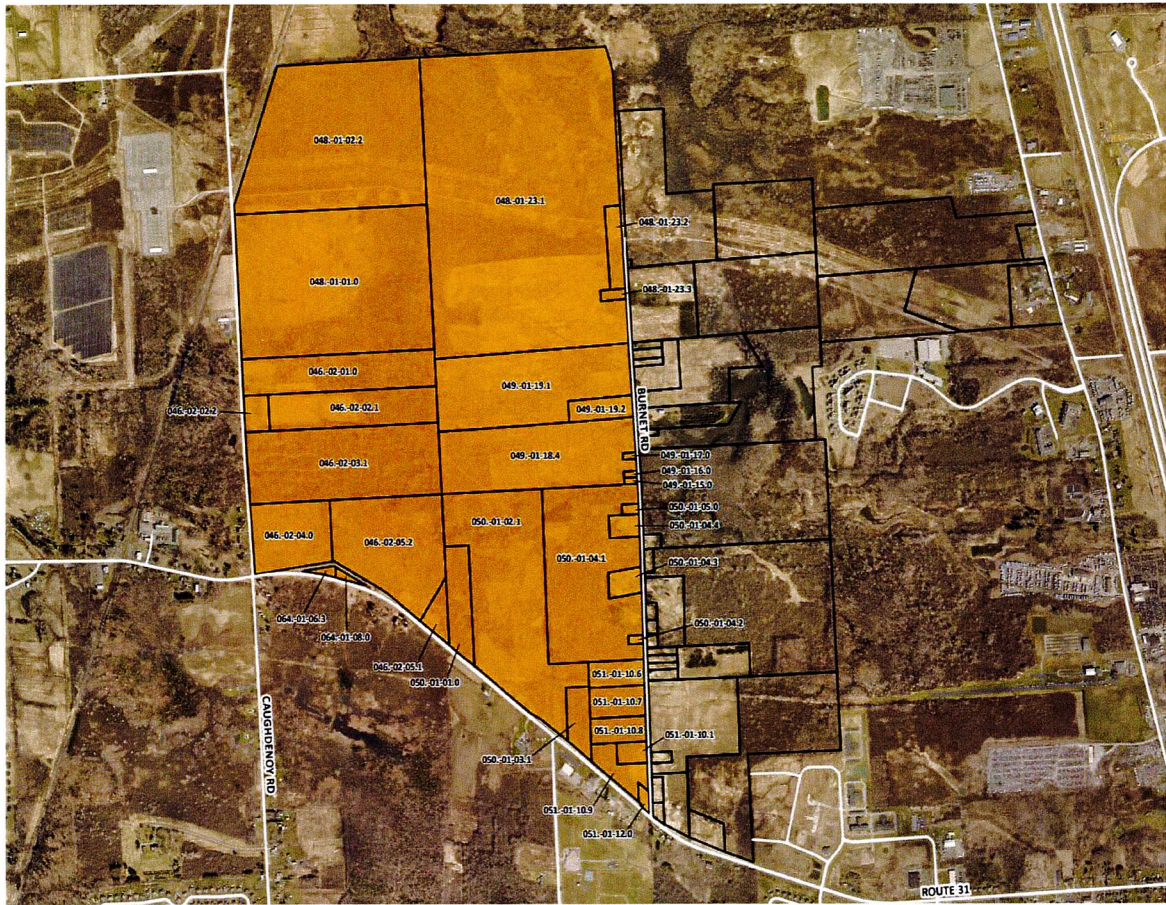


Exhibit C: Project Narrative

Micron New York Semiconductor Manufacturing LLC, a Delaware limited liability company, is a wholly owned subsidiary of Micron Technology, Inc. ("Micron"), a publicly traded Delaware corporation (NASDAQ: MU), the fourth largest semiconductor company in the world and the only U.S.-based manufacturer of digital memory. Micron was founded in 1978 and is headquartered in Boise, Idaho with approximately 48,000 employees worldwide. Micron is ranked 170th on the 2025 Fortune 500 list with fiscal year 2024 revenue of \$25.1 billion. Micron is a world leader in innovating memory and storage solutions that accelerate the transformation of information into intelligence, inspiring the world to learn, communicate and advance faster than ever. Micron delivers the world's broadest portfolio of technologies at the core of today's most significant disruptive breakthroughs such as artificial intelligence and autonomous vehicles. Micron delivers a rich portfolio of high-performance Dynamic Random-Access Memory (DRAM), Not-AND (NAND) and Not-OR (NOR) memory and storage products through our Micron® and Crucial® brands. Every day, the innovations that Micron employees create fuel the data economy, enabling advances in artificial intelligence and 5G applications that unleash opportunities from the data center to the intelligent edge and across the client and mobile user experience.

Micron intends to invest approximately \$100 billion over the next 16 years to build a leading-edge semiconductor manufacturing complex in the Town of Clay, New York. Micron is proposing to purchase the approximately 1,377-acre White Pine Commerce Park (WPCP), located at 5171 Route 31, Clay, NY 13041, from the Onondaga County Industrial Development Agency (OCIDA) and construct the semiconductor manufacturing facility. At its current state, WPCP consists of predominantly vacant land with some residential land uses.

Specifically, Micron proposes to construct and operate a large-scale, state-of-the-art dynamic random-access memory (DRAM) semiconductor manufacturing facility (the Micron Campus) at the WPCP. The Micron Campus would include four DRAM production fabs, ancillary support facilities, driveways, parking, and ingress and egress roads with access from New York State (NYS) Route 31, U.S. Route 11, and Caughdenoy Road. Each fab would occupy approximately 1.2 million square feet (sq. ft.) of land and contain approximately 600,000 sq. ft. of semiconductor cleanroom manufacturing space. The fabs would be supported by central utility buildings, warehouse space, and product testing space.

Micron also proposes to construct a rail spur and construction material conveyance facility to reduce truck trips and support construction of the Micron Campus (the Rail Spur Site) and a childcare center, healthcare center, and recreation center (the Childcare Site) to serve its employees, and to lease existing warehouse space within 20 miles of the

Micron Campus (the Warehouse Site). The Micron Campus, Rail Spur Site, Childcare Site, and Warehouse Site are collectively referred to as the Proposed Project.

The Micron Campus financial assistance application is specifically seeking benefits for construction of Fabs 1 and 2 of the Micron Campus only. A Micron Rail Spur financial assistance will be submitted as a separate application, seeking benefits for the rail spur construction. The Childcare Site and the Warehouse Site are not included in either financial assistance application.

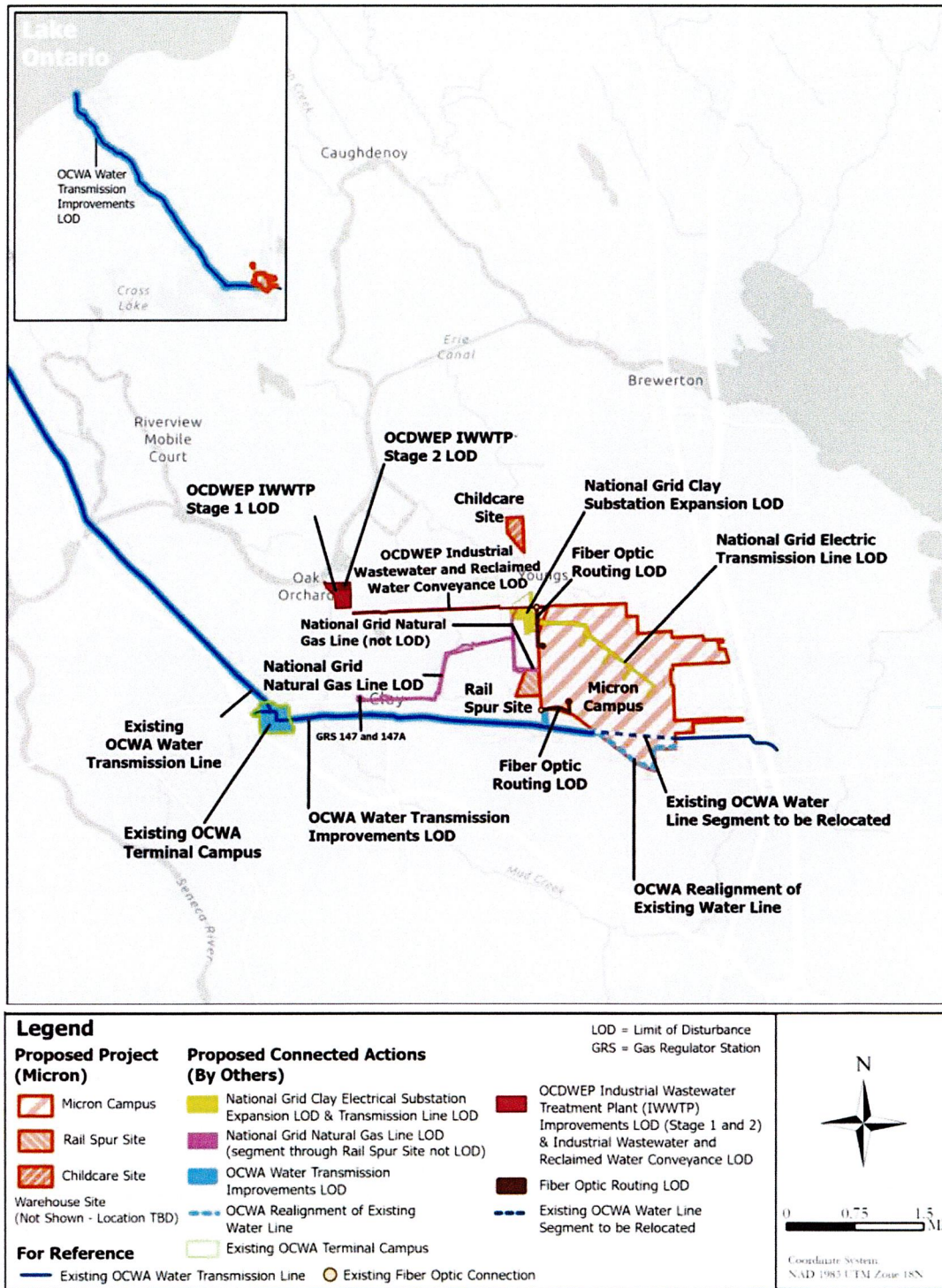
The construction of the Proposed Project would take place in stages over approximately 16 years. Subject to the receipt of all applicable permits, authorizations, and approvals, Micron would mobilize for initial site preparation for the Proposed Project beginning in the fourth quarter of 2025, with the first two DRAM manufacturing facilities (Fabs 1 and 2) estimated to be operational by 2030 and 2033, respectively, and the remaining fabs (Fabs 3 and 4) estimated to be operational by 2037 and 2041, respectively. The manufacturing facility would ramp up to full production output by 2045.

Micron intends to employ approximately 9,000 people on site upon the completion of the four Fabs. In addition to Micron's direct employment, Micron anticipates the creation of additional ancillary jobs, including vendor, supply chain, construction, and community jobs in the Syracuse area and throughout New York State.

At the time of this application, neither OCIDA nor Micron has control over certain off-site utility corridors vital to connect White Pines Commerce Park to utility infrastructure. Therefore, in support of and in keeping with the Proposed Project's public purpose, and in furtherance of and to carry out OCIDA's express corporate purpose to "promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing manufacturing facilities," acquisition of certain real property, or rights or easements therein, by negotiated purchase or the exercise of OCIDA's eminent domain authority pursuant to New York Eminent Domain Procedure Law ("EDPL") and General Municipal Law ("GML") §858(4) may be required. This includes Town of Clay tax parcels 030.-01-01.0 and 031.-01-16.1, both owned by SSO Holdings, LLC on which real property interests may need to be acquired via purchase or by eminent domain pursuant to the EDPL and GML. Additional real property interests and parcels may hereafter be identified for Fabs 1 and 2 and Fabs 3 and 4 (as defined below).

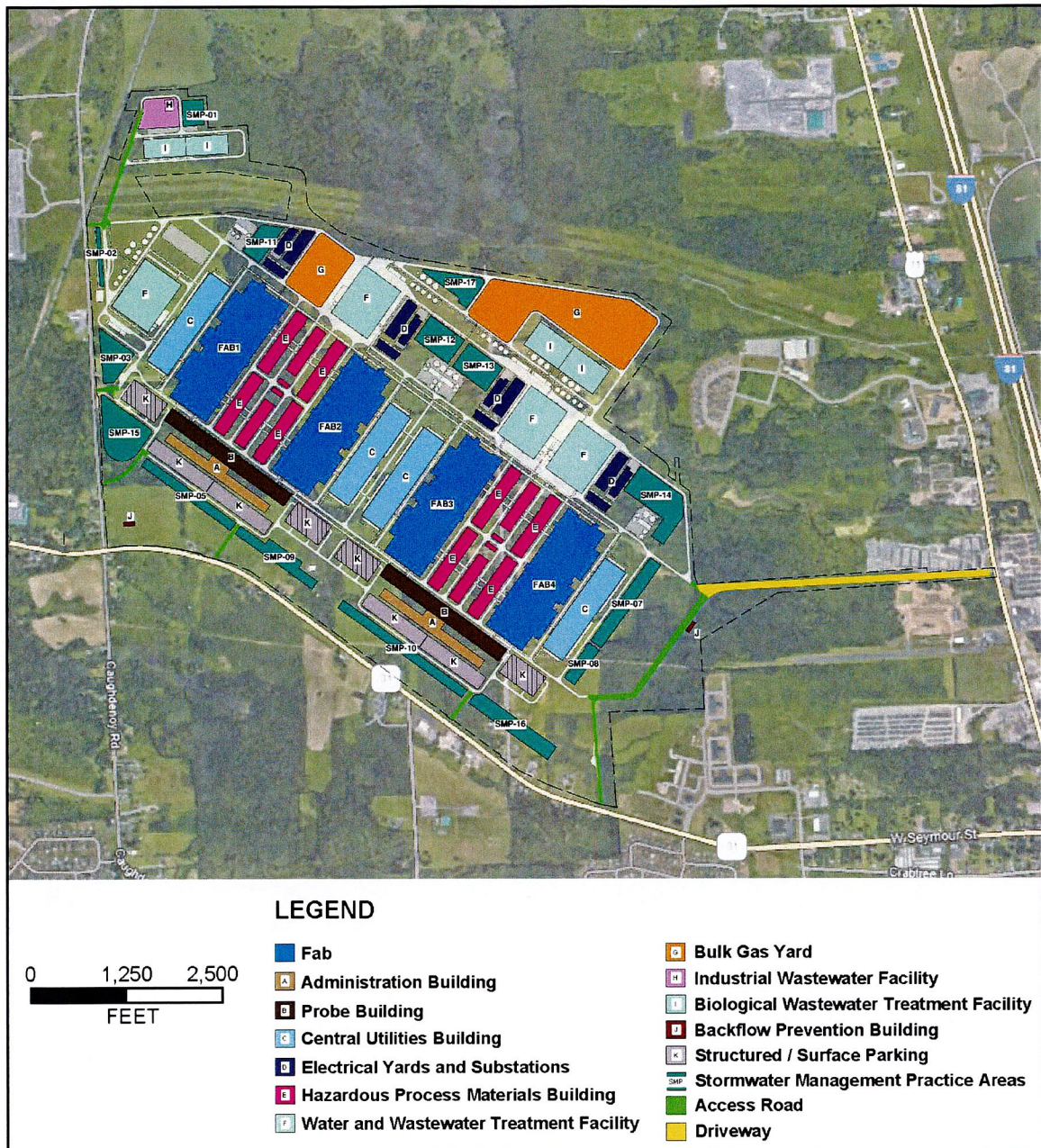
Micron's planned investment in domestic memory manufacturing in Clay, New York is only possible because of federal, state, and local financial assistance. The CHIPS Act forms a holistic strategy to restore U.S. leadership in semiconductor manufacturing by leveling the playing field and making U.S. manufacturing cost competitive. Likewise, Micron would be unable to proceed with its Proposed Project in the Town of Clay without the tax incentives from the State of New York and financial assistance from the Onondaga County Industrial Development Agency in the form of sales and real property tax exemptions. Federal, state, and local financial assistance is critical to the undertaking of the Proposed Project and enabling ongoing business profitability comparable to that in lower-cost markets.

Micron New York - Overview Map



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, © OpenStreetMap contributors, and the GIS User Community.

Micron Campus Site Plan



Micron Campus Components

Note: The full proposed build out of the Micron campus will include four fabs and supporting buildings. This application is for Phase 1 of the project which is two fabs and the supporting buildings.

Exhibit D: Environmental Review Information

The Proposed Project (as defined in Exhibit C: Project Narrative) anticipates completion of an environmental impact statement that complies with the requirements of the New York State Environmental Quality Review Act (SEQRA) and the National Environmental Policy Act (NEPA). The EIS will support decision-making among the Federal, State, and local agencies responsible for evaluating the Proposed Project pursuant to their respective legal and regulatory authorities. While the EIS addresses environmental impacts related to all four Fabs, this current application is seeking financial assistance for Fabs 1 and 2. Micron anticipates applying for financial assistance for Fabs 3 and 4 at a later time.

On July 28, 2023, OCIDA held a public meeting and circulated a notice of intent to all involved agencies to serve as SEQRA lead agency. No objection to that notice was received during the subsequent 30-day comment period.

On September 14, 2023, OCIDA issued a Positive Declaration indicating the need for an EIS and scheduled a public scoping meeting to be held on October 11, 2023. The comment period for the SEQRA scoping process was extended beyond the required 30 days from September 20, 2023, to October 31, 2023. During this period, OCIDA held the public scoping meeting at 6:30 p.m. on October 11, 2023, to obtain input from the public. Comments also were accepted during the scoping period via U.S. and electronic mail. OCIDA considered each comment received during the SEQRA scoping period to determine the final scope of the Draft EIS under SEQRA and inform the related technical analyses and environmental resources to be evaluated.

On December 14, 2023, OCIDA adopted the Final SEQRA Scope, which was made available to the previously noticed agencies and posted on OCIDA's website.

Thereafter, OCIDA released a draft EIS (DEIS) on June 12, 2025, a notice of which was provided in the Environmental Notice Bulletin. Written comments on the DEIS were accepted by US and electronic mail through August 11, 2025. During this time, OCIDA and CPO also held three public comment sessions on July 24, 2025.

OCIDA is currently reviewing public comments on the DEIS. It is anticipated that OCIDA will issue a final EIS later this year.

Exhibit E: Projected Employment Growth

Year		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
		FTE Jobs Created Year									
Job Title/Category	Projected Annual Pay	1	2	3	4	5	6	7	8	9	10
Management & Executives	\$176,109	9	4	8	8	17	12	2	20	20	20
Engineers	\$100,573	25	14	173	345	323	222	99	400	401	400
Technicians	\$72,778	0	0	58	126	212	228	55	226	227	226
Manufacturing Support	\$164,184	0	51	65	88	71	39	3	106	105	106

Exhibit F: Local Access Policy Waiver

Micron New York Semiconductor Manufacturing LLC is requesting a Local Access Policy Waiver for the Early Works phase of Fab 1 construction. The request is based on the estimated percentage of available local labor provided by trade unions within the ten-county region of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne Counties.

Micron makes every effort to maximize the employment of local labor.



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Project Summary

10/21/2025

Project:	Micron New York Semiconductor Manufacturing LLC (Rail Spur)	Project Number:	3101-25-06A
Location:	Town of Clay	School District:	North Syracuse
		Project Type:	New Construction
Tax Parcel(s):	046.-02-03.2, 046.-01-19.1	Village:	N/A

Total Project Cost:	\$	51,607,240
Land Acquisition	\$	5,007,240
Site Work/Demo	\$	13,800,000
Building Construction & Renovation	\$	19,500,000
Furniture & Fixtures	\$	-
Equipment	\$	12,100,000
Project Soft Cost	\$	1,200,000

8. Total Jobs	17
8A. Job Retention	0
8B: Job Creation	17
(Next 5 Years)	

Community Investment /Abatement

	Fiscal Impact (\$)
Abatement Summary	\$3,572,710
Sales Tax Abatement	\$3,178,400
Mortgage Tax Abatement	\$0
Property Tax Relief (PILOT)	\$394,310
Community Investment	\$67,088,826
PILOT Payments	\$730,877
Project Salaries Estimate	\$13,642,016
Construction Benefit Estimate	\$1,108,692
Total Project Cost	\$51,607,240

Investment:Abatement Ratio **19 :1**

Project Description

Construct a Rail Spur Site in the Town of Clay

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Micron New York Semiconductor Manufacturing LLC (Rail Spur)

10/20/2025

A) PILOTS Estimate Table Worksheet

for 10 years

PILOT YEAR	Exemption %	County PILOT Amount	Town	School District	Total PILOT	Full Tax Payment w/o PILOT	Net Exemption
1	100%	\$ 4,966	\$ 2,790	\$ 27,526	\$ 35,282	\$ 102,759	\$ 67,478
2	90%	\$ 6,034	\$ 3,390	\$ 33,446	\$ 42,870	\$ 104,815	\$ 61,944
3	80%	\$ 7,143	\$ 4,013	\$ 39,592	\$ 50,748	\$ 106,911	\$ 56,163
4	70%	\$ 8,294	\$ 4,659	\$ 45,971	\$ 58,924	\$ 109,049	\$ 50,125
5	60%	\$ 9,488	\$ 5,330	\$ 52,589	\$ 67,406	\$ 111,230	\$ 43,824
6	50%	\$ 10,726	\$ 6,025	\$ 59,453	\$ 76,204	\$ 113,455	\$ 37,250
7	40%	\$ 12,010	\$ 6,747	\$ 66,571	\$ 85,328	\$ 115,724	\$ 30,396
8	30%	\$ 13,341	\$ 7,495	\$ 73,949	\$ 94,785	\$ 118,038	\$ 23,253
9	20%	\$ 14,721	\$ 8,270	\$ 81,596	\$ 104,587	\$ 120,399	\$ 15,812
10	10%	\$ 16,151	\$ 9,073	\$ 89,520	\$ 114,743	\$ 122,807	\$ 8,064
TOTAL		\$ 102,874	\$ 57,790	\$ 570,213	\$ 730,877	\$ 1,125,187	\$ 394,310

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**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: 10/20/2025

A) Applicant/Project Operator information (company receiving benefits): Note: See narrative for additional explanation

1. Applicant/Project Operator: Micron New York Semiconductor Manufacturing LLC

Applicant/Project Operator Address: 8000 S. Federal Way, Boise, ID 83716

Phone: 208-368-4000 Fax: 208-368-4617

Website: www.micron.com Email: kbirchenough@micron.com

Federal ID#: 92-0692507 NAICS: 334413

State of Incorporation: Delaware

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

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

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>Micron Technology, Inc.</u>	<u>100%</u>
_____	_____
_____	_____
_____	_____

C) Applicant Business Description:

Note: The Rail Spur will simply be a flow through location for materials to construct the Micron facility and for possible future operations materials

Estimated % of sales within Onondaga County: N/A

Estimated % of sales outside Onondaga County but within New York State: N/A

Estimated % of sales outside New York State but within the U.S.: N/A

Estimated % of sales outside the U.S.: (*Percentage to equal 100%) N/A

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

Micron Technology, Inc. is a large company with shares trading on the NASDAQ and is a party (either as plaintiff or defendant) in civil litigation in the ordinary course of business. Additional details regarding certain litigation is provided as part of our public filings with the SEC, including in Micron Technology, Inc.'s recent 10-K annual filing filed on October 3, 2025.

2. Has any owner or 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)
Refer to Micron Technology Main Campus IDA Financial Assistance Application

E) Individual Completing Application:

Name: Scott Gatzemeier Title: CVP, Front End US Expansion

Address: 8000 S. Federal Way, PO Box 6, Boise, ID 83707 Phone: 208-363-4000

Cell Phone: None E-mail: sngatzemeier@micron.com

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

Name: Katie Birchenough Title: Senior Assistant General Counsel

Address: 8000 S. Federal Way, PO Box 6, Boise, ID 83707 Phone: 208-363-4000

Cell Phone: None Email: kbirchenough@micron.com

G) Company Counsel:

Name of Attorney: John P Sidd

Firm Name: Hancock Estabrook LLP

Address: 1800 AXA Tower I, 100 Madison Street, Syracuse, New York 13202

Phone: 315-565-4500

Cell Phone: None

Email: jsidd@hancocklaw.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: 8625 Caughdenoy Road

Legal Address (if different): N/A

City: N/A

Town: Clay

Village: N/A

Zip Code: 13041

School District: North Syracuse Central School District

Tax Map Parcel ID(s): 046.-02-03.2, 046.-01-19.1

Full Market Value: \$5,007,240

Square Footage of Existing Building(s): 0

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 Rail Spur | |

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 Exhibit A: Project Narrative
- ☐ 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? 9/2/2025 ☒ Yes, what is the status? Pending

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

☒ No, anticipated approval date. 12/2025 ☐ 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 See Exhibit B: Environmental Review Information

Section III: FINANCIAL AND EMPLOYMENT INFORMATION

A) Project Costs and Finances

Description of Costs	Total Budget Amount
Land Acquisition	\$5,007,240
Site Work/Demo	\$13,800,000
Building Construction & Renovation	\$19,500,000
Furniture & Fixtures	-
Equipment	\$12,100,000
Project Soft Cost	\$1,200,000
Total Project Cost	\$51,607,240

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. Equity \$ \$51,607,240
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) \$ _____

-Identify each state and federal grant/credit:

_____ \$ _____

_____ \$ _____

_____ \$ _____

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:	0
Estimate the number of construction jobs to be created by this Project:	30
Estimate the average length of construction jobs to be created (months):	9
Current annual payroll including the benefit cost:	0
Average annual growth salary/wage rate (%)	3%

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)
N/A	N/A	N/A

Please use this chart to illustrate the projected employment growth: Note: Jobs created are employees of the independent contractor operating the rail spur site

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
Rail Yard & Conveyance Operations Personnel	\$70,000	17	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): N/A

☒ Sales and Use Tax Exemption (4% Local, 4% State): \$3,178,400

☐ Tax Exempt Bond Financing (Amount Requested): N/A

☐ Taxable Bond Financing (Amount Requested): N/A

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): \$ N/A

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

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: \$ 39,730,000

Estimated State and local Sales and Use Tax Benefit (product of 8% multiplied by the figure, above): \$ 3,178,400

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 Micron New York Semiconductor Manufacturing 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 10/20/2025 (date).

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

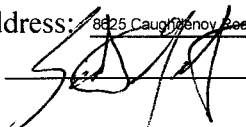
Applicant(s) Company: Micron New York Semiconductor Manufacturing LLC

Representative for Contract: Scott Gatzemeier

Address: 8000 S. Federal Way City: Boise State: ID Zip: 83716

Phone: 208-363-4000 Email: sngatzemeier@micron.com

Project Address: 8825 Caugheny Road City: Clay State: NY Zip: 13041

Signature: 

General Contractor: RailWorks Track Services

Contact Person: Jeremy Urlacher

Address: 4280 South Duck Creek Road City: North Jackson State: Ohio Zip: 44451

Phone: 815.641.8029 Email: jurlacher@railworks.com

Authorized Representative: Jeremy Urlacher Title: Project Manager

Signature: _____

Section IX: Agency Fee Schedule

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

ACTIVITY	FEES	COMMENTS
Non- refundable Application Fee (All projects except Solar Projects)	\$1,000	Due at time of application
Non-refundable Application Fee (Solar Projects Only)	\$10,000	
Legal Deposit (All projects except Solar Projects)	\$2,500	Due at time of application
Legal Deposit (Solar Projects Only)	\$5,000	
Minimum Fee of 1% of TPC		
1. Sales and Use Tax Exemption	.01 X TPC	Due at closing
2. Mortgage Recording Tax		
3. PILOT is an additional fee	.0025 X TPC (total X .0125)	
4. Bond refinancing	.0025 X TPC (total X .015)	
Projects that exceed \$250,000,000 in Total Project Cost and/or create in excess of 500 new jobs, may be eligible to negotiate a non-standard Agency fee with the Executive Director.	TBD based on Executive Director determination	Due at closing
Agency Legal Fees		
Fee for first \$20 million	.0025 X of the project cost or bond amount	Due at closing
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](#)).

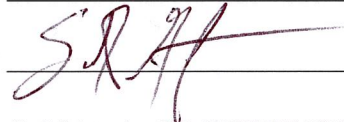
I have read the foregoing and agree to comply with all the terms and conditions contained therein as well as policies of the Onondaga County Industrial Agency.

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

Name of Applicant(s) Company

Micron New York Semiconductor Manufacturing LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Scott Gatzemeier: CVP, FRONT END US EXPANSION

Date: 10/20/2025

Section XI: Conflict of Interest

Agency Board Members

Patrick Hogan, Chairperson
Janice Herzog, Vice Chairperson
Susan Stanczyk
Fanny Villarreal
Cydney Johnson
Elizabeth Dreyfuss
Garard Grannell

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 G. Lisson, CPA, Grossman St. Amour Certified Public Accountants PLLC

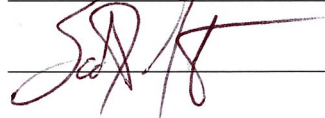
The Applicant(s) has received a list of members, officers and staff of the Agency. To the best of my knowledge, no member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

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

Name of Applicant(s) Company

Micron New York Semiconductor Manufacturing LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Scott Gatzemeier: CVP, FRONT END US EXPANSION

Date: 10/20/2025

Section XII: Representations, Certifications, and Indemnification

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

Scott Gatzemeier (Name of CEO or other authorized representative of Applicant)(s) confirms and says that he/she is the CVP Front End US Expansion (title) of New York Semiconductor Manufacturing 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.

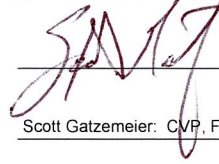
The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement 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:

Micron New York Semiconductor Manufacturing LLC

Signature of Officer or Authorized Representative:



Name & Title of Officer or Authorized Representative:

Scott Gatzemeier: CVP, FRONT END US EXPANSION

Date: 10/20/2025

STATE OF IDAHO)

COUNTY OF ADA) ss.;

Scott Gatzemeier, being first duly sworn, deposes and says:

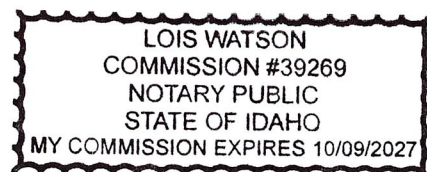
1. That I am the CVP, FRONT END US EXPANSION (Corporate Officer) of Micron New York Semiconductor Manufacturing LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read and attached Application, I know the contents thereof, and that to the best 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 20th day of October, 20 25.

Lois Watson

(Notary Public)



End of Application

Rev 2.15.23

Exhibit A: Project Narrative

Overview

Micron New York Semiconductor Manufacturing LLC, a Delaware limited liability company, is a wholly owned subsidiary of Micron Technology, Inc. ("Micron"), a publicly traded Delaware corporation (NASDAQ: MU), the fourth largest semiconductor company in the world and the only U.S.-based manufacturer of digital memory. Micron was founded in 1978 and is headquartered in Boise, Idaho with approximately 48,000 employees worldwide. Micron is ranked 170th on the 2025 Fortune 500 list with fiscal year 2024 revenue of \$25.1 billion. Micron is a world leader in innovating memory and storage solutions that accelerate the transformation of information into intelligence, inspiring the world to learn, communicate and advance faster than ever. Micron delivers the world's broadest portfolio of technologies at the core of today's most significant disruptive breakthroughs such as artificial intelligence and autonomous vehicles. Micron delivers a rich portfolio of high-performance Dynamic Random-Access Memory (DRAM), Not-AND (NAND) and Not-OR (NOR) memory and storage products through our Micron® and Crucial® brands. Every day, the innovations that Micron employees create fuel the data economy, enabling advances in artificial intelligence and 5G applications that unleash opportunities from the data center to the intelligent edge and across the client and mobile user experience.

Micron intends to invest approximately \$100 billion over the next 16 years to build a leading-edge semiconductor manufacturing complex in the Town of Clay, New York. Micron is proposing to purchase the approximately 1,377-acre White Pine Commerce Park (WPCP), located at 5171 Route 31, Clay, NY 13041, from the Onondaga County Industrial Development Agency (OCIDA) and construct the semiconductor manufacturing facility. At its current state, WPCP consists of predominantly vacant land with some residential land uses.

Specifically, Micron proposes to construct and operate a large-scale, state-of-the-art dynamic random-access memory (DRAM) semiconductor manufacturing facility (the Micron Campus) at the WPCP. The Micron Campus would include four DRAM production fabs, ancillary support facilities, driveways, parking, and ingress and egress roads with access from New York State (NYS) Route 31, U.S. Route 11, and Caughdenoy Road. Each fab would occupy approximately 1.2 million square feet (sq. ft.) of land and contain approximately 600,000 sq. ft. of semiconductor cleanroom manufacturing space. The fabs would be supported by central utility buildings, warehouse space, and product testing space.

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Statement

Micron also proposes to construct a rail spur and construction material conveyance facility to reduce truck trips and support construction of the Micron Campus (the Rail Spur Site).

Micron proposes to construct a rail spur and construction material conveyance facility on approximately 38 acres west of 8625 Caughdenoy Road, Clay, NY to economically transport fill and other aggregate construction material to the Micron Campus by rail.

Due to existing soil conditions at the WPCP that would be unsuitable for large building construction, as part of the construction process for the Micron Campus, Micron would need to excavate and remove 1.5 million cubic yards (CY) of soil from the WPCP and import 9 million CY of fill or other aggregate construction material to the site in order to provide sufficient clean and stable soils on which to construct the Micron Campus facility foundations. For a detailed explanation of this process, see Section 3.2 (Geology, Soils, and Topography).

Micron therefore proposes to build the Rail Spur Site as part of the Proposed Project to facilitate a more efficient construction timeline, minimize the need to rely on transportation of construction material by truck over the Proposed Project's 16-year construction period, and avoid or minimize the environmental effects such truck transportation would cause, particularly effects relating to increased transportation emissions, noise, and traffic congestion.

For the proposed Rail Spur Site location, Micron has purchased two contiguous parcels of land adjacent to the western side of the WPCP between the CSX Railroad line and Caughdenoy Road (Town of Clay tax parcels 046.-02-03.2 and 046.-01-19.1). Currently both parcels are undeveloped, vacant industrial land.

Micron's planned investment in domestic memory manufacturing in Clay, New York is only possible because of federal, state, and local financial assistance. The CHIPS Act forms a holistic strategy to restore U.S. leadership in semiconductor manufacturing by leveling the playing field and making U.S. manufacturing cost competitive. Likewise, Micron would be unable to proceed with its Proposed Project in the Town of Clay, including the Rail Spur, without the combination of tax incentives from the State of New York and/or financial assistance from the Onondaga County Industrial Development Agency in the form of sales and real property tax exemptions. Federal, state, and local financial assistance is critical to the undertaking of the Proposed Project and enabling ongoing business profitability comparable to that in lower-cost markets.

Construction

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Statement

Construction of the proposed Rail Spur Site would start in Q4 2025 and take approximately one year, concluding in Q3 2026 with operations also starting in Q3 2026. Construction would require approximately 22 acres of tree clearing, approximately 24 acres of ground disturbance, the excavation and removal of 85,000 CY of soil, the import of 150,000 CY of fill, the laying of 4.3 acres of impervious surface, and the construction of approximately 7,300 sq. ft. of new building space. Micron would re-use excavated soil and fill material in construction of the site, and transport unusable or excess material for off-site reuse, to the greatest extent practicable, subject to relevant approvals and disposal site capacity.

All construction staging and activity would be contained within the Rail Spur Site property boundaries except for those elements of the conveyance system that would extend east across Caughdenoy Road onto the Micron Campus. Site clearing and associated construction activities would not commence until Micron has obtained all applicable permits and approvals. Construction activities on the Rail Spur Site would be limited to between 6 a.m. to 10 p.m. daily.

Operation

The Rail Spur Site is and will be owned by Micron and will be operated by an independent contractor pursuant to an agreement with Micron. Construction material for the Micron Campus would be sourced off-site and arrive at the Rail Spur Site by rail car on the CSX Railroad line. Rail cars would be anticipated to transport up to 1,500 short tons per hour of aggregate materials to the site for off-loading of material from the rail cars onto an aggregate conveyance system comprised of belt conveyors designed to move material up and over Caughdenoy Road onto the Micron Campus.

Each day, one set of 60 rail cars would be off-loaded at the Rail Spur Site, while another set of 60 rail cars returns to the aggregate supply sources, and a third set of 60 rail cars is in transport from the sources to the Rail Spur Site. This rotating activity would occur until aggregate material is no longer required for a particular construction phase.

It is anticipated that the independent contractor operating the Rail Spur Site will create 17 fulltime equivalent jobs at the Rail Spur Site for which Micron would be responsible for reporting to the IDA. The independent contractor operating the Rail Spur would operate two rail off-loaders in rotation to off-load a set of 60 rail cars in a 16-hour period each day, during the 6 a.m. to 10 p.m. daily window. The Rail Spur Site would operate daily from 6 a.m. to 10 p.m. for receiving arriving and departing rail cars, and off-loading aggregate material from the rail cars onto the conveyor system. Off-loading would continue until aggregate is no longer required for a particular construction phase.

Micron Semiconductor Manufacturing Project, Clay, NY, Final Environmental Impact
Statement

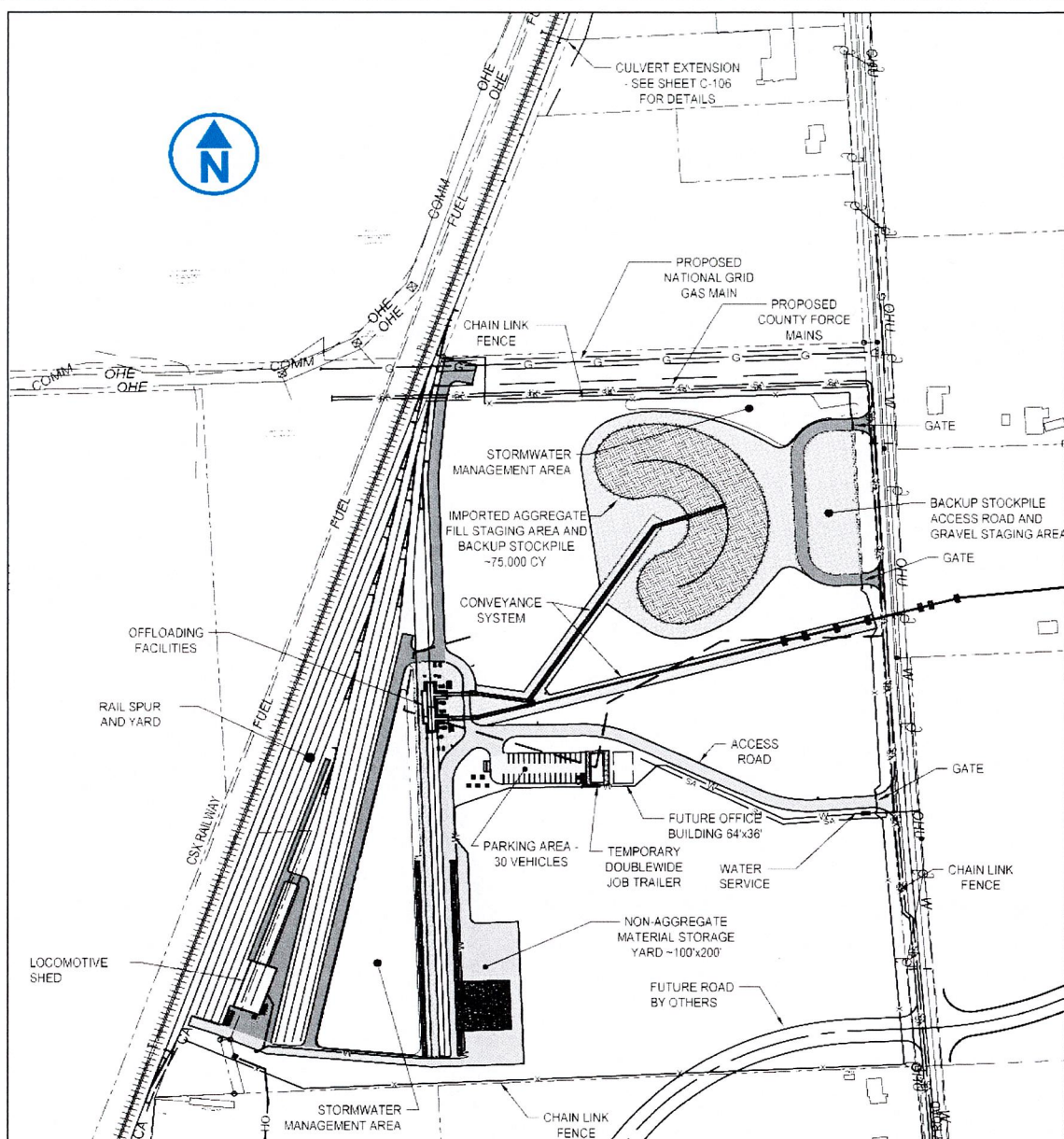
The rail spur and conveyance system would remain active during each of the four fab construction phases (i.e., from Q2 2026 to Q3 2030, Q4 2030 to Q4 2033, Q3 2035 to Q3 2037, and Q3 2039 to Q4 2041). As construction of each phase of the Micron Campus transitions from the site preparation and foundation stage to the structural stage, mobile elements of the aggregate conveyance system would either be removed or would remain in place unused, until construction of the next phase of the Micron Campus commences.

During the structural stage of construction for each fab, the rail spur would continue to be used to bring off-site manufactured construction materials to the Micron Campus, such as pre-cast concrete and facades. These materials would be trucked a short distance from the Rail Spur Site to the Micron Campus and offsite development in support of the Micron Campus Operations. Once a fab becomes operational, the rail spur may also be used to bring in equipment and non-hazardous materials required for semiconductor manufacturing. The Rail Spur Site would not be used to transport any hazardous materials for use in Micron Campus operations.

Components

The Rail Spur Site would include the following components: rail siding, rail yards, and an off-loading track and facility; the aggregate materials conveyance system; an office building and trailer; a locomotive shed; paved access roads and a parking area; paved storage areas; a backup stockpile area; a stormwater management area; and lighting. The figure below provides a site plan, and the table below provides additional detail on the components.

Micron Semiconductor Manufacturing Project, Clay, NY, Final Environmental Impact Statement



Component	Area	Description
Rail Siding, Rail Yards, and Off-loading Track and Facility	227,000 sq. ft.	A rail siding track would be located east of and parallel to the CSX Railway mainline with a 70-rail car storage capacity, two railyards (A and B) with a combined storage capacity for 165 additional rail cars, and an off-loading track and facility with storage capacity for 15 additional rail cars. The Rail Spur Site would require this total 250-rail car storage capacity to

Micron Semiconductor Manufacturing Project, Clay, NY, Final Environmental Impact
Statement

		facilitate the required daily off-loading rate for the Micron Campus construction schedule. Two rail off-loaders would run in series capable of off-loading construction material from 60 rail cars in a 16-hour period each day, from 6 a.m. to 10 p.m. Each day, one set of 60 rail cars would be off-loaded at the Rail Spur Site, while another set of 60 rail cars returns to the aggregate supply sources, and a third set of 60 rail cars is in transport from the sources to the Rail Spur Site. Rail transport and receiving activity at the Rail Spur Site would be limited to 6 a.m. to 10 p.m. daily. This rotating activity would occur until aggregate is no longer required for a particular construction phase.
Aggregate Materials Conveyance System	NA	An aggregate materials conveyance system would be constructed on-site capable of transporting up to 1,500 short tons per hour of aggregate materials from the Rail Spur Site over Caughdenoy Road onto the Micron Campus. The two-pronged system would be comprised of 23 belt conveyors, the majority of which would be modular and could be re-positioned as necessary. The central component of the system would be a 42-inch wide, 825-foot-long stationary conveyor with side guards to convey materials up and over Caughdenoy Road with an 18-foot clearance. The conveyor would be used solely for the construction phases on the Micron Campus. The conveyor would require concrete foundations for the head and tail sections supporting the 100-foot-long clear-span section crossing over the roadway. The modular conveyor segments on the land on either side of Caughdenoy Road would be built on crushed stone. The central stationary conveyor would feed a telescoping radial conveyor that would discharge aggregate materials onto the Micron Campus. A smaller conveyance system would serve the backup stockpile area (described below). All conveyors would meet mine duty specifications. To reduce noise, rubber disk return rollers and urethane or rubber liners would be used in high impact areas. To reduce dust at transfer points, head chutes would be installed, and coverings would be used at loading zones and over Caughdenoy Road.
Office Building and Trailer	2,300 sq. ft.	A detached temporary double-wide trailer would be located on-site to oversee operations while a permanent 2,300 sq. ft. office building is constructed.

Micron Semiconductor Manufacturing Project, Clay, NY, Final Environmental Impact
Statement

Locomotive Shed	5,000 sq. ft. sqft	A 5,000 sq. ft. locomotive shed would be located at the southern end of the rail yard. The shed would be used for maintenance of the rail cars as necessary. The shed would not include any sewer drains; all fluids generated on-site would be captured in a sump and hauled off-site when disposal becomes necessary.
Paved Access Roads and Parking Areas	10,000 sq. ft.	An access driveway would extend west from Caughdenoy Road to the office building and a 10,000 sq. ft. 30-space surface parking lot. Internal access roads would run from along the eastern edge of the rail yard and off-loading track to the locomotive shed.
Paved Storage Area	20,000 sq. ft.	A 20,000 sq. ft. non-aggregate materials storage area would be located immediately east of the locomotive shed. This area would be used to temporarily store prefabricated concrete components that would be delivered by rail before being transported to their final installation locations. The size of the area was determined based on the estimated number and size of precast pieces needed per day.
Backup Stockpile Area	74,000 sq. ft.	A 75,000-CY stockpile area allowing for rail car off-loading activities would be maintained in the event of an unexpected equipment failure with the main conveyance system. Aggregate material would be loaded onto the backup stockpile access road and gravel staging area along the northeast portion of the Rail Spur Site boundary, then trucked a short distance across Caughdenoy Road to the Micron Campus until main conveyance system operations are re-established.
Stormwater Management Area	107,000 sq. ft.	Micron would provide stormwater management on the Rail Spur Site. Site plans currently propose stormwater management facilities, including two stormwater management areas, which would be designed in accordance with the sizing criteria outlined in the 2024 NYS Stormwater Design Manual. Approval and sizing of these areas is subject to NYSDEC and Town of Clay review.

Exhibit B: Environmental Review Information

The Proposed Project (as defined in Exhibit A: Project Narrative) anticipates completion of an environmental impact statement that complies with the requirements of the New York State Environmental Quality Review Act (SEQRA) and the National Environmental Policy Act (NEPA). The EIS will support decision-making among the Federal, State, and local agencies responsible for evaluating the Proposed Project pursuant to their respective legal and regulatory authorities.

On July 28, 2023, OCIDA held a public meeting and circulated a notice of intent to all involved agencies to serve as SEQRA lead agency. No objection to that notice was received during the subsequent 30-day comment period. On September 14, 2023, OCIDA issued a Positive Declaration indicating the need for an EIS and scheduled a public scoping meeting to be held on October 11, 2023. The comment period for the SEQRA scoping process was extended beyond the required 30 days from September 20, 2023, to October 31, 2023. During this period, OCIDA held the public scoping meeting at 6:30 p.m. on October 11, 2023, to obtain input from the public. Comments also were accepted during the scoping period via U.S. and electronic mail. OCIDA considered each comment received during the SEQRA scoping period to determine the final scope of the Draft EIS under SEQRA and inform the related technical analyses and environmental resources to be evaluated.

On December 14, 2023, OCIDA adopted the Final SEQRA Scope, which was made available to the previously noticed agencies and posted on OCIDA's website.

Thereafter, OCIDA released a draft EIS (DEIS) on June 12, 2025, a notice of which was provided in the Environmental Notice Bulletin. Written comments on the DEIS were accepted by US and electronic mail through August 11, 2025. During this time, OCIDA and CPO also held three public comment sessions on July 24, 2025. OCIDA is currently reviewing public comments on the DEIS. It is anticipated that OCIDA will issue a final EIS later this year

Exhibit C: Local Access Policy Waiver

Micron is seeking waiver from the requirement of 100% local access policy for this project. The request is based on the estimated percentage of available local labor within the ten-county region of Cayuga, Cortland, Herkimer, Jefferson, Madison, Oneida, Onondaga, Oswego, Tompkins, and Wayne Counties. Estimates were provided by RailWorks Track Services, the General Contractor performing construction of the rail spur. RailWorks is a leading railroad infrastructure company headquartered in New York, with operations in Ohio and across North America. It specializes in track construction, transit system development, and maintenance services for public transit agencies and industrial clients.

Micron makes every effort to maximize the employment of local labor.