



**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.

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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.

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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