OCIDA

ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Project:	Cameron Hinsdale, LLC	**Project Number:**	3101-25-05-A
Location:	Camillus	**School District:**	West Genesee
		Project Type:	New Construction
Tax Parcel(s):	017.-04-08.1, 017.-04-09.0, 017.-04-10.0, 017.-04-48.1, 017.-04-05.0, 017.-04-06.0	**Village:**	N/A

Total Project Cost:	**$**	**65,151,372**
Land Acquisition	$	2,105,750
Site Work/Demo	$	9,535,801
Building Construction & Renovation	$	47,883,821
Furniture & Fixtures	$	-
Equipment	$	-
Project Soft Cost	$	5,626,000

8. Total Jobs	25
8A. Job Retention	0
8B: Job Creation (Next 5 Years)	25

Community Investment /Abatement

	Fiscal Impact ($)
Abatement Summary	**$6,988,456**
Sales Tax Abatement	$2,572,399
Mortgage Tax Abatement	$439,772
Property Tax Relief (PILOT)	$3,976,285
Community Investment	**$86,034,898**
PILOT Payments	$4,478,651
Project Salaries and Benefits Estimated (10 yrs)	$11,507,750
Construction Benefit Estimate	$4,897,125
Total Project Cost	$65,151,372

Investment:Abatement Ratio **12.31** **:1**

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Project Description

The applicant is proposing to construct a mixed-use residential building/s consisting of 30,600 sq. ft. of commercial space and 231,964 sq. ft. of multi-family residential units in the Town of Camillus.

Cameron Hinsdale, LLC

A) PILOTS Estimate Table Worksheet

for **15** years

OCIDA estimate of current market value					$ 1,146,000
Projected investment					$ 47,883,821
OCIDA estimate of increase in value					$ 17,338,000
OCIDA estimated value after project is completed					$ 18,484,000
Taxes that would have been collected if the project did not occur					$ 524,202
Scheduled PILOT payments					$ 4,478,651

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

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

OCIDA
ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY
APPLICATION FOR FINANCIAL ASSISTANCE

1. Fill in all blanks using "none", "not applicable" or "not available". If you have any questions about the way to respond, please call the Onondaga County Industrial Development Agency (the "Agency" or "OCIDA") at 315-435-3770.

2. In accordance with Section 224-a(8)(d) of Article 8 of the New York Labor Law, the Agency has identified that any "financial assistance" (within the meaning of Section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes "public funds" within the meaning of Section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a(3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicant's obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.

3. If the OCIDA Board approves benefits, it is the company's responsibility to obtain and submit all necessary forms and documents.

4. All projects approved for benefits by the OCIDA Board will close with the Agency within 6-months of the OCIDA Board approval date. If this schedule cannot be met, the Applicant will need to submit a closing schedule modification written request to the Executive Director that will be presented to OCIDA Board for consideration.

5. The Agency will not give final approval for this Application until the Agency receives a completed NYS Full Environmental Assessment Form concerning the project which is the subject of this Application. The form is available at https://extapps.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf

6. Public Officers Law stipulates all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and reproduction. Should the Applicant believe there are project elements which are trade secrets if publicly disclosed or otherwise widely disseminated, would cause substantial injury to the Applicant's competitive position, the Applicant must identify such elements in writing and request that such elements be kept confidential. In accordance with Article 6 of the Public Officer's Law, the Agency may also redact personal, private, and/or proprietary information from publicly disseminated documents.

7. A final Application (OCIDA staff reviewed/approved) and associated fees MUST be received at least 10 business days prior to the upcoming Board meeting to be placed on the agenda. A signed application may be submitted by mail and/or electronically in PDF format to Alexis Rodriguez at alexisrodriguez@ongov.net.
   - A check payable to the Agency in the amount of $1,000
   - A check payable to Barclay Damon LLP in the amount of $2,500

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

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

Section I: Applicant Information

Submittal Date: 12/2/2025

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

1. Applicant/Project Operator: Cameron Hinsdale, LLC

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

   Phone: 315-729-8097 Fax: _____

   Website: _____ Email: jcheney@cameronllc.com

   Federal ID#: 99-1830747 NAICS: _____

   State of Incorporation: NY

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

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

   Owner Address: _____

   Federal ID#: _____

   State of Incorporation: _____

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

B) Applicant Business Organization (check appropriate category):

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

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

Name	% of ownership
Thomas Valenti	35%
Joseph Goethe	35%

C) Applicant Business Description:

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

Applicant /Owner History:

1. Is the Owner and/or Applicant or any manager or owner of the Owner and/or Applicant now a plaintiff or defendant in any civil or criminal litigation? ☑ No ☐ Yes, explain

2. Has any owner of manager of the Owner and/or Applicant listed above ever been convicted of a criminal offense (other than a minor traffic violation)? ☑ No ☐ Yes, explain

3. Has any person listed in Section I ever been in receivership or declared bankruptcy?
   ☑ No ☐ Yes, explain

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

☐No ☑ Yes, explain (Provide year, project name, benefit description, amounts, address)
Hinsdale Road Group, LLC - Township 5

E) Individual Completing Application:

Name: John Cheney Title: CFO

Address: PO Box 360 Camillus, NY 13031 Phone: 315-729-8097

Cell Phone: _____ E-mail: jcheney@cameronllc.com

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

Name: Joseph Goethe Title: Managing Member

Address: Same Phone: 315-569-8895

Cell Phone: _____ Email: Joe@cameronllc.com

G) Company Counsel:

Name of Attorney: Kevin McAuliffe

Firm Name: Barclay Damon, LLP

Address: 125 East Jefferson Street, Syracuse, NY 13202

Phone: 315-425-8593

Cell Phone: 315-382-8703

Email: kmcauliffe@barclaydamon.com

Section II: Project and Site Information

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

Address: 532-536 Hinsdale Road

Legal Address (if different): _____

City: _____ Town: Camillus Village: _____

Zip Code: 13031 School District: West Genesee

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

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

B) Project Activity (Check all that apply):

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

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

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

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

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

☐ If the Project is going to advance regardless of any financial assistance from the Agency, please provide a statement indicating why the project should be considered by the Agency for any financial assistance.

E) Description of Project: Please attach a detailed narrative of the proposed Project. Please attached copies of site plans, sketches or maps. This narrative should include, but is not limited to:

☑ (i) a description of your Company's background, customers, goods and services and the principal products to be produced and/or the principal activities that will occur on the Project site; SEE ATTACHED

☑ (ii) the size of the Project in square feet and a breakdown of square footage per each intended use; COMMERCIAL UPTO 50,000 SF MULTI-FAMILY RES +/- 155,000 SF (+/-180 UNITS)

☑ (iii) the size of the lot upon which the Project sits or is to be constructed; 22.28 ACRES

☑ (iv)the current site is VACANT LAND PART OF CHURCH PROPERTY DEVELOPED INTO MIXED USE PROJECT

☑ (v) describe your method for site control (Own, lease, other). SEE ATTACHED

F) Will the completion of the Project result in the removal of an industrial or manufacturing plant of the company from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the company located within the state?

☑ No ☐ Yes

G) Please describe any compelling circumstances the Agency should be aware of while reviewing this application.

H) Local Approvals (Site Plan and Environmental Review)

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

☑ No. When will the plans be submitted? 12/8/25 ☐ Yes, what is the status?_____

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

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

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

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

Section III: FINANCIAL AND EMPLOYMENT INFORMATION

A) Project Costs and Finances

Description of Costs	Total Budget Amount
Land Acquisition	$1,800,000
Site Work/Demo	$7,437,696
Building Construction & Renovation	$35,101,343
Furniture & Fixtures	
Equipment	
Project Soft Cost	$7,869,873
Total Project Cost	$52,208,912

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

Sources of Funds for Project Costs:

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

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

-Identify each state and federal grant/credit:

O-Chips $ TBD

_____ $ _____

_____ $ _____

B) Employment and Payroll Information

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

1. Are there people currently employed at the project site?
   ☑ No ☐ Yes, provide number of FTE jobs at the project site _____
   If you are relocating, are all employees moving to new site? ☐ No, explain ☐ Yes
2. Complete the following:

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

C) New Employment Benefits

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

Please use this chart to illustrate the current employment:

Job Title/Category	Current Annual Pay	Current Employment (FTE)

Please use this chart to illustrate the projected employment growth:

Job Title/Category	Projected Annual Pay	FTE Jobs Created Year 1	FTE Jobs Created Year 2	FTE Jobs Created Year 3	FTE Jobs Created Year 4	FTE Jobs Created Year 5
Retail Hourly	$48,650	5	5	5		
Commercial	$52,000	5	5			

D) Financial Assistance sought:

☑ Real Property Tax Abatement (PILOT*): Agency Staff will provide draft and final PILOT schedule:* _____

☑ Mortgage Recording Tax Exemption (.75% of mortgage): _____

☑ Sales and Use Tax Exemption (4% Local, 4% State): _____

☐ Tax Exempt Bond Financing (Amount Requested): _____

☐ Taxable Bond Financing (Amount Requested): _____

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

Mortgage Amount (include sum total of construction/permanent/ bridge financing): $ $50,000,000

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

F) Sales and Use Tax Benefit Calculator: Gross amount of costs for goods and services that are subject to State and local Sales and Use Tax: $ $30,000,000

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

Section IV: Estimate of Real Property Tax Abatement Benefits

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

A) PILOTS Estimate Table Worksheet

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

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

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

SECTION: V For Retail Projects Only

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

   ☐ Yes ☑ No

   If yes, please answer, questions 2, 3 and/or 4 below.
   If yes, please explain how much the project will exceed one-third of the total project cost.

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

   ☐ Yes ☑ No

   If yes, please provide the data and explain.

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

   ☐ Yes ☑ No

   If yes, please provide a third party market study.

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

   ☐ Yes ☑ No

   If yes, please provide data and explain.

SECTION VI: For Solar Projects Only

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

1. Describe the reasons why the Agency's financial assistance is necessary. Describe how the Project would be affected if these benefits were not provided. [see Section II (C)]

2. Is the Applicant leasing the property?
   - ☐ Yes, please provide a copy of the lease
   - ☐ No, purchased the property. Please provide documentation.

3. Has the Applicant provided written communication to the affected taxing jurisdictions notifying them of its intent to construct a renewable energy project?
   - ☐ Yes
   - ☐ No

4. Has the Applicant received a letter of support for the megawatt cost to be used as a basis for the PILOT from the town, city, and village where the Project is located?
   - ☐ Yes, please provide copy of the letter.
   - ☐ No

5. Has the Applicant received a letter of support for the megawatt cost to be used as a basis for PILOT from the school district?
   - ☐ Yes, please provide copy of the letter.
   - ☐ No

6. Is the entire parcel being used for the solar project?
   - ☐ Yes
   - ☐ No, have you reached out to the town assessor to discuss a subdivision or slash parcel? Explain:

7. Will the Applicant enter into a decommissioning plan with the host community, including financial assurance the plan can be executed?
   - ☐ Yes, explain.
   - ☐ No

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

OCIDA SOLAR PILOTs GUIDANCE AND BEST PRACTICE

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

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

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

SECTION VII: For Housing Projects Only

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

Defined terms:

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

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

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

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

Section VIII: Local Access Policy Agreement

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

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

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

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

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

Applicant(s) Company: Cameron Hinsdale, LLC

Representative for Contract: Joseph Goethe

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

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

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

Signature: Joseph Goethe Digitally signed by Joseph Goethe Date: 2025.12.08 10:41:50 -05'00'

General Contractor: Cameron Group, LLC

Contact Person: John Cheney

Address: Same City: State: Zip:

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

Authorized Representative: John Cheney Title: CFO

Signature: John Cheney Digitally signed by John Cheney Date: 2025.12.08 10:55:37 -05'00'

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) Non-refundable Application Fee (Solar Projects Only)	$1,000 $10,000	Due at time of application
Legal Deposit (All projects except Solar Projects) Legal Deposit (Solar Projects Only)	$2,500 $5,000	Due at time of application
Minimum Fee of 1% of TPC 1. Sales and Use Tax Exemption 2. Mortgage Recording Tax 3. PILOT **is an additional fee** 4. Bond refinancing	.01 X TPC .0025 X TPC (total X .0125) .0025 X TPC (total X .015)	Due at closing
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 Fee for expenses above $20 million	 .0025 X of the project cost or bond amount .00125 X of project cost or bond amount	Due at closing
Amendment or Modification of IDA documents, including but not limited to name or organization change, refinancing, etc. Consent to the amendment or modification of IDA documents prior to closing on the project shall be given at OCIDA's sole and absolute discretion.	$2500 All Projects (except Solar Project) $4500 Solar Projects Attorney fees determined by OCIDA Legal Representative.	Due at time of Request

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

Section X: Recapture of Tax Abatement/Exemptions

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

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

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

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

Name of Applicant(s) Company: Cameron Hinsdale, LLC

Signature of Officer or Authorized Representative: John Cheney Digitally signed by John Cheney Date: 2025.12.08 10:56:14 -05'00'

Name & Title of Officer or Authorized Representative: John Cheney, CFP

Date: 12-8-25

Section XI: Conflict of Interest

Agency Board Members

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

Agency Officers/Staff

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

Agency Legal Counsel & Auditor

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

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

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

Name of Applicant(s) Company: Cameron Hinsdale, LLC

Signature of Officer or Authorized Representative: John Cheney Digitally signed by John Cheney Date: 2025.12.08 10:56:51 -05'00'

Name & Title of Officer or Authorized Representative: John Cheney, CFO

Date: 12-8-25

Section XII: Representations, Certifications, and Indemnification

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

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

A. First Consideration for Employment: In accordance with §858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in WIA programs who shall be referred by the CNY Works for new employment opportunities created as a result of the Project.

B. Annual Sales Tax Filings: In accordance with §874(8) of the New York General Municipal Law, the Applicant understands and agrees that if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. For additional information on NYS sales and use tax see here.

C. Outstanding Bonds: The Applicant understands and agrees to provide on an annual basis any information regarding bonds, if any, issued by the Agency for the project that is requested by the Comptroller of the State of New York.

D. Employment Reports: The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant agrees to file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an event of default under the Project closing documents. Please see this page for ST-340 form required in the above referenced employment report.

E. Housing Reports and Information: The Applicant understands and agrees that if the Project is a housing project, the Applicant shall file with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of revenue-generating units constructed or reconstructed and the household income or tenant age, as applicable. Upon request of the Agency, the Applicant shall provide supporting documentation for all housing related information provided. Failure to provide such reports and supporting information shall be an event of default under the Project closing documents

F. Prevailing Wage: The Applicant understands and agrees that, if the Project receives any financial assistance from the Agency, the Applicant shall determine whether the Project is a "covered project" pursuant to Section 224-a of Article 8 of the New York Labor Law and, if applicable, the Applicant shall comply with Section 224-a of Article 8 of the New York Labor Law; and the Applicant further covenants that the Applicant shall provide such evidence of the foregoing as requested by the Agency.

G. Compliance: The Applicant understands and agrees that it is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations. The Applicant confirms and acknowledges that the owner, occupant or operator receiving financial assistance for the proposed Project is in substantial compliance with applicable local, state, and federal tax, worker protection and environmental laws, rules and regulations.

H. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if financial assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the Agency. (1) No funds of the Agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

I. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement in the Project.

J. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

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

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

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

Name of Applicant Company: Cameron Hinsdale, LLC

Signature of Officer or Authorized Representative:

Name & Title of Officer or Authorized Representative: Joseph Goethe, Managing Member

Date: 11/29/25

STATE OF NEW YORK)

COUNTY OF ONONDAGA) ss.;

Joe Goethe, being first duly sworn, deposes and says:

1. That I am the owner (Corporate Officer) of Cameron hinsdale, LLC (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.

2. That I have read and attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete

(Signature of Officer)

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

(Notary Public)

Troy Sebeck
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SE6166957
Onondaga County
Commission Expires 05-29-2023

End of Application

5-29-2027
T.S.

Rev 2.15.23

Cameron Hinsdale, LLC Mixed-Use Project Summary Presentation

Presented to: Onondaga County Industrial Development Agency (OCIDA)

Location: 532 Hinsdale Road, Camillus, NY
Project Name: Church Street Station PUD
Date: December 2025

---

1. Project Narrative

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

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

Project Alignment

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

Development Scope

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

Economic Impact

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

3. Agency Letters & Mitigation Responses

SHPO (Historic Preservation)

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

DEC (Environmental Conservation)

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

OCPB (Planning Board)

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

NYSDOT

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

OCDOT

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

4. Required Permits & Approvals

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

5. Community Benefits

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


Erie Canalway Trl
Abandoned Erie Canal
Woodmont Dr
Pinafore Dr
Rhodes Dr
Bennett Rd
173
Costco Wholesale
Movie Tavern Syracuse
Toss & Fire Wood-Fired Pizza
Saddlestone Pl
Hinsdale Rd
Warners Rd
LongHorn Steakhouse
Buffalo Wild Wings
The Medicine Shoppe Pharmacy
Route 5 WB
5
Mowers Plus
Southern Dr
The Home Depot
Uncle Mike's Hometown Pizza
Milton Ave
Knowell Rd
Doc's Pizzeria & Fish Fry
Azteca M
50 - Syracuse...
CAMEI
GROUP


RETAIL B
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482

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 were line for Hinsdale Road, Offsite roadwork, signalization, multiple intersection improvements, and relocation of National Grid Utilities. HRG Received A PILOT Agreement IN 2014 sales and use tax, and mortgage recording tax benefits.

Project Narrative

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

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

Housing Needs Analysis

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

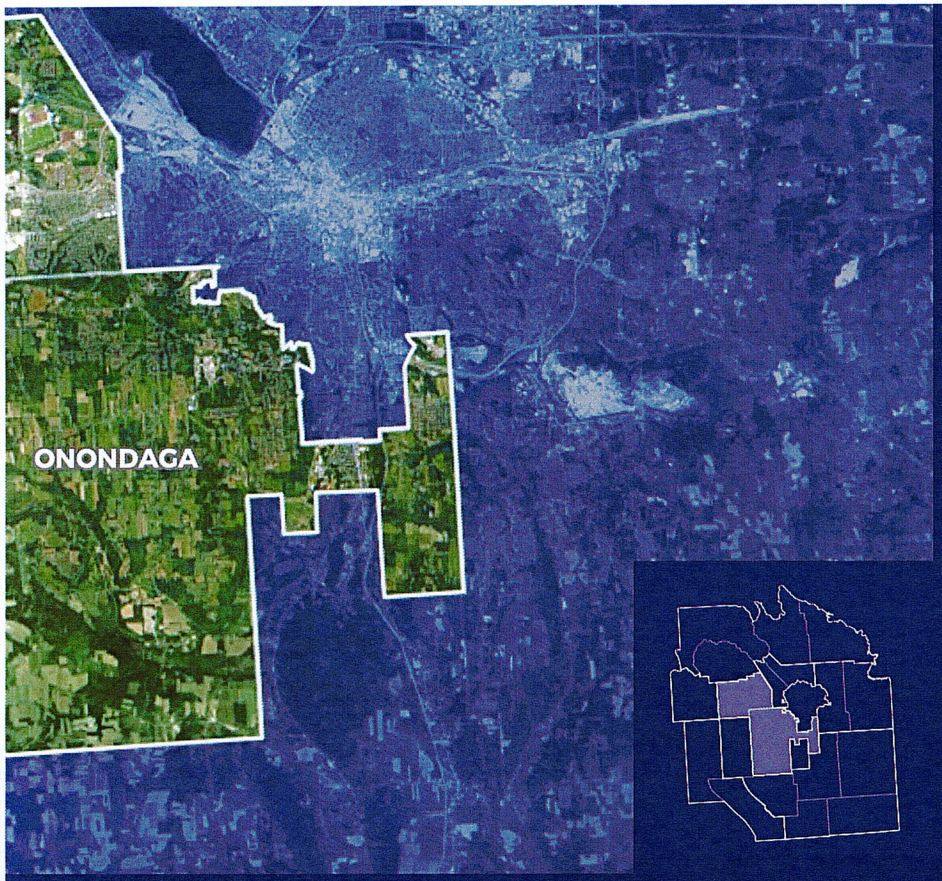
According to the Plan Onondaga and the Housing Onondaga June 2024 Report, Onondaga County is projected to experience significant household growth—over 7,000 new households in Syracuse and nearly 17,000 across the rest of the county by 2040. This growth is driven in part by major economic developments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

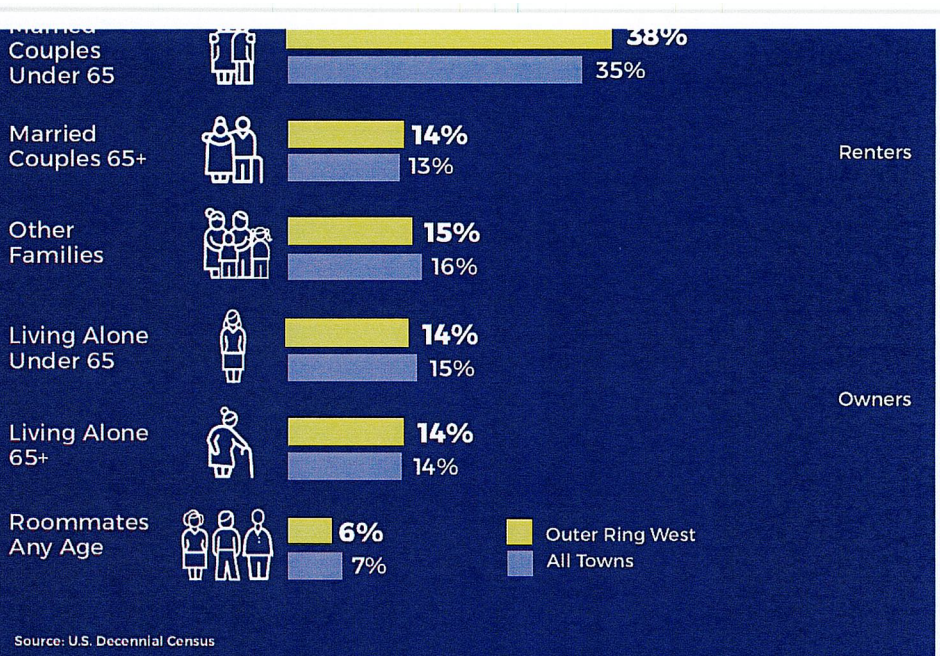
The Housing Onondaga analysis highlights a mismatch between the county's existing housing stock and the needs of future households. Traditional single-family homes are no longer sufficient to meet the demands of smaller, aging, and increasingly renter-oriented households. The report calls for a shift toward more diverse housing types, including smaller units and rental options, particularly in suburban areas like Camillus.

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

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

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





Source: U.S. Decennial Census

NG WEST

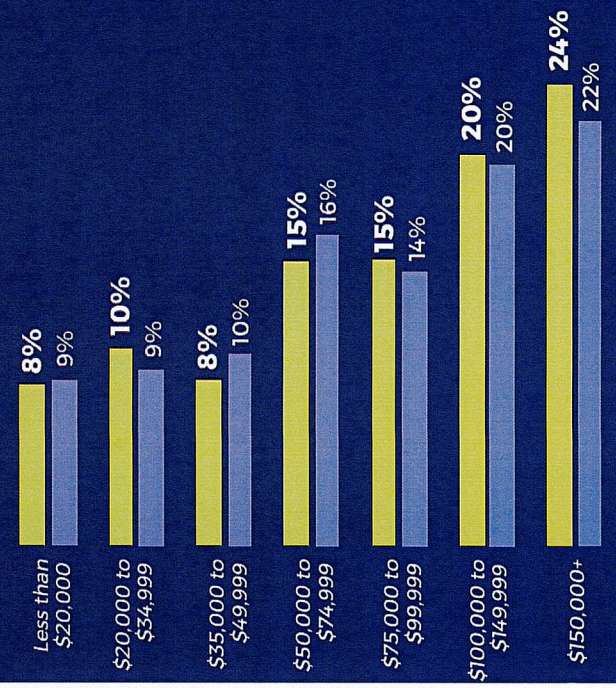
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Outer Ring West had nearly 1,500 cost burdened renters with incomes under $50,000 struggling with affordability as of 2022.

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.

Households by Income, 2022



Homeowners



Map SC.3 | Future Land Use Map



Planning for Strong Centers

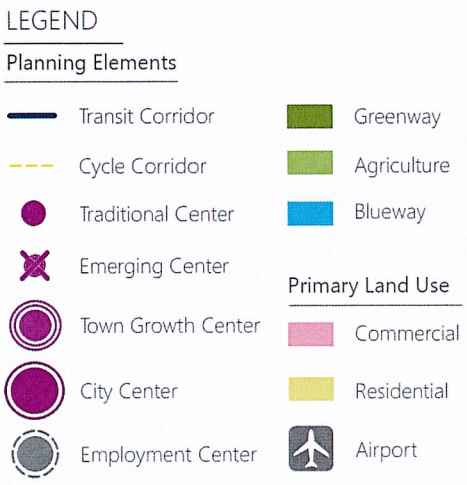
Plan Onondaga seeks to foster investment in existing and new multi-modal centers throughout Onondaga County. Existing and emerging centers have been identified based on their ability to support additional growth, access to water and/or sewer infrastructure, and potential to be located adjacent to transportation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



Town Growth Center

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

City Center

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

Employment Center

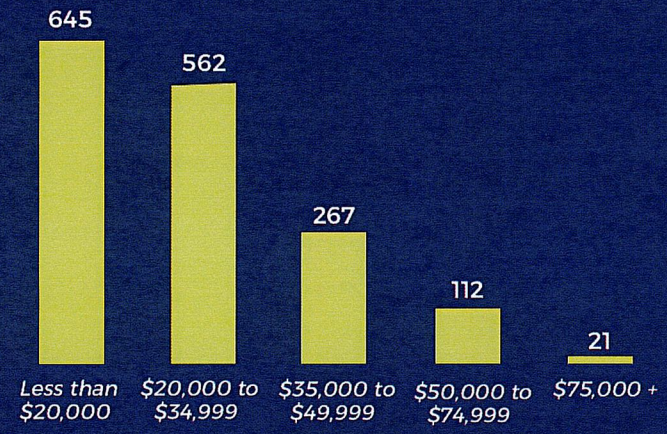
Employment Centers are unique districts of significant economic activity including traditional and high-tech manufacturing, research and development, warehousing and distribution, logistics, offices, and support services. These areas typically do not include housing, but are accessible by transit. They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

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

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

Source: czb analysis of CoStar data

Rent Burdened Households by Income, 2022



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.

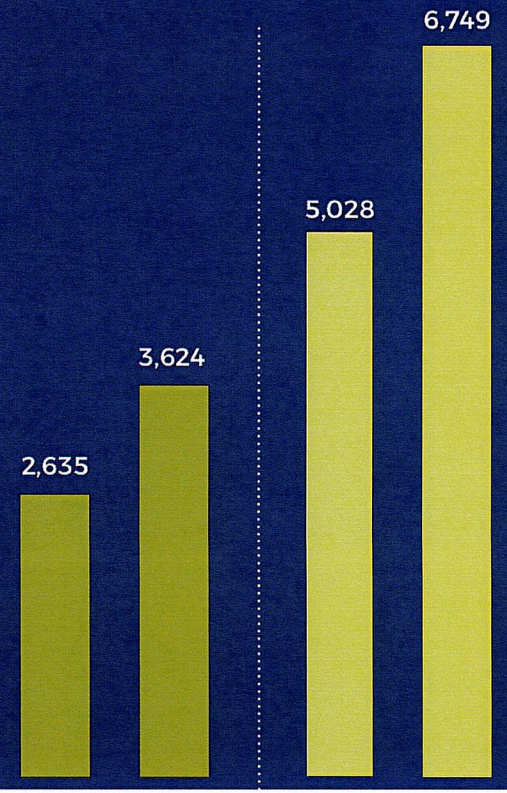
The number of elderly households increased by over 28% from 2000 to 2020, and the number of senior households exiting the ownership market is projected to increase from an average of about 195 per year in the 2010s, to about 200 per year in the 2020s, and 270 per year in the 2030s.

Households, Householder Aged 65+

Source: U.S. Decennial Census

2000	4,722
2010	5,132
2020	6,055

Homeowners Aged 65+ Exiting Ownership Market



WITH MICRON

If demand continues Ring West is well pos growth. Overbuildin sale product is a pote household growth til the growth in owner and older household West is to be early to delivering new types

WITHOUT MICRON

Under a low-growth Ring West would see of homeowners and households. Some co houses to rental use changes would happ remaining strong for single-family develop of growth and succes

The degree and spee market decline, woul of typical sprawling c in the county. The gre for the ownership ma conversion or vacanc houses.

The opportunity for C to the project of plac both town and villag housing stocks.

(a) REAL ESTATE PURCHASE AND SALE AGREEMENT

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

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

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

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

I. DEFINITIONS.

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

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

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

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

e. "Deposit" [redacted]

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

(1) existing abstract(s) of title and all title insurance policies and commitments;

(2) survey maps;

(3) contracts, leases, rental agreements, licenses or other agreements, if any;

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

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

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

(1) all right, title and interest in and to adjacent streets, highways, alleys, driveways, waterways, easements and rights-of-way relating to the Real Property and any adjacent strips or gores of real estate;

(2) all improvements, if any, located on the Property;

(3) all right, title and interest in and to all oil, gas and other minerals in, on or that may be produced from the Real Property, all mineral leases, royalty interests and bonuses relating thereto, and all agreements relating to the production, development, exploration or exploitation thereof;

(4) all right, title and interest of Seller, if any, in and to the land lying in the bed of any street or highway, creek bed or waterway adjoining the Property and to any taking by condemnation or any damage to the Real Property, and all of the estate and rights of Seller in and to the Property;

(5) all rents and royalties due under any lease or tenancy of any portion of the Real Property; and

(6) all fixtures and property attached or appurtenant to the Real Property and belonging to Seller.

n. "Purchase Price" [redacted]).

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

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

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

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

Dated: May 29, 2025

SELLER
Christ Community Church of the Nazarene

By: _____
Name:
Title: Pastor and President of the Board

By: _____
Name:
Title: Secretary of the Board

Dated: May 23, 2025

PURCHASER
Cameron Group, LLC.

By: _____
Name: THOMAS J. VALENTI
Title: MANAGING MEMBER

CAMERON GROUP LLC

September 26, 2025

Jacqueline Wynarczyk
2217 W Genesee Tpke
Camillus, NY 13031

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

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

Seller:	Jacqueline Wynarczyk
Buyer:	Cameron Group, LLC
Premises:	Vacant adjacent land situated on Hinsdale RD depicted as tax parcel nos. # 017.-04-05.0, And 017.-04-06.0
Purchase Price:	[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.

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: Jacqueline Wynarczyk

Date: 9/29/2025

Buyer:

CAMERON GROUP, LLC

Name: [signature]

Date: September 26, 2025

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