

CAMERON HINSDALE LLC
AMENDED PUBLIC HEARING RESOLUTION
(3101-25-05A)

At a regular meeting of the Onondaga County Industrial Development Agency (the “Agency”) convened in public session on September 10, 2026, at 8:30 a.m. at 335 Montgomery Street, Floor 2M, Syracuse, New York, the following members were:

The meeting was called to order by the (Vice) Chairperson of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT: Randy Wolken
Deka Eysaman
Michael Greene
Alan Marzullo
Sally Santangelo

ABSENT: Christina Hollenback
Mark Muthumbi

ALSO PRESENT: William J. Barlow Jr., Executive Director
Mathew N. Wells, Esq., Agency Counsel
Thomas R. Clifford, Esq., Agency Counsel

The following resolution was offered by Michael Greene, seconded by Sally Santangelo, to wit:

**RESOLUTION WITH RESPECT TO AN AMENDED APPLICATION OF
CAMERON HINSDALE LLC AND RE-AUTHORIZING A PUBLIC HEARING
WITH RESPECT THERETO.**

WHEREAS, Onondaga County Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”), Chapter 435 of the Laws of 1970 of the State of New York and Chapter 676 of the Laws of 1975 of the State of New York, as amended (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, in August 2025, Cameron Hinsdale LLC, a New York limited liability company (the “Company”), submitted an application (the “Original Application”), on behalf of itself and entities formed or to be formed on its behalf, to the Agency, a copy of which final Application is on file at the office of the Agency, which final Original Application requests that the Agency consider undertaking a project (the “Original Project”) for the benefit of the Company and/or entities formed or to be formed on its behalf, said Original Project consisting of the following: (A)(1) acquisition of a leasehold interest in approximately 22.28 acres of land located at 532 – 536 Hinsdale Road (tax map nos. 017.-04-48.1, 017.-04-08.1, 017.-04-09.0, 017.-04-10.0, 017.-04-05.0 and 017.-04-06.0) in the Town of Camillus, Onondaga County, New York (collectively, the “Original Land”); (2) the demolition, construction, renovation and improvement of up to eighteen (18) apartment buildings ranging in size from approximately 6,500 sq. ft. to 8,500 sq. ft. and a commercial portion of four (4) to six (6) buildings ranging in size from approximately 3,500 sq. ft. to 20,000 sq. ft. located on the Original Land, along with associated parking facilities and greenspace (such buildings, as constructed, renovated and expanded, the “Original Facility”); and (3) the acquisition and installation therein and thereon of various fixtures, machinery, equipment, furnishings and other items of tangible personal property (collectively, the “Original Equipment”) (the Original Land, the Original Facility and the Original Equipment being collectively referred to as the “Original Project Facility”), such Original Project Facility to be used by the Company for a mixed use residential project to include up to approximately 50,000 sq. ft. of commercial space and up to approximately 155,000 sq. ft. of multi-family residential space (+/- 180 units); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to the limitations imposed by the Act) (collectively, the “Original Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Original Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Company requested that the Agency enter into a payment in lieu of tax agreement (the “Proposed PILOT Agreement”) with respect to the Original Project Facility; and

WHEREAS, on November 13, 2025, the Agency, acting as lead agency for the coordinated review of the Original Project under the New York State Environmental Quality Review Act (“SEQRA”), adopted a Negative Declaration and concluded the Original Project will not have any significant adverse environmental impacts, and thereafter sent copies of the Negative Declaration to all involved agencies; and

WHEREAS, by resolution adopted by the members of the Agency on December 11, 2025 (the “Original Public Hearing Resolution”), the Agency authorized a public hearing with respect to the Original Project to be held pursuant to Section 859-a of the Act; and

WHEREAS, pursuant to the authorization contained in the Original Public Hearing Resolution, the Executive Director of the Agency (A) caused notice of a public hearing of the

Agency (the “Original Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Original Project and the financial assistance being contemplated by the Agency with respect to the Original Project, to be mailed on December 11, 2025 to the chief executive officers of the county and of each city, town, village and school district (collectively the “Affected Tax Jurisdictions”) in which the Original Project Facility is located, (B) caused notice of the Original Public Hearing to be published on December 14, 2025 in The Post-Standard, a newspaper of general circulation available to the residents of the Town of Camillus, Onondaga County, New York, (C) conducted the Original Public Hearing on December 31, 2025 at 2:00 p.m., local time at the Town of Camillus Town Hall (Court Board Room) located at 4600 Genesee Street, Syracuse, New York 13219, and (D) prepared a report of the Original Public Hearing (the “Original Public Hearing Report”) fairly summarizing the views presented at such Original Public Hearing and caused copies of said Original Public Hearing Report to be made available to the members of the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on January 8, 2026, the members of the Agency authorized the Original Project, the granting of the Original Financial Assistance to the Company and the execution and delivery of documentation with respect thereto; and

WHEREAS, the Company has requested, on behalf of itself and entities formed or to be formed on its behalf, that, due to increased construction costs and other necessary modifications to the Original Project as described in the Original Application, the Agency consider amendments to the Original Application (the Original Application as so amended, the “Amended Application”), a copy of which is on file at the office of the Agency, that contemplates additional financial assistance to the Company in the form of increased exemptions to certain sales and use taxes and mortgage recording taxes (the “Additional Financial Assistance” and together with the Original Financial Assistance, the “Financial Assistance”), as more specifically set forth in the Amended Application, and modifications to the Original Project, such that the project shall now be as follows (the “Project”): (A)(1) acquisition of a leasehold interest in approximately 22.28 acres of land located at 532 – 536 Hinsdale Road (tax map nos. 017.-04-48.1, 017.-04-08.1, 017.-04-09.0, 017.-04-10.0, 017.-04-05.0 and 017.-04-06.0) in the Town of Camillus, Onondaga County, New York (collectively, the “Land”); (2) the demolition, construction, renovation and improvement of up to eighteen (18) apartment buildings ranging in size from approximately 6,500 sq. ft. to 8,500 sq. ft. and a commercial portion of four (4) to six (6) buildings ranging in size from approximately 3,500 sq. ft. to 20,000 sq. ft. located on the Land, along with associated parking facilities and greenspace (such buildings, as constructed, renovated and expanded, the “Facility”); and (3) the acquisition and installation therein and thereon of various fixtures, machinery, equipment, furnishings and other items of tangible personal property (collectively, the “Equipment”) (the Land, the Facility and the Equipment being collectively referred to as the “Project Facility”), such Project Facility to be used by the Company for a mixed use residential project to include up to approximately 30,600 sq. ft. of commercial space and up to approximately 231,964 sq. ft. of multi-family residential space (+/- 186 units); (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (subject to the limitations imposed by the Act) (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Company's Amended Application did not request any amendments or modifications to the Proposed PILOT Agreement; and

WHEREAS, pursuant to Section 859-a of the Act, prior to the Agency providing any "financial assistance" (as defined in the Act) of more than \$100,000 to any project, the Agency, among other things, must hold a public hearing pursuant to Section 859-a of the Act with respect to said project; and

WHEREAS, the Additional Financial Assistance will cause the Agency to provide additional financial assistance in excess of \$100,000, therefore pursuant to Section 859-a of the Act, prior to the Agency approving the Additional Financial Assistance, the Agency, among other things, must hold a public hearing with respect to the Project and the Amended Application;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ONONDAGA COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Agency hereby determines the Project changes detailed in the Amended Application do not require preparation of an amended Negative Declaration pursuant to 6 NYCRR Part 617.7(e) and, accordingly, the Agency affirms its November 13, 2025 Negative Declaration adopted pursuant to SEQRA with respect to the updated Project scope.

Section 2. The Agency hereby re-authorizes the Executive Director, prior to the granting of any Financial Assistance with respect to the Project, after consultation with counsel to the Agency, (A) to establish a time, date and place for a public hearing of the Agency to hear all persons interested in the location and nature of the Project Facility and the proposed Additional Financial Assistance being contemplated by the Agency with respect to the Project, said public hearing to be held in the city, town or village where the Project Facility will be located; (B) to cause notice of such public hearing to be given to the public by publishing a notice of such hearing in a newspaper of general circulation available to residents of the governmental units where the Project Facility is located, such notice and publication to comply with the requirements of Section 859-a of the Act; (C) to cause notice of said public hearing to be given to the chief executive officer of the county and each city, town, village and school district in which the Project Facility is or is to be located; (D) to conduct such public hearing; and (E) to cause a report of said public hearing fairly summarizing the views presented at the public hearing to be promptly prepared and cause copies of said report to be made available to the members of the Agency.

Section 3. If the terms of the Proposed PILOT Agreement deviate from the standard terms of a payment in lieu of tax agreement under the Agency's Uniform Tax Exemption Policy (the "UTEP"), the Agency hereby re-authorizes the Executive Director of the Agency to (A) establish a time, date and place for a meeting of the Agency to consider the approval by the members of the Agency of the Proposed PILOT Agreement; and (B) cause notice of said meeting to be given to the chief executive officer of the county and each city, town, village and school district in which the Project Facility is or is to be located, such notice or notices to comply with the requirements of Section 874 of the Act.

Section 4. The Chairman, Vice Chairman and/or Executive Director of the Agency are hereby authorized and directed to (A) (i) distribute copies of this Resolution to the Company, and

(ii) deliver or cause to be delivered a copy of this Resolution by certified mail, return receipt requested or an electronic correspondence with a read-receipt, to the chief executive officer of each affected local taxing jurisdiction (including the district clerk and district superintendent of each affected school district), such delivery to comply with the requirements of Section 859-a of the Act; and (B) to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

The Resolution was thereupon declared duly adopted.

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Randy Wolken	X		
Deka Eysaman	X		
Michael Greene	X		
Christina Hollenback			X
Alan Marzullo	X		
Mark Muthumbi			X
Sally Santangelo	X		

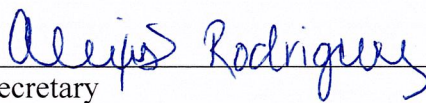
STATE OF NEW YORK)
) ss.:
COUNTY OF ONONDAGA)

I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on September 10, 2026, with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such Resolution set forth therein and of the whole of said original so far as the same relates to the subject matter therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting, (B) said meeting was in all respects duly held, (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law, and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed, or rescinded.

IN WITNESS WHEREOF, I have hereunto set my mind this 10th day of September 2026.


Secretary

(SEAL)