

CAMERON HINSDALE LLC PROJECT
AMENDED APPROVING RESOLUTION
(3101-25-05A)

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

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

ABSENT: Christina Hollenback

ALSO PRESENT: William J. Barlow Jr., Executive Director
Thomas Clifford, Agency Counsel

The following resolution was offered by Mark Muthumbi, seconded by Alan Marzullo, to wit:

**AMENDED RESOLUTION APPROVING AN INCREASE IN THE
AMOUNT OF FINANCIAL ASSISTANCE AWARDED FOR CAMERON
HINSDALE LLC.**

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”) and Chapter 435 of the Laws of 1970 of the State of New York and Chapter 676 of the Laws of 1975, as amended, constituting Section 895 of said General Municipal Law (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 (the “State”), 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, on September 16, 2025, the Agency received a response from the New York State Office of Parks, Recreation and Historic Preservation indicating the Project will not impact archaeological or historic resources listed in or eligible for the New York State and National Register of Historic Places, a copy of which is on file with the office of the Agency and is readily accessible to the public; and

WHEREAS, on September 25, 2025, the Agency received a response from the New York State Department of Transportation indicating support for the Agency’s role as Lead Agency and providing substantive comments on the Project, a copy of which is on file with the office of the Agency and is readily accessible to the public; and

WHEREAS, on September 25, 2025, the Agency received a response from the Onondaga County Department of Transportation indicating support for the Agency’s role as Lead Agency and providing substantive comments on the Project, a copy of which is on file with the office of the Agency and is readily accessible to the public; and

WHEREAS, on October 16, 2025, the Agency received a response from New York State Department of Environmental Conservation confirming it has no objection to the Agency serving as lead agency for the SEQRA review and offering substantive comments on the Project and potentially applicable NYSDEC permits and/or approvals; and

WHEREAS, none of the involved agencies objected to the Agency's designation as Lead Agency within the statutory 30-day period under SEQRA; and

WHEREAS, on October 23, 2025, the Agency declared itself Lead Agency for the purpose of conducting a coordinated review of the Project in compliance with SEQRA; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law of the State of New York, as amended, and the regulations of the Department of Environmental Conservation of the State of New York promulgated thereunder (collectively referred to hereinafter as "SEQRA"), the Project has been subject to an environmental review resulting in the issuance of a negative declaration and adopted by the Agency by resolution on November 13, 2025; 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 (the "Original Approving Resolution"); 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, by resolution adopted by the members of the Agency on September 10, 2026 (the “Amended Public Hearing Resolution”), the Agency authorized a public hearing with respect to the Project and the Additional Financial Assistance to be held pursuant to Section 859-a of the Act; and

WHEREAS, pursuant to the authorization contained in the Amended Public Hearing Resolution, the Executive Director of the Agency (A) caused notice of a public hearing of the Agency (the “Additional Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the Additional Financial Assistance being contemplated by the Agency with respect to the Project, which was mailed on September 11, 2026 to the chief executive officers of the county and of each city, town, village and school district in which the Project Facility is or is to be located, (B) caused notice of the Additional Public Hearing to be published on September 13, 2026 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 Additional Public Hearing on September 28, 2026 at 3:30 p.m., at Camillus Municipal Building, 4600 West Genesee Street, Syracuse, New York 13219, New York, and (D) prepared a report of the Additional Public Hearing (the “Additional Public Hearing Report”) fairly summarizing the views presented at such Additional Public Hearing and caused copies of said Additional Public Hearing Report to be made available to the members of the Agency; and

WHEREAS, the Agency has previously determined that 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, furthermore, the Agency affirmed its November 13, 2025 Negative Declaration adopted pursuant to SEQRA with respect to the updated Project scope; and

WHEREAS, the Agency reaffirms its prior negative declaration as applied to the Project; and

WHEREAS, the Company's Amended Application does not request, and the Agency is not considering or approving herein, any amendment, modification or increase to the terms of the Proposed PILOT Agreement or the PILOT benefits previously authorized by the Agency; and

WHEREAS, pursuant to the Act, the Agency desires to adopt a resolution approving the Additional Financial Assistance.

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

Section 1. Based upon the representations made by the Company to the Agency, the Agency authorizes the award of the Additional Financial Assistance as set forth herein and in the Amended Application.

Section 2. Notwithstanding anything herein or in the Original Approving Resolution to the contrary, the amount of State and local sales and use tax exemption benefit comprising the Financial Assistance for this Project, inclusive of the sales and use tax exemption benefits previously approved pursuant to the Original Approving Resolution, shall not exceed **\$2,572,399 and shall last no longer than two years from the execution and delivery of the Agency Documents**. For the avoidance of doubt, such amount constitutes a revised total maximum sales and use tax exemption benefit for the Project and is not in addition to the amount of sales and use tax exemption benefits previously authorized by the Agency. The Agency may consider any requests by the Company for increases to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

Section 3. Notwithstanding anything herein or in the Original Approving Resolution to the contrary, the amount of mortgage recording tax exemption benefit comprising the Financial Assistance for the Project, inclusive of any mortgage recording tax exemption benefits previously approved pursuant to the Original Approving Resolution, shall not exceed **\$439,772**. For the avoidance of doubt, such amount constitutes the revised total maximum mortgage recording tax exemption benefit for the Project and is not in addition to the amount of mortgage recording tax exemption benefits previously authorized by the Agency.

Section 4. Except as modified by this Resolution or the Amended Application, the Agency hereby ratifies and reaffirms all provisions of the Original Approving Resolution. Each reference in the Original Approving Resolution to the "Project", the "Application" or any part of either (including, without limitation, the description of the "Land", the "Facility", and the "Equipment"), shall mean the Project as described above. All authorizations, approvals, findings

and determinations made by the Agency in the Original Approving Resolution shall apply to the Project as so amended, and to the Amended Application, with the same force and effect as if originally made in respect of them. If the Original Approving Resolution conflicts with or is inconsistent with the Amended Application or this Resolution, the Amended Application and this Resolution shall control.

Section 5. As a condition precedent to the granting of the Financial Assistance, the Company agrees to execute an agreement with the Agency setting forth the preliminary undertakings of the Agency and the Company with respect to the Project. The form and substance of the proposed agreement, a form of which was available to the members of the Agency (the "Agreement") are hereby approved. The Chairperson (or Vice Chairperson) and the Executive Director of the Agency are each hereby authorized, on behalf of the Agency, to execute and deliver the Agreement, in substantially the same form as presented at this meeting with changes in terms and form as shall be consistent with this Resolution and as the Executive Director or (Vice) Chairperson shall approve. The execution thereof by the Executive Director or (Vice) Chairperson shall constitute conclusive evidence of such approval.

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents (as defined in the Original Approving Resolution), and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 7. This Resolution shall take effect immediately upon adoption.

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

	<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		

The Resolution was thereupon declared duly adopted.

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

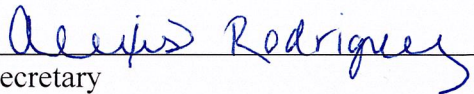
I, the undersigned Secretary of the Onondaga County Industrial Development Agency, DO HEREBY CERTIFY that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on October 8, 2026, with the original thereof on 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 hand this 8th day of October 2026.

(SEAL)


Secretary