

COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY

JULY 23rd, 2026

MEETING MINUTES

CALL TO ORDER

Chair, C. Robinson, called to order the meeting of COIDA at 8:01 am. M. Remillard conducted roll call and determined there was a quorum. Voting members present included:

Cheryl Robinson
Jeffrey Lord
Patricia Kennedy

Andrew Marietta
Michelle Catan
David Rowley

Also, in attendance:

STAFF

Jody Zakrevsky, **CEO**
Terel Marshburn, **Economic Development Director**
Meaghan Remillard, **Dir. of Finance and Administration**
Jordan Allen, **Administrative Assistant**
Nadene Zeigler, **Agency Counsel (v)**

GUEST

Rick, **Vecino Group (v)^****
Rob Holzman, **Vecino Group (v)****

(v) – virtual

^ - arrived after start of meeting

** - left before end of meeting

CHAIR'S REMARKS

Chair, C. Robinson, welcomed fellow board members and staff to the July meetings, moving immediately onto the agenda.

NEW BUSINESS / UNFINISHED BUSINESS

Resolution for SDA Housing New York, LLC

RESOLUTION DESIGNATING COMPANY VECINO GROUP NEW YORK, LLC PROJECT n/k/a SDA HOUSING NEW YORK, LLC PROJECT

A regular meeting of County of Otsego Industrial Development Agency (the "Agency") was convened in public session in the offices of the Agency located at 189 Main Street, Suite 500 in the City of Oneonta, Otsego County, New York on July 23, 2026 at 8:00 o'clock a.m., local time.

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:

Cheryl Robinson	Chairperson
David Rowley	Vice Chairperson
Jeffrey Lord	Treasurer
Patricia Kennedy	Secretary
Craig Gelbsman	Member
Andrew Marietta	Member
Tim Johson	Member
Michelle Catan	Member

ABSENT:

Craig Gelbsman	Tim Johnson
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AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Jody Zakrevsky	Chief Executive Officer
Terel Marshburn	Economic Developer Director
Meaghan Remillard	Director of Finance and Administration
Jordan Allen	Administrative Assistant
Nadene E. Zeigler, Esq.	Agency Counsel

The following resolution was offered by David Rowley, seconded by Jeffrey Lord, to wit:

Resolution No. 07-26-01

RESOLUTION DESIGNATING SDA HOUSING NEW YORK, LLC AS COMPANY WITH RESPECT TO A HOUSING PROJECT.

WHEREAS, County of Otsego 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 252 of the 1973 Laws of New York, as amended, constituting Section 910-a 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 commercial, manufacturing 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 July, 2024, Vecino Group New York, LLC, a Missouri limited liability company (the “Original Company”), submitted an application (the “Original Application”) to the Agency, a copy of which Original Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) for the benefit of the Original Company, said Project consisting of the following: (A) (1) the acquisition of an interest in an approximately 1.17 acre parcel of land located at 217 Main Street (Tax Map No. 115.17-1-52.00) in the Village of Cooperstown, Town of Otsego, Otsego County, New York (the “Land”), together with an existing building located thereon (the “Existing Facility”), (2) the demolition of the Existing Facility and the construction on the Land of an approximately three-story, 45,000 square foot building (the “New Facility”) (the Existing Facility and the New Facility being collectively referred to as the “Facility”) and (3) the acquisition and installation of certain machinery and equipment therein and thereon (the “Equipment”) (the Land, the Facility and the Equipment hereinafter referred to as the “Project Facility”), all of the foregoing to be owned and operated by the Original Company, or an affiliate thereof, as an approximately 50 unit multifamily affordable housing development and other directly or indirectly related activities; (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 (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Original Company or such other person as may be designated by the Original Company and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on August 22, 2024 (the “Public Hearing Resolution”), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Chief Executive Officer of the Agency (A) caused notice of a public hearing of the Agency (the “Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on September 9, 2024 to the chief executive officers of the county and of each city, town, village and school district in which the Project Facility is to be located, (B) caused notice of the Public Hearing to be posted on September 9, 2024 at the Village of Cooperstown Village Hall located at 22 Main Street in the Village of Cooperstown, Town of Otsego, Otsego County, New York, (C) caused notice of the Public Hearing to be published on September 13, 2024 in The Daily Star, a newspaper of general circulation available to the residents of Village of Cooperstown and Town of Otsego, Otsego County, New York, (D) conducted the Public Hearing on September 23, 2024 at 11:00 a.m., local time at the Village of Cooperstown Village Hall located at 22 Main Street in the Village of Cooperstown, Town of Otsego, Otsego County, New York, (E) prepared a report of the Public Hearing (the “Public Hearing Report”) fairly summarizing the views presented at such Public Hearing and caused copies of said Public Hearing Report to be made available to the members of the Agency and (F) caused a copy of the Certified Public Hearing Resolution to be sent via certified mail, return receipt requested on September 9, 2024 to the chief executive officers of the County and of each city, town, village, and school district in which the Project Facility is to be located to comply with the requirements of Section 859-a of the Act; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”) and the regulations (the “Regulations”) adopted pursuant thereto by the

Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, “SEQRA”), by resolution adopted by the members of the Agency on September 26, 2024 (the “SEQR Resolution”), the Agency (A) concurred in the determination that the Village of Cooperstown Board of Trustees (the “Board of Trustees”) was designated to act as the “lead agency” with respect to the Project and (B) acknowledged receipt of a negative declaration from the Town Board issued on April 29, 2024 (the “Negative Declaration”) in which the Board of Trustees determined that the Project will not have a “significant effect on the environment” and, therefore, that an “environmental impact statement” is not required to be prepared with respect to the Project; and

WHEREAS, by further resolution adopted by the members of the Agency on September 26, 2024 (the “Commercial Finding Resolution”), the Agency (A) determined that the Project constituted a “commercial project” within the meaning of the Act, (B) determined, following a review of the Hearing Report, that the Project would serve the public purposes of the Act by creating and preserving permanent private sector jobs in the State of New York and (C) determined that the Agency would proceed with the Project and the granting of the Financial Assistance; and

WHEREAS, by further resolution adopted by the members of the Agency on September 26, 2026, as amended on July 24, 2025 (the “Approving Resolution”), the Agency determined to grant the Financial Assistance and to enter into a lease agreement (the “Lease Agreement”) between the Agency and the Original Company and certain other documents related thereto and to the Project (collectively with the Lease Agreement, the “Basic Documents”). Pursuant to the terms of the Lease Agreement, (A) the Original Company will agree (1) to cause the Project to be undertaken and completed, and (2) as agent of the Agency, to undertake and complete the Project and (B) the Agency has leased the Project Facility to the Original Company. The Lease Agreement grants to the Original Company certain options to acquire the Project Facility from the Agency; and

WHEREAS, pursuant to correspondence dated July 15, 2026 (the “Request”), which Request is attached hereto as Exhibit A, the Original Company has informed the Agency that to enhance its ability to obtain funding for the Project, the Original Company is changing ownership to SDA Housing New York, LLC, a New York State limited liability company (the “Company”) to undertake the Project and desires the Agency to agree to the designation of the Company, as the Company with respect to the Project;

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

- Section 1.

The Agency hereby agrees to the designation of SDA Housing New York, LLC as the Company.
- Section 2.

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:

Cheryl Robinson	VOTING	YES
David Rowley	VOTING	YES
Jeffrey Lord	VOTING	YES
Patricia Kennedy	VOTING	RECUSE
Craig Gelbsman	VOTING	ABSENT
Andrew Marietta	VOTING	YES
Tim Johson	VOTING	ABSENT
Michelle Catan	VOTING	ABSTAIN

The foregoing resolution was thereupon declared not adopted.

EXECUTIVE SESSION

P. Kennedy made a motion to enter executive session with committee members only, under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:13 am for the following reasons: To discuss the contract.

D. Rowley seconded the motion, and it was approved by all board members present. The committee entered executive session at 8:13 am.

There was No Action Taken. The committee exited executive session at 8:31 am

MEETING MINUTES

C. Robinson presented the meeting minutes from the June 25, 2026, COIDA board meeting and July 9th Audit & Finance Committee Meeting Minutes and Project Committee Meeting Minutes. Board members were given a copy of the minutes prior to the meeting for review.

C. Robinson made a motion to approve the meeting minutes. The motion was seconded by D. Rowley and was approved by the remaining members present.

COMMITTEE REPORTS

- Audit & Finance – The Audit & Finance Committee meeting was held on July 9th, 2026. J. Lord, Chair of the Committee, referred board members to the draft of the meeting minutes that has been provided to them.
- Governance Committee – The Governance Committee meeting was held on January 8th, 2026. The Governance Committee meets quarterly, and the next meeting will take place on August 13th, 2026.
- Projects Committee – The Projects Committee meeting was held on July 9th, 2026. T. Marshburn stated that he submitted additional forms to Sterling Engineering, the SWPPP will be finalized in the next week or two.

BILLS & COMMUNICATIONS

M. Remillard stated that a big bill for our 5th drawdown request from Anjo Construction was paid recently along with Sterling Engineering for the SWPPP. She noted that besides those two bills everything else is normal monthly expenses.

C. Robinson made a motion to approve the payment of bills. A. Marietta seconded the motion, and it was approved by the remaining members.

PUBLIC COMMENT

There were no Public Comments for this meeting.

ADJOURNMENT

C. Robinson made a motion to adjourn the meeting of the IDA board at 8:43 am.

UPCOMING MEETING SCHEDULE

- COIDA/OCCRC Audit & Finance Committee Meeting / Governance Committee Meeting/ Projects Committee Meeting/ Governance Committee Meeting – **August 13th, 2026**
- COIDA/OCCRC Board Meeting – **August 27th, 2026**

***All meetings are held at the Otsego Now offices at 189 Main Street, Oneonta. NY. 13820, unless otherwise specified.**

DRAFT