

Cheryl Robinson, Chair * **David Rowley**, Vice Chair * **Jeffrey Lord**, Treasurer * **Patricia Kennedy**, Secretary
Craig Gelbsman * **Michelle Catan** * **Andrew Marietta** * **Tim Johnson***

Jody Zakrevsky, CEO * **Terel Marshburn**, Economic Development Director * **Chris Canada**, Bond Counsel * **Kurt Schulte**, Counsel
* **Meaghan Remillard**, Dir. of Finance and Administration * **Jordan Allen**, Administrative Assistant

The Mission of Otsego Now is to transform Otsego County's economy so that it can provide a prosperous livelihood for all its residents by attracting and retaining business investment from established and growing firms that will bring high-paying skilled jobs to our community.

COIDA BOARD AGENDA

THURSDAY, JUNE 25TH, 2026

- ROLL CALL
- CHAIR'S REMARKS
- APPROVAL OF MEETING MINUTES
 - March 26th Board Meeting Minutes
 - June 11th Audit & Finance Committee Meeting Minutes and Project Committee Meeting Minutes
- REPORT OF THE AUDIT & FINANCE COMMITTEE AND TREASURER
- BILLS AND COMMUNICATIONS
- REPORT OF THE PROJECTS COMMITTEE
- REVIEW DIRECTOR'S REPORT
- NEW AND UNFINISHED BUSINESS
 - Richfield Springs Presentation (EDA Summary)
- PUBLIC COMMENT PERIOD
- EXECUTIVE SESSION (IF NEEDED)
- ADJOURNMENT

COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY

MARCH 26th, 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
Craig Gelbsman

Andrew Marietta* (v)
Michelle Catan
Tim Johnson

Also, in attendance:

STAFF

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

GUEST

Jason Waite, **Mostert, Manzanero & Scott, LLP** (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 March meetings, moving immediately onto the agenda.

PRESENTATION OF THE 2025 AUDIT – COIDA, OCCRC, ORYLDC

Jason Waite, of Mostert, Manzanero & Scott, LLP, reviewed the main findings of the 2025 COIDA financial audit with the board. He reported that it was an unmodified opinion, consistent from year to year. J. Waite reviewed the ORYLDC and the OCCRC financial audits and reported that both were clean opinions with no significant findings.

MEETING MINUTES

C. Robinson presented the meeting minutes from the January 22, 2026, COIDA board meeting and March 12th 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 March 12th, 2026. P Kennedy, Vice Chair of the Committee, let the draft minutes stand as the report.
- 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 April 9th, 2026.
- Projects Committee – The Projects Committee meeting was held on March 12th, 2026. C. Gelbsman, Chair of the Committee, let the draft minutes stand as the report.

BILLS & COMMUNICATIONS

M. Remillard stated for the February rent recorded, Aaron Sanborn moved out of the office in February, noting that will be the last deposit submitted.

C. Gelbsman made a motion to approve the payment of bills. D. Rowley seconded the motion, and it was approved by the remaining members.

NEW BUSINESS / UNFINISHED BUSINESS

2025 Financial Audit:

C. Robinson made a motion to approve the 2025 IDA and LDC Audit. T. Johnson seconded the motion, and it was approved by the remaining members present.

PARIS Reports (Annual Report, Procurement Report, Investment Report):

M. Remillard reviewed the 2025 PARIS reports for the IDA. She stated it was the same as every year, documenting the financial numbers given from the audits. The reports were emailed to the board prior to the meeting. M. Catan noted a couple components on the PARIS reports that need to be corrected or updated.

C. Robinson made a motion to approve the 2025 PARIS reports for the IDA. T. Johnson seconded the motion, and it was approved by the remaining members present.

2026 Staff Salary:

J. Zakrevsky stated in February he submitted to the board members in the Governance Committee Meeting recommending increase salary for some of the staff. C. Robinson stated it was previously approved, to be effective March 1, 2026.

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 8:34 am.

UPCOMING MEETING SCHEDULE

- COIDA/OCCRC Audit & Finance Committee Meeting / Governance Committee Meeting/ Projects Committee Meeting/Governance Committee Meeting – **April 9th, 2026**
- COIDA/OCCRC Board Meeting – **April 23rd, 2026**

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

DRAFT

**COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY
OTSEGO COUNTY CAPITAL RESOURCE CORPORATION**

**AUDIT & FINANCE COMMITTEE
JUNE 11TH, 2026
MEETING MINUTES**

CALL TO ORDER

The COIDA and OCCRC's joint Audit & Finance Committee meeting was called to order at 8:04 am at the Otsego Now offices at 189 Main Street in Oneonta, NY. Committee members present included:

Jeffrey Lord

Patricia Kennedy

Absent Member(s): Craig Gelbsman & Andrew Marietta

Also, in attendance:

BOARD

David Rowley
Cheryl Robinson
Michelle Catan

STAFF

Jody Zakrevsky, **CEO**
Meaghan Remillard, **Director of Finance and Administration**
Jordan Allen, **Administrative Assistant**

(v) – virtual

REVIEW OF FINANCIALS

M. Catan had a couple questions on the Expense and Budget Sheet in the Audit and Finance Packet. M. Remillard explained about the lack of admin fee for the PILOT for Corning Solar and the MWBE anticipated expense for the brush clearing in Richfield Springs. There was a brief discussion regarding IOXUS, and that they're two months behind in rent and haven't signed the new lease that was sent to them March 31st, 2026.

NEW AND UNFINISHED BUSINESS

Oneonta Theatre Loan Repayment: Kurt Schulte and the members of the Committee came to the agreement that a subordination agreement is the next step that will be taken.

ADJOURNMENT

There being no further business to discuss, the Audit & Finance committee meeting was adjourned at 8:21 am.

UPCOMING MEETING SCHEDULE

The next Audit & Finance Committee meeting is July 11, 2026.

**COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY
OTSEGO COUNTY CAPITAL RESOURCE CORPORATION**

PROJECTS COMMITTEE

JUNE 11TH, 2026

MEETING MINUTES

CALL TO ORDER

The COIDA and OCCRC's joint Projects Committee meeting was called to order at 8:21 am at the Otsego Now offices at 189 Main Street in Oneonta, NY. Members present included:

Andrew Marietta (v)*

David Rowley

Michelle Catan

Absent Member(s): Tim Johnson & Craig Gelbsman

Also, in attendance:

BOARD

Jeffrey Lord

Cheryl Robinson

Patricia Kennedy

STAFF

Jody Zakrevsky, **CEO**

Meaghan Remillard, **Director of Finance and Administration**

Jordan Allen, **Administrative Assistant**

(v) – virtual

* - arrived after start of meeting

CEO REPORT OF PROJECTS

Oneonta Railyards Industrial Park: J. Zakrevsky stated that Sterling Environmental Engineering continues to work on the stormwater management plan. Capital Energy Partners submitted a proposal to increase electricity to the site. T. Marshburn is working on an application to the NYS Division of Homes and Community to do the electrical study.

Richfield Springs Eco – Business Park: J. Zakrevsky stated that paving on the access road into Richfield Springs Park was completed, EDA out of Seattle conducted a site visit and was very pleased with the work that was done. He is still working on CEO'S time spent on project for reimbursement, should be submitted by the end of the month.

NEW/UNFINISHED BUSINESS

There is No New/Unfinished Business for this meeting.

ADJOURNMENT

There being no further business to discuss, the Projects Committee meeting was adjourned at 8:33 am.

UPCOMING MEETING SCHEDULE

The next Projects Committee meeting is July 11th, 2025.

COIDA EXPENSES
3/26/26 - 6/25/26

Vendor	Amount Due	Due Date	Reimbursable?	Notes
Amazon	\$599.97	25-Jun		3 Office Chairs
Melex	\$4,116.67	7-Jul		July Rent
Edie Halstead	\$391.00	25-Jun		Jan + Feb Office Cleaning
Spectrum	\$339.03	1-Jul		Otsego Now wifi & voice

COIDA TOTAL	\$4,716.64
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COIDA PAID EXPENSES

Vendor	Amount	Date Paid		Notes
Community Foundation of Otsego County	\$500.00	26-Mar		Whatsupstateny Partnership
Directive	\$141.91	1-Apr		Monthly Billing for April
NYSEG	\$132.31	17-Apr		Pony farm rd street lighting
MMS	\$9,000.00	10-Apr		2025 Annual Audit
NYSEG	\$560.72	17-Apr		189 Main st utilities
First Bankcard	\$794.20	17-Apr		Quickbooks subscription & room at the Otesaga
Great America Financial Services	\$174.83	17-Apr		Copier Agreement & Insurance Charge
AmTrust	\$385.00	10-Apr		Worker's Comp
Philadelphia Insurance Company	\$5,720.00	10-Apr		Non profit package & non profit umbrella
Resimplifi	\$5,670.00	21-Apr		economic development license - annual subscription renewal
MVEDD	\$6,250.00	21-Apr		2026 Annual contribution toward the administrative operations of MVEDD
Spectrum	\$339.25	21-Apr		Otsego Now wifi & voice
Edie Halstead	\$408.00	28-Apr		Nov & Dec office cleaning
NYSEG	\$482.90	15-May		189 Main st utilities
NYSEG	\$129.54	15-May		Pony farm rd street lighting
NYS DEC	\$110.00	5-May		annual permit fee RS business park
First Bankcard	\$131.94	15-May		quickbooks subscription & certified mail to Dorsey & Whitney, LLP for FOIL request
Melex	\$4,116.67	5-May		May Rent
Great America Financial Services	\$174.83	15-May		Copier Agreement & Insurance Charge
Ed & Ed	\$66.31	12-May		Copies/Prints
Philadelphia Insurance Company	\$5,720.00	12-May		Non profit package & non profit umbrella
Ed & Ed	\$113.85	12-May		April Copies/ Prints
Railroad Management Company	\$6,784.36	21-May		License Fee 4/1/26-3/31/27
C & A Lawncare	\$525.00	28-May		Mowing large lot x2, mowing cemetery, mowing roadside
Paperkite	\$250.00	9-Jun		Website Maintenance
Spectrum	\$339.25	28-May		Otsego now wifi & voice
Hummel's	\$45.77	28-May		Yellow legal notepads, white out, tissues
Community Foundation of Otsego County	\$500.00	28-May		Whatsupstateny Partnership
Larosa Landworks LLC	\$7,500.00	28-May		Brush Mowing Richfield Springs approx 7 acres - Lot 1 & 2
Melex	\$4,116.67	9-Jun		June Rent
Ed & Ed	\$53.85	9-Jun		Copies/Prints
Great America Financial Services	\$174.83	16-Jun		Copier Agreement & Insurance Charge
NYSEG	\$483.97	18-Jun		189 Main st utilities
First Bankcard	\$623.20	16-Jun		Annual zoom charge & quickbooks subscription
NYSEG	\$118.71	18-Jun		Pony farm rd street lighting
Philadelphia Insurance Company	\$5,720.00	16-Jun		Non profit package & non profit umbrella
HUNT	\$11,803.89	17-Jun	Yes	Engineering fees through May 9th
Larosa Landworks LLC	\$14,500.00	18-Jun		Brush mowing / forestry mulching overgrown field

TOTAL	\$ 94,661.76
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COIDA DEPOSITS
3/26/26 - 6/25/26

Vendor	Amount	Date of Deposit	Notes
Apple Converting	\$5,512.50	31-Mar	March Rent
IOXUS	\$13,781.26	1-Apr	February and March Rent
ST8	\$300.00	1-Apr	April Rent
CADE	\$1,155.00	2-Apr	April Rent
Foothills	\$1,666.67	15-Apr	April Loan Repayment
Otesego County Treasurer	\$225,000.00	15-Apr	202 Allocation
Apple Converting	\$5,512.50	28-Apr	April Rent
ST8	\$300.00	5-May	May Rent
CADE	\$1,155.00	6-May	May Rent
Worms Waste Not	\$150.00	12-May	April, May, June Rent
Foothills	\$1,666.67	19-May	May Loan Repayment
Apple Converting	\$5,512.50	27-May	May Rent
IOXUS	\$6,890.63	5-Jun	April Rent
Apple Converting	\$5,512.50	9-Jun	June Rent
CADE	\$1,155.00	9-Jun	June Rent
Foothills	\$1,666.67	12-Jun	June Loan Repayment
City of Oneonta	\$674.36	18-Jun	Reimbursement for Railroad Management bill
IOXUS	\$6,890.63	22-Jun	May Rent
ST8	\$300.00	23-Jun	June Rent

TOTAL	\$284,801.89
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OCCRC Expenses			
Vendor	Amount	Reimbursable?	Description
MMS	\$2,900.00		2025 Annual Audit
TOTAL	\$2,900.00		

CEO's Report June 2026

Operations, strategic goals, and succession

Operations:

- **M. Remillard** manages the County's micro-enterprise grant program and has begun working on two new CDBG applications. She also continues to monitor CD Rates for investment of IDA funds. Meaghan also prepared monthly budget updates and submitted all PILOT payment requests to companies. Meaghan is now also entering information on the PARIS system. She is also the lead contact for our audit firm. Meaghan also acts as our Simple IRA administrator.
- **T. Marshburn** has been meeting with various companies in the County. He has also been in contact with Sterling Environmental Engineering to prepare a stormwater prevention plan for the Oneonta Railyards. He is also looking at potential development projects within the County for 2026.
- **J. Allen** receives and deposits all checks and income, prepares vouchers for billings, receives, and prepares all bills for payment, prepares minutes for all meetings, and works telecommunication equipment as needed.
- **J. Zakrevsky** provides all other operational support for economic development items including grant application, overseeing, and negotiating with projects involving infrastructure improvements.

Strategic Goals:

- 1. To ENTICE economically diverse industries to move to Otsego County and develop a favorable environment in which businesses will continue to locate, grow, and create a range of new job opportunities**

Contacts/Interviews	Potential Projects
- James Jordan	- Terel has been in contact with CLO2 Delivery Systems Corporation, Ohio
- Tatham Havens-Morris	- Looking to buy the Tunnicliff Hotel in Cooperstown.

- 2. To ENCOURAGE businesses growth and retention while elevating regional strengths to capitalize on unique regional strengths to build an economically diverse, opportunity-rich, globally competitive industrial ecosystem.**

Contacts/Interviews	Potential Projects
- Sarah Hartman	- Planning on opening the Makery in 2027. - Submitted Support Letter for Grant Application.
- Cyndy Adela	- Working on securing funding for new construction.

- 3. To ENSURE resources for continued success of area enterprises and cultivate a sustainable, profitable setting for new investments in business, industry, and community.**

- Preparing stormwater management plan for Oneonta Railyards.
- Paving at Richfield Springs Business Park has been completed.

Metric	Target	YTD 2026
Business Outreach	25	16*
Community Presentations	15	4
Industry Events	3	2
Business Attraction & Retention Leads	10	8
Available Sites Sold 4 in 2025, sold 2 in 2026	5	5

Vêsucré LLC, Pusteria US, Andela Products, Massachusetts Company, Deer Haven Campground & Cabins, Vacino Group, Drogens. Terel met with 5 businesses in May.

2026 ACTIVE LEADS LISTING

Property of Interest	Company	Status	Still being Considered
1/13/2026	Project Cobra - The client ("Company") is engaged in manufacturing precision energetic safety components for aerospace and defense following established local, state and DOD codes for manufacturing and hazardous environments. The process will include receiving sealed raw materials and converting them into energetic safety solutions. Final shipped products will be fully converted and packaged sub-assembly components.	looking for 100–160-acre sites with existing facilities.	No.
1/23/2026	Project Largo - "Company" is a chemical company specialized in the production of saturated polyesters through chemical reaction processes. Production does not involve flammable or toxic solvents nor hazardous catalysts such as peroxides. This type of polyester is synthesized in non-explosion-proof plants, ensuring high safety and sustainability standards.	Total Minimum Sq. Ft ~ 270,000 of existing space.	No.
5/22/2026	Project Rivendell - solar module manufacturing operation	existing 250,000 sq ft facility with clear ceiling height of approximately 18 ft.	No.

Property of Interest	Company	Status	Still Being Considered
5/20/2026	Project Cypress- energy storage company	Minimum 183,000 SF warehousing facility	No.
5/21/2026	Project Valor - German food manufacturing company	Minimum of 97,500 sf of manufacturing facility	No.
5/14/2026	Project Beacan - a titanium and aluminum manufacturer.	950,000 sq ft existing building (with at least 60 acres to expand on)	No.
5/13/2026	Project Swan - builds full-stack superconducting quantum computers for high-performance computing (HPC) centers.	20,000 sf, existing building preferred (expandable over time).	No.
6/17/2026	Project Flyer - Liquid ready-to-feed infant formula in various bottle sizes, expanding to include other baby milk products, including various flavors of infant formula, over time	100,000-150,000 square feet of space, ability to double or triple building size over time to 350,000-400,000 square feet, ideally on the same land area but open to having buildings on two nearby plots of land	No.

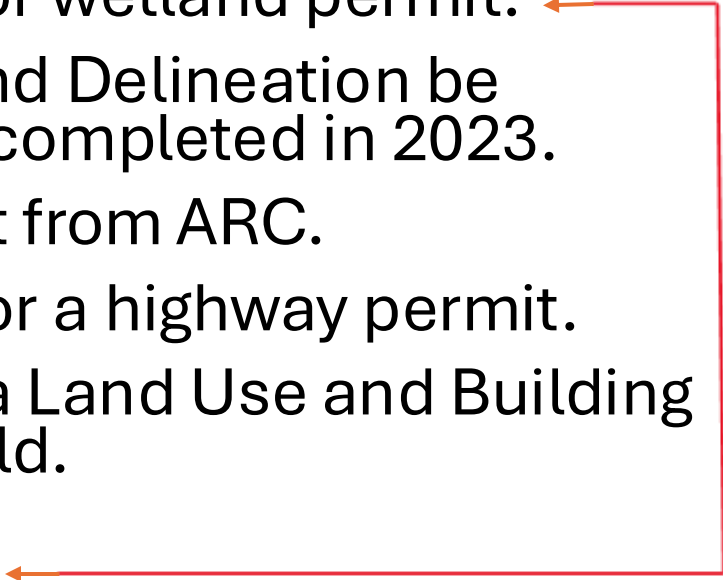
Richfield Springs Eco- Business Park

June 2026

Richfield Springs Eco-Business Park

- The property was acquired in 2001.
- In 2002, the COIDA applied for \$1,729,800 from the NYS Build NOW – NY grant program. The grant was not awarded.
- From 2005 to 2007 COIDA requested permits from the NYS Department of Environmental Conservation and the NYS Historic Preservation Office to allow for the construction of the Business Park.
- In 2015, the COIDA dropped the development of the Business Park in favor of a new 140-acre site north of the Village.

Richfield Springs Eco-Business Park

- In 2018, Andela Products received a \$950,000 ESD grant to build a new building.
 - In 2019, the COIDA received a \$325,000 NYS ESD grant for the Business Park Development.
 - In 2020, the COIDA received a \$1,200,000 grant from EDA.
 - In 2022, the COIDA applied to the NYS DEC for wetland permit.
 - In 2023, NYS DEC requested a revised Wetland Delineation be prepared. The new wetland delineation was completed in 2023.
 - In 2023, the COIDA received a \$500,000 grant from ARC.
 - In 2023, the COIDA contacted the NYS DOT for a highway permit.
 - In 2023, the COIDA applied for and received a Land Use and Building Management Permit from the Town of Richfield.
 - In 2024, NYS DEC approved wetland permit.
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Richfield Springs Eco-Business Park

- In 2024, the COIDA received a highway permit from NYS DOT.
- In 2024, the COIDA applied for and received approval from the NYS Department of Health.
- In 2024, the COIDA applied for and received a building permit from the County of Otsego Code Enforcement Office.
- In 2025, the COIDA applied for and received an extension for a building permit from the County Code Enforcement Office.
- From 2022 to 2024, the Memorandum of Agreements between the Town of Richfield, the Village, and the COIDA were negotiated. 

WHAT OBSTACLES/CHALLENGES HAVE YOU ENCOUNTERED?

Lack of understanding from other organizations what we do

Many of the county's organizations argue they can do a better job at economic development.

"I am convinced that the general population doesn't quite understand what economic development is." Cass Harrington

"Turf Wars are for Amateurs" former Regional ESD Director from Southern Tier.

Over 2 years of Review Time



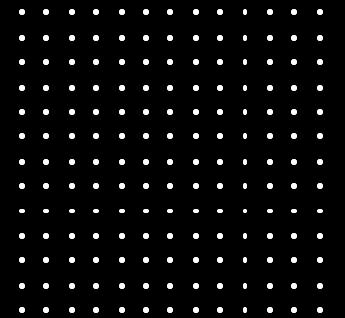
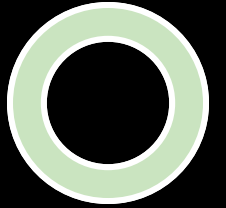
Bureaucracy

For the Richfield Springs Project the following agencies needed to be consulted:

- NYS DEC (3 separate divisions)
- NYS Department of Transportation
- NYS Department of State
- Army Corp of Engineers
- County Code Enforcement
- Town Attorney and Town Board
- Village Attorney and Village Board
- NYS General Services
- Appalachian Regional Commission
- EDA
- NYS Empire State Development
- NYS MWBE Office
- NYSE&G
- NYS Public Service Commission

Grants Obtained for the Project

- Otsego Now Prepared the Grant Application to the NYS ESD and was awarded \$325,000 in 2019.
- Otsego Now Hired the MRB Group to write a grant application to the federal Economic Development Administration resulting in a \$1.2 million grant award to Otsego Now.
- Otsego Now, at the urging of Southern Tier 8, wrote an application to the federal Appalachian Regional Commission resulting in the award of \$500,000 to Otsego Now.
- Total Grants for the project: \$2,025,000.

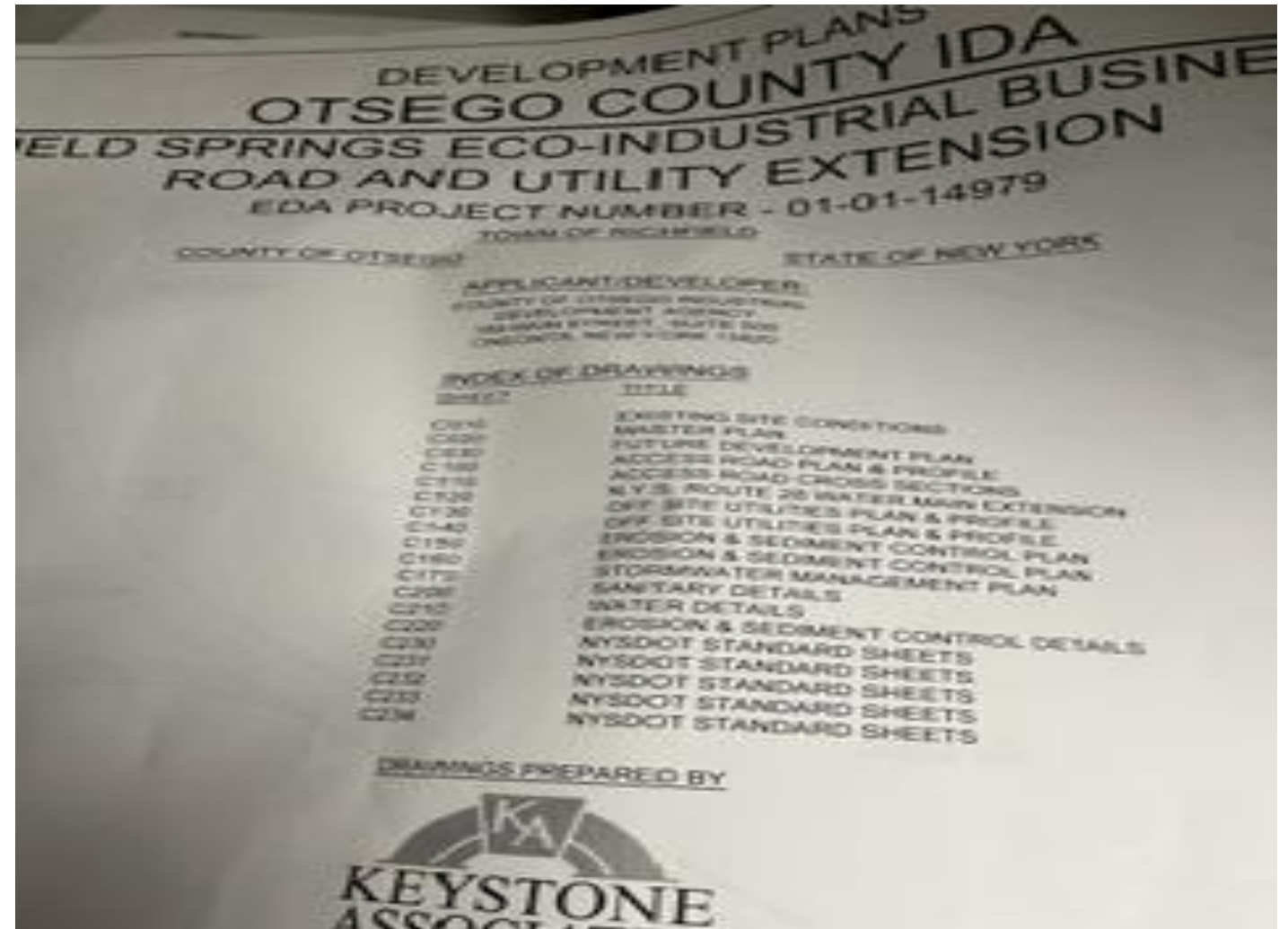


Otsego Now Hires Keystone Associates to Prepare Designs and Specifications

Keystone was Hired in 2022 and Continued to Prepare Designs and Specifications until 2023.

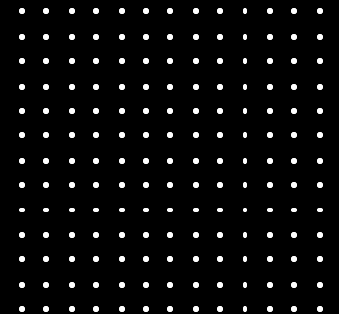
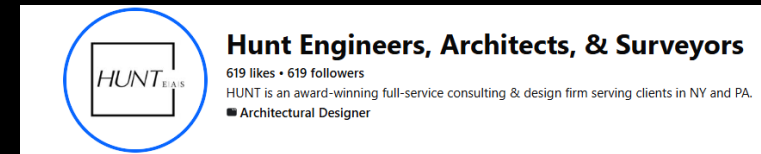
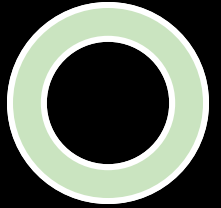
They also prepared bidding documents and reviewed construction bids and made recommendations regarding the hiring of a construction consultant.

They also prepared submittals for construction in 2025.



Otsego Now Hires HUNT Engineering as Construction Manager

- HUNT Engineers was hired in May 2023 to provide for construction management services for the project.
- They were also hired in 2023 to prepare a new wetland delineation map requested by NYS DEC.



Otsego Now Hires Barton and Loguidice as Grants Manager.

- Barton & Loguidice were hired in 2022 to assist with grants administration.
- They have, to date, prepared 21 Quarterly Progress Reports to EDA, 10 Federal Financial Reports, and 12 drawdown requests along with required Outlay Reports, and spreadsheets.

**Barton
& Loguidice**

Reports to EDA



ECONOMIC DEVELOPMENT ADMINISTRATION QUARTERLY PROGRESS REPORT

EDA Project No. 01-01-14979 Report No. 19 Date 07/09/2025
Covering Period from 04/01/2025 Thru 06/30/2025
Recipient County of Otsego Industrial Development Agency
Co-Recipient
Authorized Representative Jody Zakrevsky, CEO
Recipient's Architect/Engineer Keystone Associates 607-722-1100 x105
Name & Title
Name & Phone Number

CURRENT PROJECT STATUS:

- I. ☒ YES ☐ NO Is the Grantee's share of expected project costs on hand and immediately available? If no, explain in Section E.
- II. ☒ YES ☐ NO Have all land, rights-of-way, and easements necessary for the project been acquired? If no, explain in Section E.
- III. ☐ YES ☒ NO Are there any problems expected in meeting any of the Specific Award Conditions of the EDA grant? If yes, explain in Section E.
- IV. ☐ YES ☒ NO Have any Primary Beneficiaries been lost, changed, or added to the project? If yes, explain in Section E.

A. DESIGN: (Provide tentative dates if actual dates are not known)

- Date Architect/Engineer Agreement Executed 7/15/2019
1. Has design started? ☒ YES ☐ NO Design start date 7/15/2019
2. Is design complete? ☒ YES ☐ NO Completion date 1/27/2023
- Bid docs approved by EDA? ☒ YES ☐ NO
- Expected completion date
- Percent complete 100
- On schedule? ☒ YES ☐ NO (Section E)

B. AWARD: (Provide tentative dates if actual dates are not known)

3. First advertisement for bids date 3/1/2023
4. Bid opening date 3/14/2023
5. Contract Award date 5/28/2023
6. Notice to Proceed issued 04/19/2024
7. Preconstruction Conference date 04/26/2024

C. CONSTRUCTION: (Provide tentative dates if actual dates are not known)

8. Has construction started? ☒ YES ☐ NO Start date 8/18/2023
9. Is construction complete? ☒ YES ☐ NO Completion date 8/28/2024
- Expected completion date
- Percent complete
- On schedule? ☒ YES ☐ NO (Section E)

10. EDA's original/amended estimated construction start date is 5/28/2021 amended to 8/28/2023
11. EDA's original/amended estimated construction completion date is 2/28/2023 amended to 8/28/2025

OMB Number: 0610-0096
Expiration Date: 01/31/2025

ECONOMIC DEVELOPMENT ADMINISTRATION CHECKLIST FOR INTERIM DISBURSEMENT

EDA Award Number: 01-01-14979 Date: 01/21/2026
Recipient: County of Otsego Industrial Development Agency
Co-Recipient(s): Town of Richfield Springs
Recipient's Authorized Representative: Jody Zakrevsky
Name & Phone Number

The interim disbursement amount request is \$ 115,383.17

- | | Y | N | NA |
|--|-------------------------------------|--------------------------|--------------------------|
| 1. The Special Award Conditions requiring action prior to disbursement have been satisfied. | ☒ | ☐ | ☐ |
| 2. A complete and signed Form SF-271 for Pay Request Number 5 has been submitted to EDA. | ☒ | ☐ | ☐ |
| 3. All partial pay estimates and invoices have been listed on the project EDA Financial Spreadsheet and the spreadsheet has been submitted to EDA. | ☒ | ☐ | ☐ |
| 4. Copies of the partial pay estimates and invoices supporting the claim for reimbursement have been submitted to EDA. | ☒ | ☐ | ☐ |
| 5. The current quarterly progress report has been submitted to and accepted by EDA. | ☒ | ☐ | ☐ |
| 6. The current semi-annually Federal Financial Report (SF-425) has been submitted to and accepted by EDA. | ☒ | ☐ | ☐ |
| 7. Copies of the weekly certified payrolls are on file and are available to the Government upon request. | ☒ | ☐ | ☐ |
| 8. The project/grant administrator has certified that all contractors and subcontractors have complied with Davis-Bacon wage rate requirements. | ☒ | ☐ | ☐ |
| 9. Matching funds for the Recipient's share are on hand or immediately available. | ☒ | ☐ | ☐ |
| 10. All work accomplished by change order that is part of the claim for disbursement has been approved by EDA. | ☒ | ☐ | ☐ |
| 11. All proposed or actual changes to the EDA-approved budget have been approved by EDA. | ☒ | ☐ | ☐ |

Prepared By (Signature)

Jody Zakrevsky, CEO

Prepared By (Typed or Written Name & Title)

01/21/2026

Date

Expiration Date: 01/31/2025

OUTLAY REPORT AND REQUEST FOR REIMBURSEMENT FOR CONSTRUCTION PROGRAMS		1. TYPE OF REQUEST	2. BASIS OF REQUEST
		☐ FINAL ☒ PARTIAL	☒ CASH ☐ ACCRUAL
3. FEDERAL SPONSORING AGENCY AND ORGANIZATIONAL ELEMENT TO WHICH THIS REPORT IS SUBMITTED United States Economic Development Administration		4. FEDERAL GRANT OR OTHER IDENTIFYING NUMBER ASSIGNED BY FEDERAL AGENCY 01-01-14979	
5. PARTIAL PAYMENT REQUEST NUMBER FOR THIS REQUEST 5	6. EMPLOYER IDENTIFICATION NUMBER QAHT2338K65	7. FINANCIAL ASSISTANCE IDENTIFICATION NUMBER	
8. PERIOD COVERED BY THIS REQUEST From: 04/17/2025 To: 01/05/2026			
9. RECIPIENT ORGANIZATION Name: County of Otsego Industrial Development Agency Street1: 189 Main Street, Suite 500 Street2: City: Oneonta County: Otsego State: NY Province: Country: United States ZIP / Postal Code: 13820			
10. PAYEE (Where check is to be sent if different than item 9) Name: Street1: Street2: City: County: State: Province: Country: ZIP / Postal Code:			

EDA Spreadsheet For Each Drawdown Request

PROJECT SCOPE/DESCRIPTION:

EDA FUNDING:	\$1,700,000	70.8%	\$1,700,000	70.8%	\$1,700,000	70.8%
OWNER FUNDING:	\$700,000	29.2%	\$700,000	29.2%	\$700,000	29.2%
TOTAL FUNDING:	\$2,400,000	100.0%	\$2,400,000	100.0%	\$2,400,000	100.0%

APPROVED EDA		ADMIN	LAND & RIGHT-OF-WAY	BASIC A/E FEES	OTHER A/E FEES	PROJECT INSPECTION	LAND DEVELOPMENT SITE WORK	RELOCATION EXPENSES/ PAYMENTS	DEMO & REMOVAL	CONSTRXN	EQUIPMENT	CONTINGXY	TOTAL BUDGET
(At Grant Award) BUDGET=====		\$21,000	\$0	\$0	\$0	\$157,373	\$0	\$0	\$0	\$1,900,000	\$0	\$0	\$2,078,373
(After Bid Award) REVISED EDA BUDGET=====		\$23,000	\$0	\$0	\$0	\$157,373	\$0	\$0	\$0	\$2,219,627	\$0	\$0	\$2,400,000
(At Closeout) REVISED EDA BUDGET=====		\$23,000	\$0	\$0	\$0	\$157,373	\$0	\$0	\$0	\$2,219,627	\$0	\$0	\$2,400,000
<===== LIST INVOICES / VENDORS =====>		DATE											
Inv. 46240 Hunt Engineering		08/08/24				\$12,942.95							\$12,942.95
Inv. 46547 Hunt Engineering		09/05/23				\$4,670.00							\$4,670.00
Inv. 46731 Hunt Engineering		10/18/23				\$6,294.92							\$6,294.92
Inv. 47425 Hunt Engineering		02/20/24				\$3,147.46							\$3,147.46
Inv. 01 Anjo Construction		08/01/24								\$49,400.00			\$49,400.00
Inv. 02 Anjo Construction		08/31/24								\$39,536.74			\$39,536.74
Inv. 03 Anjo Construction		09/30/24								\$338,020.59			\$338,020.59
Inv. 04 Anjo Construction		10/31/24								\$390,225.13			\$390,225.13
Inv. 05 Anjo Construction		11/30/24								\$180,092.80			\$180,092.80
Inv. 122509 Barton and Loguidice, DPC		01/20/22	\$704.50							\$704.50			\$704.50
Inv. 123484 Barton and Loguidice, DPC		03/04/22	\$1,336.50							\$1,336.50			\$1,336.50
Inv. 124434 Barton and Loguidice, DPC		04/21/22	\$409.50							\$409.50			\$409.50
Inv. 125681 Barton and Loguidice, DPC		06/16/22	\$643.50							\$643.50			\$643.50
Inv. 127205 Barton and Loguidice, DPC		08/19/22	\$346.50							\$346.50			\$346.50
Inv. 127802 Barton and Loguidice, DPC		09/21/22	\$346.50							\$346.50			\$346.50
Inv. 129285 Barton and Loguidice, DPC		11/21/22	\$222.75							\$222.75			\$222.75
Inv. 129839 Barton and Loguidice, DPC		12/16/22	\$445.50							\$445.50			\$445.50
Inv. 131564 Barton and Loguidice, DPC		03/17/23	\$1,380.25							\$1,380.25			\$1,380.25
Inv. 133126 Barton and Loguidice, DPC		05/15/23	\$621.00							\$621.00			\$621.00
Inv. 133615 Barton and Loguidice, DPC		06/06/23	\$691.50							\$691.50			\$691.50
Inv. 137800 Barton and Loguidice, DPC		11/13/23	\$570.00							\$570.00			\$570.00
Inv. 138715 Barton and Loguidice, DPC		12/19/23	\$513.00							\$513.00			\$513.00
Inv. 140167 Barton and Loguidice, DPC		02/13/24	\$360.00							\$360.00			\$360.00
Inv. 142373 Barton and Loguidice, DPC		05/16/24	\$810.00							\$810.00			\$810.00
Inv. 144896 Barton and Loguidice, DPC		08/13/24	\$120.00							\$120.00			\$120.00
Inv. 147429 Barton and Loguidice, DPC		11/14/24	\$840.00							\$840.00			\$840.00
CALCULATIONS FOR EDA PAYMENT #1		CURRENT PERIOD	\$10,361.00	\$0.00	\$0.00	\$27,055.33	\$0.00	\$0.00	\$0.00	\$997,275.26	\$0.00	\$0.00	\$1,034,691.59
CUMULATIVE TOTALS			\$10,361.00	\$0.00	\$0.00	\$27,055.33	\$0.00	\$0.00	\$0.00	\$997,275.26	\$0.00	\$0.00	\$1,034,691.59
Inv. 148881 Barton and Loguidice, DPC		01/15/25	\$2,730.00							\$2,730.00			\$2,730.00
Inv. 48952 Hunt Engineering		12/18/24				\$4,647.46				\$4,647.46			\$4,647.46
Inv. 49035 Hunt Engineering		01/09/25				\$9,802.38				\$9,802.38			\$9,802.38
Inv. 49189 Hunt Engineering		02/07/25				\$2,088.73				\$2,088.73			\$2,088.73
Inv. 49357 Hunt Engineering		03/07/25				\$11,133.73				\$11,133.73			\$11,133.73
Inv. 49603 Hunt Engineering		04/23/25				\$3,267.46				\$3,267.46			\$3,267.46
Inv. 06 Anjo Construction		12/30/24								\$14,861.20			\$14,861.20
Inv. 1219863 HodgsonRuss LLP		10/31/23	\$35,415.82							\$35,415.82			\$35,415.82
Inv. 1266490 HodgsonRuss LLP		10/29/24	\$4,633.53							\$4,633.53			\$4,633.53
Inv. 256236 Atlantic Testing Laboratories		12/31/24				\$455.00				\$455.00			\$455.00
VSECO		08/14/25								\$241,327.27			\$241,327.27
CALCULATIONS FOR EDA PAYMENT #2		CURRENT PERIOD	\$42,779.35	\$0.00	\$0.00	\$31,394.76	\$0.00	\$0.00	\$0.00	\$256,188.47	\$0.00	\$0.00	\$330,362.58
CUMULATIVE TOTALS			\$53,140.35	\$0.00	\$0.00	\$58,450.09	\$0.00	\$0.00	\$0.00	\$1,253,463.73	\$0.00	\$0.00	\$1,365,054.17
Inv. 07 Anjo Construction		05/31/25								\$119,723.59			\$119,723.59
Inv. 08 Anjo Construction		06/30/25								\$143,320.80			\$143,320.80
Inv. 49950 Hunt Engineering		06/20/25				\$15,026.49				\$15,026.49			\$15,026.49
Inv. 152753 Barton and Loguidice, DPC		06/11/25	\$1,134.00							\$0.00			\$0.00
CALCULATIONS FOR EDA PAYMENT #3		CURRENT PERIOD	\$1,134.00	\$0.00	\$0.00	\$15,026.49	\$0.00	\$0.00	\$0.00	\$263,044.39	\$0.00	\$0.00	\$279,204.88

PROJECT SCOPE/DESCRIPTION:

CONSTRUCTION CONTRACTS					NON-CONSTRUCTION CONTRACTS			
CONTRACT VENDOR/TYPE	CONTRACT #1	CONTRACT #2	CONTRACT #3	TO TAL CONSTRXN CONTRACTS	CONTRACT #4	CONTRACT #5	CONTRACT #6	TO TAL ALL CONTRACTS
ORIGINAL CONTRACT AMOUNT	\$1,692,611.11	\$0.00	\$0.00	\$1,692,611.11	\$21,010.00	\$157,373.00	\$0.00	\$178,383.00
CHANGE ORDER #1								
CHANGE ORDER #2								
CHANGE ORDER #3								
CHANGE ORDER #4								
CHANGE ORDER #5								
TOTAL CHANGE ORDERS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL ADJUSTED CONTRACTS	\$1,692,611.11	\$0.00	\$0.00	\$1,692,611.11	\$21,010.00	\$157,373.00	\$0.00	\$178,383.00
PAYMENT #1								
PAYMENT #2								
PAYMENT #3								
PAYMENT #4								
PAYMENT #5								
PAYMENT #6								
PAYMENT #7								
PAYMENT #8								
PAYMENT #9								
PAYMENT #10								
PAYMENTS TO DATE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
BALANCE TO DATE	\$1,692,611.11	\$0.00	\$0.00	\$1,692,611.11	\$21,010.00	\$157,373.00	\$0.00	\$178,383.00

\$178,383.00

AT GRANT	AFTER	AT PROJECT	
AWARD	BIDS	CLOSEOUT	
CONSTRUCTION BUDGET	\$1,900,000.00	\$2,219,627.00	\$2,219,627.00
CONTINGENCY	\$0.00	\$0.00	\$0.00
TO TAL CONSTR CTION (INCL. EQUIP.)	\$1,900,000.00	\$2,219,627.00	\$2,219,627.00
TO TAL ADJUSTED CONTRACTS		\$1,692,611.11	
CONST RXN UNDERRUN(+)/OVERRUN(-)	(\$207,388.89)	(\$2,219,627.00)	(\$2,219,627.00)
NON CONSTRUCTION BUDGET	\$178,373.00	\$180,373.00	\$180,373.00
CUMULATIVE ACTUALS		\$191,215.42	

EDA PAYMENTS	DATE	AMOUNT	CUMUL	EDA BAL.	DISB
		\$0			
REIMBURSEMENT #1		\$732,906.54	\$732,906.54	\$967,093.46	43%
REIMBURSEMENT #2		\$234,006.83	\$966,913.37	\$733,006.63	57%
REIMBURSEMENT #3		\$197,770.12	\$1,164,683.49	\$535,316.51	69%
REIMBURSEMENT #4		\$128,585.59	\$1,293,269.09	\$406,730.91	76%
REIMBURSEMENT #5		\$115,383.17	\$1,408,652.26	\$291,347.75	83%
REIMBURSEMENT #6		\$0.00	\$1,408,652.26	\$291,347.75	83%
REIMBURSEMENT #7		\$0.00	\$1,408,652.26	\$291,347.75	83%
REIMBURSEMENT #8		\$0.00	\$1,408,652.26	\$291,347.75	83%
REIMBURSEMENT #9		\$0.00	\$1,408,652.26	\$291,347.75	83%
REIMBURSEMENT #10		\$0.00	\$1,408,652.26	\$291,347.75	83%

Vouchers sent to EDA

PROJECT: Otsego Industrial Development Agency
1 Street, Suite 500 NY 13820 RICHFIELD SPRINGS -CTY OF Otsego IDA
Application 12
Period 05/29/2026
ONSTRUCTION LTD.
C 244
1 NY 12110
R: 3993 RICHFIELD SPRINGS -CTY OF Otsego IDA
ARCHITECT'S PROJECT NO: 3514.002
CONTRACT DATE: 05/21/2024

CTOR'S APPLICATION FOR PAYMENT
The undersigned Contractor certifies that to the best of his knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by him for the Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Amounts due for this Contract is as follows:

CONTRACT SUM:	1,692,611.11
by Change Orders:	63,544.98
CONTRACT SUM TO DATE:	1,756,156.09
LETED AND STORED TO DATE: on G703)	1,756,156.09
5.00	87,807.84
ED LESS RETAINAGE	1,668,348.25

IUS CERTICATES FOR PAYMENT 1,555,142.84

YMENT DUE 113,205.41

I FINISH, INCULDING RETAINAGE 113,205.41 \$87,807.84

ER SUMMARY	ADDITIONS	DEDUCTIONS
approved this by Owner	63,544.98	
Month approved	Note: CO#2 (Final) Pending	
TOTALS		
Y CHANGE ORDERS	63,544.98	

By: [Signature] Date: 06/17/2026
State of New York County of Albany
Subscribed and sworn to before me this 17 day of June, 2026
Notary Public: Denise K. F. Notary Public, State of New York
My commission expires: 03/29/27 Commission Expires In

ARCHITECT'S CERTIFICATE FOR PAYMENT
In accordance with the Contract Documents, based on on-site observation and comprising the above application, the Architect certifies to the Owner that the Work progressed to the point indicated; that to the best of his knowledge, information and belief the quality of the Work is in accordance with the Contract Documents and that the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ 113,205.41
Note: Paid to current contract amount

(Attach explanation if amount certified differs from the amount applied for. If Application and on the Continuation Sheet that are changed to conform to it)

ARCHITECT: [Signature] By: HUNT-eas, Construction Coordinator Date:

Terms: Invoices are due and payable 30days from the date of bill
All overdue amounts will be charged a service charge of %
Make checks payable to Anjo Construction. Thank you.

CONTINUATION SHEET AIA DOCUMENT G703 (Instructions on reverse side) PAGE: OF							
Application Number: 12 Application Date: 06/17/2026 Period To: 05/29/2026 Architect's Project No:							
B	C	D	E	F	G	H	
Description of Work	Scheduled Value	From Previous Applications	This Period	Materials Stored	Total Completed	%	Balance to Finish
6" DIP Water Service 152 LF	17,700.00	18,869.76			18,869.76	106.61	-1,169.76
8" PVC Sanitary Sewer 60LF	7,785.50	7,785.50			7,785.50	100.00	
6" PVC Lateral 191 LF	24,000.00	24,000.00			24,000.00	100.00	
3" SDR 21 Forcemain 2730	266,560.00	271,732.12			271,732.12	101.94	-5,172.12
8" Directional Bore 80 LF	10,000.00	25,000.00			25,000.00	250.00	-15,000.00
4" DIA Sanitary Manhole 2	24,000.00	24,000.00			24,000.00	100.00	
6' Air Relief Manhole 2 EA	34,000.00	34,000.00			34,000.00	100.00	
Duplex Pump Sewage Station	68,500.00	34,250.00			34,250.00	50.00	34,250.00
36" HDPE Storm 66 LF	9,240.00	9,240.00			9,240.00	100.00	
24" HDPE Storm 56LF	7,000.00	14,250.00			14,250.00	203.57	-7,250.00
12" HDPE 114 LF	9,360.00	12,479.96			12,479.96	133.33	-3,119.96

DOCUMENT G703 * CONTINUATION SHEET FOR G702

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 12
APPLICATION DATE: 06/17/2026
PERIOD TO: 05/29/2026
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G	H	I
Item	Description of Work	Scheduled Value	From Previous Applications	This Period	Materials Stored	Total Completed	%	Balance to Finish
0	Temp. Facilities And Mob LS	64,000.00	59,500.00	4,500.00		64,000.00	100.00	3,200.00
0								
0	Site Clearing LS	35,000.00	35,000.00			35,000.00	100.00	1,750.00
0								
0	Earth Work 1865 CY	65,275.00	69,125.35			69,125.35	105.90	3,456.27
0								
0	Asphalt Type 1 Base Course	69,560.00		4,260.92		4,260.92	6.13	65,299.08
0								
0	Asphalt Type 3 Binder 385 T	50,050.00	2,080.00	55,159.00		57,239.00	114.36	7,189.00
0								
0	Asphalt Type 6 Top 242 Ton	33,800.00		38,310.08		38,310.08	113.34	4,510.08
0								
0	Gravel Subbase 1375 CY	189,125.00	181,320.10	4,738.81		186,058.91	98.38	3,066.09
0								
0	Top Soil 2600 SY	83,520.00	90,449.92	3,420.46		93,870.38	112.39	10,350.38
0								
0	Seed and Mulch 2600 SY	6,960.00	43,189.20	8,774.32		51,963.52	746.60	45,003.52
0								
0	8"DIP 4154 LF	501,600.00	501,600.00			501,600.00	100.00	25,080.00
0								

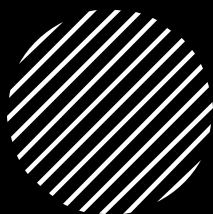
APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 12
APPLICATION DATE: 06/17/2026
PERIOD TO: 05/29/2026
ARCHITECT'S PROJECT NO:

Work	C	D	E	F	G	H
	Scheduled Value	From Previous Applications	This Period	Materials Stored	Total Completed	Balance to Finish
12" LF	10,640.00	10,640.00			10,640.00	100.00
orm Manhole	11,929.61	11,929.61			11,929.61	100.00
LF	48,006.00	48,006.00			48,006.00	100.00
vals August	8,617.62	8,617.62			8,617.62	100.00
val October	3,384.12	3,384.12			3,384.12	100.00
	6,191.97	6,191.97			6,191.97	100.00
Valve on conne	2,992.50	2,992.50			2,992.50	100.00
: Work and Cost	42,358.77	42,358.77			42,358.77	100.00
ngce						
st	1,756,156.09	1,636,992.50	119,163.59		1,756,156.09	100.00

G703 * CONTINUATION SHEET FOR G702

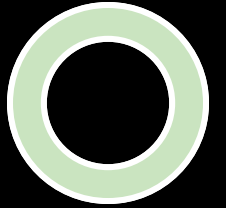
Page 2



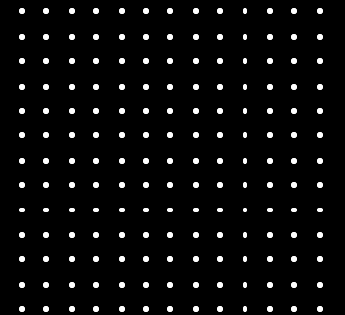
Otsego Now Hires Capital Energy Partners

- Capital Energy Partners worked on getting the NYSE&G company to submit an application to the NYS Public Service Commission.
- They also worked on behalf of Otsego Now with the NYS Public Service Commission to allow the extension of natural gas to the site.

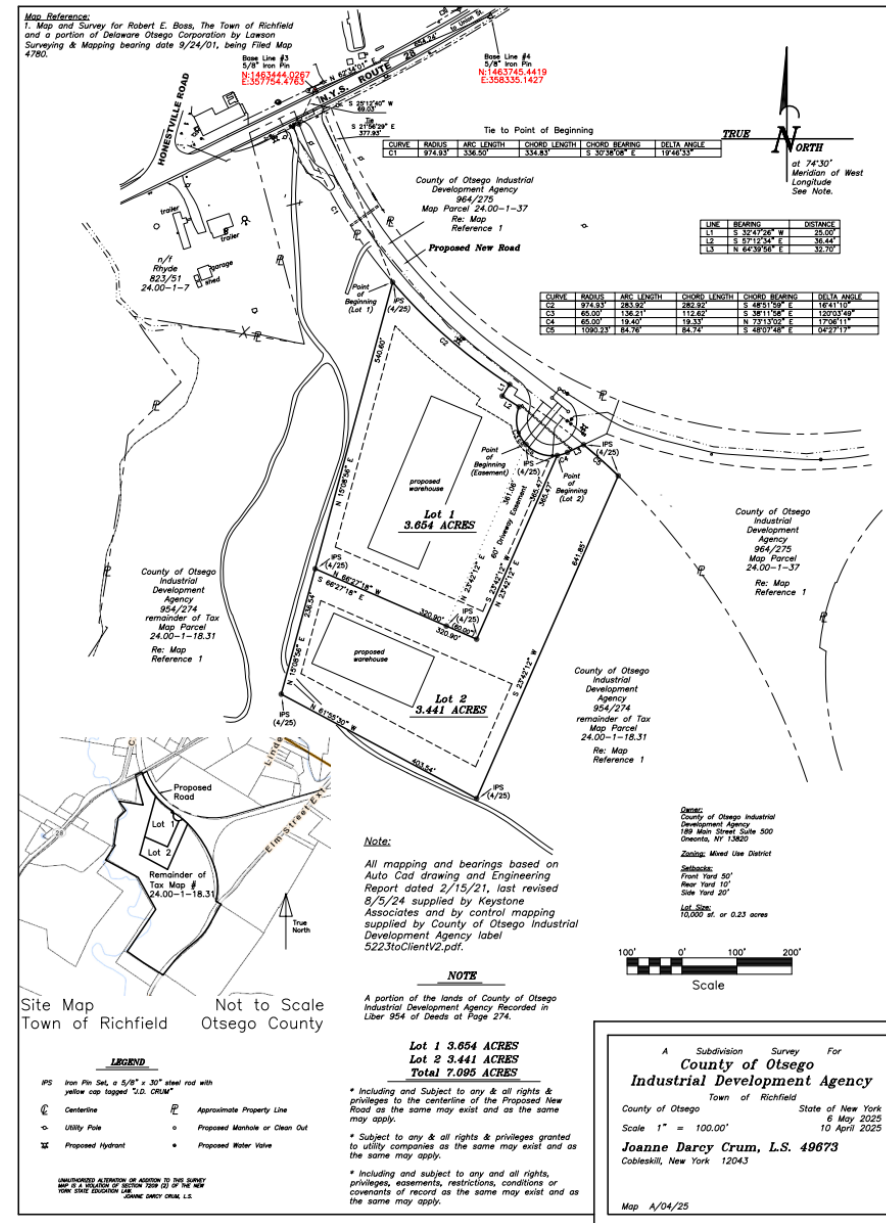
Otsego Now Hires Lawson Survey and Mapping



- Lawson was hired to provide accurate horizontal and vertical control on the property survey prepared by Keystone Associates.



Otsego Now Hires Joanne Darcy Crum Land Surveying to prepare lots for subdivision.



EDA Had 29 Special Conditions Which Needed to Be Obtained by Otsego Now After The Grant Was Awarded.

I. The following SAC submissions have been submitted to EDA for review and approval prior to advertisement:

- a. SAC#10: **Confirmation of Matching Share**
- b. SAC#16: **Evidence of Good Title** – Note: This submission was received but the package was deficient and an email was sent under separate cover requesting revisions.
- c. SAC#23: **Grant Administration Agreement** – Note: EDA has not received a request to review and approve the grant administration contract you have entered into with your grant administration consulting firm.
- d. SAC#24: **Operation and Maintenance Agreement** – Note: If the Recipient will not be entered into any operation and maintenance agreement with any company then a letter to this effect must be submitted for review and approval to fulfill this SAC.
- e. SAC#25: **Recorded Mortgage or Covenant** – Note: it is possible that this SAC may not apply if the EDA scope of work will be taking place within ROWs and there will not be any structures or other items that would require an EDA interest via a mortgage or covenant.
- f. SAC#30: **Proof of Permitting** – Note: a cover letter along with a copy of any permit obtained on the project must be provided.
- g. SAC#31: **Recorded Statement** – Note: In lieu of the Recorded Mortgage or Covenant a submission of a recorded statement is acceptable to secure EDAs interest in the project. A copy of the Notice of Federal Interest Statement is provided for your use. This must be filled out and returned to EDA for review and approval. Once EDA has reviewed the document, if given the OK, the document must be recorded in the appropriate jurisdiction and a copy of the recording will be required to be supplied to EDA in order to receive approval.
- h. SAC#33: **Intermunicipal Agreement** – Note: This SAC is identified as a prior to disbursement of funds submission requirement, however, we strongly encourage that you fulfill this SAC sooner than later because once construction commences you are then eligible to begin reimbursement request submissions to EDA. Failure to have this SAC fulfilled will prohibit payment disbursement requiring you as the Recipient to bear the burden of all costs for an extended amount of time while the project is actively in construction.

II. The following SACs will be required to be submitted in the future but are not immediately needed to obtain plans and specs submission approval.

- a. SAC#9: **Matching Share** – Note: Currently the A/E estimate indicates that construction is expected to cost \$2,229,144.50. This dollar value exceeds the estimated construction cost from the award documents by roughly \$300,000 +/- . Once the project is bid and you have an apparent low bidder, a submission will be required to be submitted to EDA documenting how any overage will be funded on the project. Sufficient funding must be available to cover all anticipated costs on the EDA award for costs that exceed the total project budget of \$2.4MIL. Additional match must be available from an eligible source and be immediately available and unencumbered. EDA will need to review all additional match on the project prior to them being eligible for use on the project.
- b. SAC#26: **Master Sales or Master Lease Agreement or both.** – Note: Prior to selling any land parcels or leasing any ground a Master template document must be reviewed and approved by EDA.
- c. SAC#28: **A/E agreement** – Note: Please confirm that EDA funds are not being considered for architectural/engineering services.
- d. SAC#29: **Project Inspection Agreement** – Note: It is acknowledged that an RFP was reviewed and comments were provided under separate cover for construction administration services. Be reminded that prior to incurring costs for any construction administration services the contract must be reviewed and approved by EDA.



Anjo Construction Started Construction in August 2024





In March 2026 LLC Crystal Mountain Purchases 2 Lots

- LLC Crystal Mountain purchases two lots for:
- Andela Products
- Ruby Lakes Glass



NYS Empire State Development Reports

Project Information

Name of Project: Richfield Springs Industrial Park

Project #: 133,271

Grantee Contact Information (add additional contacts if applicable):

Name: Jody Zakrevsky
Title: CEO
Organization/Company: County of Otsego Industrial Development Agency
Address: 189 Main Street, Suite 500, Oneonta, NY 13820
Phone: 607=-267-4010 ext. 102
E-mail: Jzakrevsky@otsegonow.com

Federal Taxpayer ID#: 16-6198451

Project Address: [if different from the above] Elm Street Extension, Richfield, NY

Industry: [What does the company do? What are its products?] Andela Products makes pulverizing machines for crushing glass. Ruby Lakes products [takes](#) crushed glass and make bike lands, bus lanes, etc. for major metropolitan cities.

Organization/Company History: [When formed, etc.?] Formed in [the late](#) 1980 by Cynthia Andela.

Ownership (public/private): Private

Size (number of facilities & employees): 1 facility, 28 employees
of facilities in NYS: 1

Other facilities outside of NYS: 0

Total number of Full-Time Employees at project site: 28

Total number of Part-Time Employees at project site: 0

Total number of Seasonal/Temporary Employees hired for this project at project site: 0

Market (market/customers/competitors): The market base is the entire United States, having customers from California, Texas, Chicago, New York City. Most of the customers are [cities](#) looking for recycling or development multi-colored bike and bus lanes.

Is the project complete in its entirety? [If no, please describe what aspects are pending and when you expect to complete them] No, still waiting for electric lines to be installed and water pump installed (by July)

Project Start/Completion Date: [be specific] Design work for the Project began in 2022 and was completed on 9/18/2025. Construction on the Project started on 8/28/2023 and will be completed by 8/28/2026.

Project Activity To-Date: Water and sewer lines have been extended from the Village of Richfield Springs to the industrial park site, gas lines have been extended to the park site, roadway improvements (entranceway) have been completed. All manholes have been installed.

Anticipated Impact: Andela Products and Ruby Lakes Glass have bought two lots in the newly created business Park and will add at least 9 new employees.

Results of Project: A new eco-business park will be made available to businesses seeking sites to locate their businesses in the northern end of the county.

Why did your organization seek ESD assistance? Would this project have been possible without the ESD grant? The County of Otsego Industrial Development Agency has a limited amount of funding available for this project. Andela Products requested our IDA to build a new industrial park for locating their expanding business. Without ESD assistance, this project would not have happened.

Additional NYS benefits – Are any other New York State agencies contributing financially to the project? [If yes, complete the table. If more than two NYS agencies contributed, just list the top two based on dollar amount]

☐ Yes

☒ No

State Agency	State Agency Program Name	Funding Amount (in dollars)

Is the project also receiving benefits from a local Industrial Development Agency (IDA)? [If yes, please indicate which IDA and net value of tax benefits [awarded](#). Still awaiting

application to be submitted by Andela Products. It is anticipated that IDA assistance will awarded.

The Grant Disbursement Agreement (GDA) will require documentation of project costs, often including invoices, copies of checks, etc. Are you prepared with this documentation? Yes.

Did your project establish Minority and Women Owned Business Enterprises (MWBE) goals? Yes. [If yes, it is recommended that you be in touch with your MWBE compliance representative to ensure you're up to date. If you're unsure, please ask].

Other Documentation:

- Revised Project Budget - see attached
- Three years of financial statements -see attached
- Photos to document the project (No more than three photos showing before/during/after) - 2 photos attached

If you have any questions please contact your Project Manager, Kenny Melis, at Kenny.Melis@esd.ny.gov.

NYS ESD MWBE Reports Monthly

Contract Management: Subcontractor List

- Contract Main
- View Contract
- Subcontractors
- Compliance Audit List
- Compliance Audit Summary
- Messages
- Comments
- Reports

Empire State Development
133,271: Richfield Springs Industrial Park
Prime: OTSEGO NOW

Status: **Open**
12/19/2019 - 10/1/2020
Current Value: **\$325,000**

All subcontractors assigned to this contract are listed below.

Refresh Page

Subcontractor List								Add First Tier Subcontractor
Subcontractor Name	Certified	Current Award	Type	Inc. in Goal	Compliance Audit	Final Pmnt	Actions	
1 Anjo Construction (General Contractor)	No	\$1,713,797	Sub	No	✓	No	Add Tier 2 Sub	
2 Atlantic Testing Laboratories, Limited (pavement subbase testing)	No	\$14,000	Sub 100%	✓ WBE	✓	No	Add Tier 3 Sub	
2 JOANNE DARCY CRUM LS (Land Surveying)	✓	\$10,000	Sub 100%	✓ WBE	✓	No	Add Tier 3 Sub	
2 Marcaco LLC (structures - manholes)	✓	\$31,722	Manufacturer 100%	✓ WBE	✓	No	Add Tier 3 Sub	
2 SY Kim Land Surveying, P.C. (Land Surveying)	✓	\$23,063	Sub 100%	✓ MBE	✓	No	Add Tier 3 Sub	
1 Hunt Engineers, Architects, Land Surveyors & Landscape Architect, DPC (construction supervision)	No	\$163,373	Sub	No	✓	No	Add Tier 2 Sub	

Subcontractor Addition Requests										
Vendor Name	Submitted By	Certified	Tier	Requested Percent/ Amount	Type	Inc. in Goal	Compliance Audit	Date Requested	Status	Actions
Hunt Engineers, Architects, Land Surveyors & Landscape Architect, DPC	Jody Zakrevsky	No	1	\$163,373	Sub	No	✓	10/14/2025	Approved	View
Atlantic Testing Laboratories, Limited	Jody Zakrevsky	No	2	\$14,000	Sub 100%	✓ WBE	✓	10/14/2025	Approved	View
JOANNE DARCY CRUM LS	Jody Zakrevsky	✓	2	\$10,000	Sub 100%	✓ WBE	✓	10/14/2025	Approved	View
Marcaco LLC	Jody Zakrevsky	✓	2	\$31,722	Manufacturer 100%	✓ WBE	✓	10/14/2025	Approved	View

May 18, 2026 Site Visit

- Tobey Clarkin, Civil Engineer / Project Officer, Economic Development Administration, U.S. Department of Commerce, conducted a site visit of completed projects.



An aerial photograph showing a newly paved asphalt road that curves through a park-like setting. To the left of the road is a wide, light-colored dirt or gravel path. The surrounding area is filled with green trees and shrubs. In the upper right corner, some construction equipment and materials are visible near a road intersection.

It took 25 years for the COIDA to
development the Richfield Springs
Eco-Business Park.