

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, JULY 23RD, 2026

- ROLL CALL
- CHAIR'S REMARKS
- APPROVAL OF MEETING MINUTES
 - June 25th Board Meeting Minutes
 - July 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
 - Resolution for SDA Housing New York, LLC
- PUBLIC COMMENT PERIOD
- EXECUTIVE SESSION (IF NEEDED)
- ADJOURNMENT

COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY

JUNE 25th, 2026

MEETING MINUTES

CALL TO ORDER

Chair, C. Robinson, called to order the meeting of COIDA at 8:04 am. M. Remillard conducted roll call and determined there was a quorum. Voting members present included:

Cheryl Robinson
Patricia Kennedy (v)*
Craig Gelbsman

Andrew Marietta
Michelle Catan
David Rowley
Tim Johnson (v)*

Also, in attendance:

STAFF

Jody Zakrevsky, **CEO**
Terel Marshburn, **Economic Development Director**
Meaghan Remillard, **Dir. of Finance and Administration**
Jordan Allen, **Administrative Assistant**

(v) – virtual

* - arrived after start of meeting

CHAIR'S REMARKS

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

MEETING MINUTES

C. Robinson presented the meeting minutes from the March 26, 2026, COIDA board meeting and June 11th 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. D. Rowley noted a correction to be made on the COIDA board minutes prior to approval.

C. Robinson made a motion to approve the March 26, 2026, Board Meeting minutes with the noted correction and the June 11th Audit & Finance Committee Meeting Minutes and Project Committee Meeting Minutes. The motion was seconded by M. Catan and was approved by the remaining members present.

COMMITTEE REPORTS

- Audit & Finance – The Audit & Finance Committee meeting was held on June 11th, 2026. C. Robinson 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 August 13th, 2026.
- Projects Committee – The Projects Committee meeting was held on June 11th, 2026. T. Marshburn stated the brush and land clearing in Richfield Springs is done. He added, no further update with DEC on the wetlands, the storm water prevention plan from Sterling will be completed roughly by the end of June.

BILLS & COMMUNICATIONS

M. Remillard stated there is a long list of bills due to not having a board meeting since April. D. Rowley had a question about IOXUS rent payments. M. Remillard stated that IOXUS is one month behind and still owes the June rent payment.

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

NEW BUSINESS / UNFINISHED BUSINESS

RICHFIELD SPRINGS ECO BUSINESS PARK PRESENTATION

During the presentation J. Zakrevsky quickly reviewed the statistics and history on Richfield Springs Eco Business Park EDA Funding throughout the 25 years.

Below is the link to access the PowerPoint Presentation:

[ida board presentation2](#)

PUBLIC COMMENT

There were no Public Comments for this meeting.

EXECUTIVE SESSION

C. Robinson made a motion to enter executive session with committee members only, under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:43 am for the following reasons: To discuss personnel matters.

C. Gelbsman seconded the motion, and it was approved by all board members present. The committee entered executive session at 8:50 am.

There was No Action Taken. The committee exited executive session at 9:07 am

ADJOURNMENT

C. Robinson made a motion to adjourn the meeting of the IDA board at 9:08 am.

UPCOMING MEETING SCHEDULE

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

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

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

**AUDIT & FINANCE COMMITTEE
JULY 9TH, 2026
MEETING MINUTES**

CALL TO ORDER

The COIDA and OCCRC's joint Audit & Finance Committee meeting was called to order at 8:01 am at the Otsego Now offices at 189 Main Street in Oneonta, NY. Committee members present included:

Jeffrey Lord (v)

Andrew Marietta (v)*

Absent Member(s): Patricia Kennedy & Craig Gelbsman

Also, in attendance:

BOARD

David Rowley
Cheryl Robinson
Michelle Catan

STAFF

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

(v) – virtual

* - late

REVIEW OF FINANCIALS

C. Robinson had asked the staff if they felt confident with the numbers that were projected for the 2026 budget. J. Zakrevsky stated the budget that was laid out for 2026 is still fairly consistent, especially with an upcoming reimbursement from the EDA.

NEW AND UNFINISHED BUSINESS

There is No New/Unfinished Business in this meeting.

ADJOURNMENT

There being no further business to discuss, the Audit & Finance committee meeting was adjourned at 8:05 am.

UPCOMING MEETING SCHEDULE

The next Audit & Finance Committee meeting is August 14, 2026.

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

PROJECTS COMMITTEE

JULY 9TH, 2026

MEETING MINUTES

CALL TO ORDER

The COIDA and OCCRC's joint Projects Committee meeting was called to order at 8:05 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 Gelsman

Also, in attendance:

BOARD

Jeffrey Lord (v)

Cheryl Robinson

STAFF

Jody Zakrevsky, **CEO**

Terel Marshburn, **Economic Development Director**

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

Jordan Allen, **Administrative Assistant**

(v) – virtual

CEO REPORT OF PROJECTS

Oneonta Railyards Industrial Park: T. Marshburn stated DEC confirmed no wetlands on the Southside of Roundhouse Road. Sterling has prepared a SWPPP for site preparation. He stated that he is continuing to work on the grant application for the Railyards.

Richfield Springs: J. Zakrevsky stated that he submitted additional costs to the EDA that weren't in the original budget along with his total time expense. EDA's Project Engineer has recommended increasing reimbursement rate from 70% to 80%. With the increasing rate J. Zakrevsky stated that would effectively pay for most of the gas line.

NEW/UNFINISHED BUSINESS

Sterling Environmental Engineering DRAFT SWPPP: T. Marshburn gave a brief report on Sterling's Draft SWPPP.

ADJOURNMENT

There being no further business to discuss, the Projects Committee meeting was adjourned at 8:35 am.

UPCOMING MEETING SCHEDULE

The next Projects Committee meeting is August 14th, 2025.

COIDA EXPENSES
6/25/26 - 7/23/26

Vendor	Amount Due	Due Date	Reimbursable?	Notes
Directive	\$141.91	1-Aug		Monthly billing for August
Spectrum	\$339.65	31-Jul		Otsego now wifi & voice

COIDA TOTAL	\$481.56
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COIDA PAID EXPENSES

Vendor	Amount	Date Paid	Reimbursable?	Notes
Evermore Accounting	\$1,875.00	25-Jun		monthly bookkeeping, bank reconciliation April, May, June
Anjo Construction	\$113,205.41	25-Jun	Yes	Payment requisition #12
Sterling Engineering	\$4,329.65	2-Jul		NYSDEC Coordination for wetland field delineation, conference call
Ed & Ed	\$61.20	7-Jul		Copies/Prints
Melex	\$4,116.67	7-Jul		July Rent
Great America Financial Services	\$177.83	15-Jul		Copier agreement, insurance charge, & past due charge
First Bankcard	\$124.20	15-Jul		Quickbooks subscription
NYSEG	\$367.95	15-Jul		189 Main St utilities
NYSEG	\$100.36	15-Jul		Pony farm rd street lighting
C & A Lawncare	\$1,175.00	15-Jul		mowing large lot/road side/cementary June 1,8,10,15,23,30
C & A Lawncare	\$1,050.00	15-Jul		mowing large lot/road side/cementary May 4,11,15,18,25,27
Sterling Engineering	\$4,293.38	21-Jul		prepare construction SWPPP, Prepare SWPPP drawings & details, etc

TOTAL	\$130,876.65
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COIDA DEPOSITS**6/25/26 - 7/23/26**

Vendor	Amount	Date of Deposit	Notes
Apple Converting	\$5,512.50	1-Jul	July Rent
CADE	\$1,155.00	2-Jul	July Rent
ST8	\$300.00	7-Jul	July Rent
Foothills	\$1,666.67	14-Jul	July Loan Repayment

TOTAL	\$8,634.17
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CEO's Report - July 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 worked 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 and will present updates at the next projects committee meeting.
- **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.
- Rick Manzardo	- SDA Housing New York LLC - Housing project in Cooperstown.
- Sean Clark	- In conversations with Sportsfield Specialties regarding expansion plans.

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
- Andrew Vitolo, Regional Manager	- Terel and Meaghan met with representatives of Hill City Brewing Market NY.
- Cyndy Adela	- Working on securing funding for new construction.
- Cass Martin Majestic	- Working on meeting with Cooperstown All Star Village

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

- **Stormwater management plan for Oneonta Railyards is complete.**
- **Awaiting NYSEG to install electric.**

Metric	Target	YTD 2026
Business Outreach	25	18*
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, CLO2 Delivery Systems Corporation, Hill City Brewing.

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, did not have the required acres.

County of Otsego IDA

189 Main Street, Suite 500, Oneonta, NY 13820
607.267.4010 | OTSEGOIDA.COM

Property of Interest	Company	Status	Still Being Considered
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 did not have the requested square footage.
5/22/2026	Project Rivendell - solar module manufacturing operation	existing 250,000 sq ft facility with clear ceiling height of approximately 18 ft.	No did not have the requested square footage
5/20/2026	Project Cypress- energy storage company	Minimum 183,000 SF warehousing facility	No did not have the requested square footage
5/21/2026	Project Valor - German food manufacturing company	Minimum of 97,500 sf of manufacturing facility	No did not have the requested square footage
5/14/2026	Project Beacan - a titanium and aluminum manufacturer.	950,000 sqft existing building (with at least 60 acres to expand on)	No did not have the requested square footage
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 flavours 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 did not have the requested square footage

**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:

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 _____, seconded by _____, 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	_____
David Rowley	VOTING	_____
Jeffrey Lord	VOTING	_____
Patricia Kennedy	VOTING	_____
Craig Gelbsman	VOTING	_____
Andrew Marietta	VOTING	_____
Tim Johson	VOTING	_____
Michelle Catan	VOTING	_____

The foregoing resolution was thereupon declared duly adopted.

[Remainder of page left blank intentionally]

STATE OF NEW YORK)
) SS.:
COUNTY OF OTSEGO)

I, the undersigned Secretary of County of Otsego Industrial Development Agency (the “Agency”), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on July 23, 2026 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters 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 and affixed the seal of the Agency this 23rd day of July, 2026.

Secretary

(SEAL)

Hi Chris,

Please see below. For reference SDA is an entity associated with Sean Carpenter. Sean has 28 years in the LIHTC industry, previously ran NE development for Conifer and others prior to that. He received favorable feedback from HCR, and I have known Sean for quite a while. I can get you info on him and his experience if required.

- We will need the name of the new LLC.
SDA Housing New York, LLC
- Will some/all of the individuals with membership interests in Vecino Group New York, LLC have membership interests in the new LLC?
Vecino has no ownership in the SDA entity, and will have no ownership of this development.
- From a procedural perspective, the IDA will need to adopt a resolution designating the new LLC as the party that will (hopefully in the future) enter into the straight lease documents with the IDA. What is the timeline for this, and will a presentation at IDA meeting be required? We can accommodate whatever is needed, just pushing to have this ahead of September 10 application.

Thank you for assistance with this as we adjust project to finally get the HCR allocation.

Rick Manzardo, *Chairman*
(cell) 417-861-6212

From: Canada, Christopher C. <CCanada@hodgsonruss.com>

Sent: Friday, July 17, 2026 10:01 AM

To: Rick Manzardo <Rick@vecinogroup.com>; Rob Holzman <rob@vecinogroup.com>

Cc: Jody Zakrevsky <JZakrevsky@otsegonow.com>; Meaghan Remillard <mremillard@otsegonow.com>; Zeigler, Nadene E. <NZeigler@hodgsonruss.com>

Subject: RE: County of Otsego IDA - Vecino

Please note the following:

- We will need the name of the new LLC.
- Will some/all of the individuals with membership interests in Vecino Group New York, LLC have membership interests in the new LLC?
- From a procedural perspective, the IDA will need to adopt a resolution designating the new LLC as the party that will (hopefully in the future) enter into the straight lease documents with the IDA.

Chris

Christopher C. Canada

Partner
Hodgson Russ LLP

Tel: 518.736.2921

Fax: 877.432.1633

Christopher C. Canada

Partner
Hodgson Russ LLP

Tel: 518.736.2921

Fax: 877.432.1633



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Albany | 677 Broadway, Suite 401 | Albany, NY 12207

Tel: 518.465.2333 | [map](#)

Begin forwarded message:

From: Rick Manzardo <Rick@vecinogroup.com>
Date: July 15, 2026 at 3:41:10 PM EDT
To: Jody Zakrevsky <JZakrevsky@otsegonow.com>
Cc: Rob Holzman <rob@vecinogroup.com>
Subject: RE: Cooperstown

Hi Jody,

I wanted to provide an update on this, we are actively negotiating with landowner on purchase, anticipate we will purchase this site in the next 2-3 months, working out final details. We will be applying to HCR, due September 10, third time is the charm!

I do have a question on the attached PILOT. To help our odds of funding, we are switching project ownership from Vecino to another entity.

Paragraph 3 of the Approval states "said Project consists of the following . . .
. (3) the lease (with an obligation to purchase) or sale of the Project Facility to the Company [Vecino Group] or such other person as may be designated by the Company and agreed upon by the Agency [Otsego IDA]"

How do we go about assigning this to a different entity? The project itself will not change, only the ownership entity.

Additionally, given the approval occurred 2 years ago, do we need to notate an update on this?

Thank you,

Rick Manzardo, *Chairman*
(cell) 417-861-6212

From: Jody Zakrevsky <JZakrevsky@otsegonow.com>
Sent: Wednesday, May 6, 2026 10:36 AM
To: Rick Manzardo <Rick@vecinogroup.com>
Subject: Re: Cooperstown



Department of State Division of Corporations

Entity Information

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Entity Details

ENTITY NAME: SDA HOUSING NEW YORK, LLC
DOS ID: 7965638
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 07/13/2026
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 07/13/2026
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: CURRENT
COUNTY: ONONDAGA
NEXT STATEMENT DUE DATE: 07/31/2028
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

PDF DISPLAY

Non-Resident Agent for the Secretary of State required

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: INCORP SERVICES, INC.

Address: ONE COMMERCE PLAZA, 99 WASHINGTON AVE. STE 805-A, ALBANY, NY, UNITED STATES, 12210 - 2822

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Non-Resident Agent for the Secretary of State Address

Name:

Address:

Non-Resident Agent for the Secretary of State Address

Address:

Non-Resident Agent for the Secretary of State Address

Name: INCORP SERVICES, INC.
Address: ONE COMMERCE PLAZA, 99 WASHINGTON AVE. STE 805-A, ALBANY, NY, 12210

any New Location Name and Address

Name:
Address:

Entity Info

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share

AgenciesApp DirectoryCountiesEventsProgramsServices