

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 24TH, 2025

- ROLL CALL
- CHAIR'S REMARKS
- APPROVAL OF MEETING MINUTES
 - April 24th Board Meeting Minutes
 - July 10th Audit & Finance Committee Meeting Minutes and Project Committee Meeting Minutes
- REPORT OF THE AUDIT & FINANCE COMMITTEE AND TREASURER
- BILLS AND COMMUNICATIONS
- EXECUTIVE SESSION TO DISCUSS PROPOSED ACQUISITION, SALE, OR LEASE OF PROPERTY
- REPORT OF THE PROJECTS COMMITTEE
- REVIEW DIRECTOR'S REPORT
- NEW AND UNFINISHED BUSINESS
 - Amended Approving Resolution of Vecino Group New York, LLC Project
 - Resolution Authorizing Sale of Property Located in The Richfield Springs Business Park
- PUBLIC COMMENT PERIOD
- EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS
- ADJOURNMENT

COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY

APRIL 24th, 2025

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
Jeffrey Lord
Craig Gelbsman*
Blake Elliott

David Rowley
Andrew Marietta*
Tom Armao
Patricia Kennedy (v)

Also, in attendance:

STAFF

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

GUEST

Cooperstown Chamber of Commerce (v)**

(v) - virtual

* - joined after start of meeting

** - left before end of meeting

CHAIR'S REMARKS

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

MEETING MINUTES

C. Robinson presented the meeting minutes from the March 27, 2025, COIDA board meeting and April 10th Audit & Finance Committee Meeting Minutes, Governance 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 T. Armao and was approved by the remaining members present.

COMMITTEE REPORTS

- Audit & Finance – The Audit & Finance Committee meeting was held on April 10th, 2025. J. Lord, Chair of the Committee, stated the two EDA grant submissions combined into one were received last week.
- Governance Committee – The Governance Committee meeting was held on April 10th, 2025. The Governance Committee meets quarterly, and the next meeting will take place on August 14th, 2025.
- Projects Committee – The Projects Committee meeting was held on April 10th, 2025. T. Armao asked for an update on Richfield Springs, Railyards, and Oneonta Business Park. J. Zakrevsky gave a brief report on his recent activities. He noted the project tracker will be updated quarterly

BILLS & COMMUNICATIONS

M. Remillard stated that there was an out of the ordinary bill, RESIMPLIFI, an annual subscription for Economic Development Data. Next month, available commercial and land real estate listings in Otsego County will be uploaded onto the agency's website. The Southern Tier 8 Membership was paid once the agency received the EDA reimbursement.

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

NEW BUSINESS / UNFINISHED BUSINESS

There were no New/Unfinished business for this meeting.

RESOLUTIONS

There were no Resolutions for this meeting.

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 8:26 am.

UPCOMING MEETING SCHEDULE

- COIDA/OCCRC Audit & Finance Committee Meeting / Projects Committee Meeting – **May 8th, 2025**
- COIDA/OCCRC Board Meeting – **May 22nd, 2025**

***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
JULY 10TH, 2025
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:

Andrew Marietta (v)*

Jeffrey Lord

Craig Gelbsman*

Patricia Kennedy

Also, in attendance:

BOARD

Cheryl Robinson

David Rowley

Tim Johnson (v)*

Tom Armao

STAFF

Jody Zakrevsky, **CEO**

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

Jordan Allen, **Administrative Assistant**

(v) – virtual

* - arrived after start of meeting

REVIEW OF FINANCIALS

J. Lord stated that in the YTD budget under NYSEG Richfield Springs one correction was made. With no questions on financials J. Zakrevsky mentioned that the agency received the second reimbursement \$234,006.84 from the EDA.

NEW AND UNFINISHED BUSINESS

J. Zakrevsky stated that a purchase offer was received for one of the properties in the Richfield Springs business park. Copies were provided at the meeting, and it will be discussed at the next Board Meeting.

EXECUTIVE SESSION

J. Lord made a motion to enter executive session with committee members only, under the Public Officers Law, Article 7, Open Meetings Law Section 105, at 8:11 am for the following reasons: To discuss proposed acquisition, sale or lease of property. The committee entered executive session at 8:11 am. J. Lord made a motion to enter back into public session; The committee exited executive session at 8:20 am.

There was No Action 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 August 14, 2025.

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

**PROJECTS COMMITTEE
JULY 10TH, 2025
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)

Patricia Kennedy

Tom Armao

Tim Johnson (v)

Absent Committee Member(s): Blake Elliot

Also, in attendance:

BOARD

David Rowley

Jeffrey Lord

Craig Gelbsman

Cheryl Robinson

STAFF

Jody Zakrevsky, **CEO**

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

Jordan Allen, **Administrative Assistant**

(v) – virtual

CEO REPORT OF PROJECTS

Review Project Trackers: J. Zakrevsky stated that the project trackers are up to date currently. The deadline August 26th for work being done at the Richfield Springs Business Park is fast approaching, causing some worry that the water/sewer line might take more time. He will ask the EDA for a time extension.

NEW/UNFINISHED BUSINESS

The Vecino Group Time Extension: A formal request letter for a time extension was received. The IDA attorney will have a document ready for the board to vote on at the next board 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 August 28th, 2025.

COIDA DEPOSITS
4/25/25 - 7/24/25

Vendor	Amount	Date of Deposit	Notes
Apple Converting	\$5,250.00	2-May	May Rent
CADE	\$1,100.00	6-May	May Rent
IOXUS	\$6,890.63	9-May	May Rent
Foothills	\$1,666.67	9-May	May Loan Repayment
ST8	\$200.00	15-May	May Rent
Worms Waste Not	\$100.00	20-May	May & June Rent
Linkedin Advertising Metrics	\$13.82	20-May	Class Action Settlement
AmTrust	\$194.00	28-May	Overpayment of Premium on Policy
ST8	\$200.00	3-Jun	June Rent
Apple Converting	\$5,250.00	3-Jun	June Rent
COIDA Grant Fund	\$8,216.00	4-Jun	Microenterprise
CADE	\$1,100.00	6-Jun	June Rent
IOXUS	\$6,890.63	6-Jun	June Rent
Levene Gouldin & Thompson, LLP	\$1,200.00	11-Jun	Sale of property in Oneonta Business Park to Michael Manno
Foothills	\$1,666.67	13-Jun	June Loan Repayment
CADE	\$1,100.00	3-Jul	July Rent
ST8	\$200.00	3-Jul	July Rent
EDA	\$234,006.83	8-Jul	2nd EDA Reimbursement
Foothills	\$1,666.67	8-Jul	July Loan Repayment

TOTAL	\$276,911.92
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OCCRC EXPENSES

Vendor	Amount	Reimbursable?	Description
MMS	\$2,750.00		2024 Audit
TOTAL	\$2,750.00		



THE VECINO GROUP
Development for the greater good.

Jody Zakrevsky
Chief Executive Officer
Otsego Now
189 Main Street, Suite 500
Oneonta, NY 13820

RE: Asteri Cooperstown
PILOT Extension Request

Dear Mr. Zakrevsky and IDA Staff,

Please let this letter sever as a formal request for a one-year extension of our PILOT tax abatement and associated IDA incentives, as we were not selected in the most recent 9 percent HCR tax-credit round. A new competitive cycle is anticipated, with applications due in September 2025 and awards allocated in March 2026. This shift in dates would move all previously proposed dates back by 12 months.

We are not seeking any change to our incentive package, only an extension to the PILOT beginning date, allowing for the next allocation round. The project scope, budget and development duration remain largely unchanged, with only minor adjustments to enhance HCR appeal. Since our initial tax credit submission, we have addressed all HCR-identified deficiencies, most notably advancing SHPO review for the Glimmerglass Historic District building. SHPO representatives conducted an on-site assessment post HCR submission and concurred that demolition is the only viable option. Moreover, we have secured \$1 million in Restore NY funding, refined unit designs to align with HCR priorities, and advanced architectural plans to a higher level of detail. These enhancements, coupled with our ongoing coordination with SHPO, position the project for a successful resubmission.

Thank you,

rick manzardo

Rick Manzardo
Vecino Group, LLC

**AMENDED APPROVING RESOLUTION
VECINO GROUP 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 24, 2025 at 8:00 o’clock a.m., local time.

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

PRESENT:

Cheryl Robinson	Chair
David Rowley	Vice Chair
Jeffrey C. Lord	Treasurer
Tom Armao	Secretary
Craig Gelbsman	Member
Patricia Kennedy	Member
Andrew Marietta	Member
Tim Johnson	Member
Blake Elliott	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Jody Zakrevsky	Chief Executive Officer
Meaghan Marino	Director of Finance and Administration
Jordan Allen	Administrative Assistant
Christopher C. Canada, Esq.	Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 0725-__

RESOLUTION AMENDING A RESOLUTION ENTITLED “RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR VECINO GROUP NEW YORK, LLC (THE “COMPANY”).”

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 “Company”), submitted an application (the “Application”) to the Agency, a copy of which 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 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 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 Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, on September 26, 2024, the members of the Agency adopted a resolution (the “Approving Resolution”) entitled “Resolution Authorizing Execution of Documents in Connection with a Lease/Leaseback Transaction for a Project for Vecino Group New York, LLC (the “Company”); and

WHEREAS, subsequent to the adoption of the Approving Resolution, the Agency was informed that the time frames outlined in the Approving Resolution were no longer feasible due to the lack of tax credit award and, therefore, is requesting the Agency to amend the Approving Resolution to reflect updated time frames (collectively, the “Amendment”);

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

Section 1. Based upon an examination of the Amendment, the Agency hereby determines that since compliance by the Agency with the Amendment does not result in the Agency providing more than \$100,000 of “financial assistance” (as such quoted term is defined in the Act) to the Company, Section 859-a of the Act does not require a public hearing to be held with respect to the Amendment.

Section 2. The recital clauses to the Approving Resolution are hereby amended to include the following recital clauses:

“WHEREAS, on or about March 28, 2025, the Agency was notified that the time frames for the completion of the Project need to be extended; and

WHEREAS, pursuant to the Amendment, Exhibit A of the Approving Resolution needs to be revised;”

Section 3. Exhibit A of the Approving Resolution is hereby amended as reflected in the attached Exhibit A to this Resolution.

Section 4. Except as amended by this Resolution, the Approving Resolution, as amended shall remain in full force and effect and the terms and conditions thereof are hereby confirmed.

Section 5. This Resolution shall take effect immediately.

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

Cheryl Robinson	VOTING	_____
David Rowley	VOTING	_____
Jeffrey C. Lord	VOTING	_____
Tom Armao	VOTING	_____
Craig Gelbsman	VOTING	_____
Patricia Kennedy	VOTING	_____
Andrew Marietta	VOTING	_____
Tim Johnson	VOTING	_____
Blake Elliott	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

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 extract of the minutes of the meeting of the members of the Agency, including the resolution contained therein, held on July 24, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of such proceedings of the Agency and of such resolution set forth therein and of the whole of said original so far as the same relates to the subject 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 ____ day of July, 2025.

Secretary

(SEAL)

EXHIBIT A

DESCRIPTION OF THE EXPECTED PUBLIC BENEFITS

In the discussions had between the Project Beneficiary and the Agency with respect to the Project Beneficiary's request for Financial Assistance from the Agency with respect to the Project, the Project Beneficiary has represented to the Agency that the Project is expected to provide the following benefits to the Agency and/or to the residents of County of Otsego, New York (the "Public Benefits"):

Description of Benefit		Applicable to Project (indicate Yes or NO)		Expected Benefit
1.	Retention of existing jobs	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	The Project will not retain existing jobs.
2.	Creation of new permanent jobs	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	3 full time equivalent new jobs at the Project Facility by June, 2029.
3.	Estimated value of tax exemptions	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Approximately \$800,000 of sales and use tax exemptions. Approximately \$142,500 of mortgage recording tax exemptions. Approximately \$2,082,610 in Real Property Tax Exemptions.
4.	Private sector investment	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	\$23,800,000 at the Project Facility by June, 2029.
5.	Likelihood of project being accomplished in a timely fashion	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	High likelihood of the Project being completed in a timely manner.
6.	Extent of new revenue provided to local taxing jurisdictions	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The Project will result in increased revenues to the local taxing jurisdictions.
7.	Any additional public benefits	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The Project will provide capital improvements to a parcel that has been underutilized for several years.
8.	Local labor construction jobs	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The Company will make an effort to use local labor during construction.
9.	Regional wealth creation (% of sales/customers outside of the County)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	N/A.
10.	Located in a highly distressed census tract	<input type="checkbox"/> Yes	<input type="checkbox"/> No	N/A.
11.	Alignment with local planning and development efforts	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The Project is consistent with local planning and development efforts.
12.	Promotes walkable community areas	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The Project site is located in an urban setting with sidewalks.

13.	Elimination or reduction of blight	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The Project site is currently vacant and unsuitable for occupancy
14.	Proximity/support of regional attractions/facilities tourism	<input type="checkbox"/> Yes	<input type="checkbox"/> No	N/A.
15.	Local or County official support	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	The Project has local and County support.
16.	Building or site has historic designation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	There is no historic designation.
17.	Provides brownfield remediation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	No brownfields present.

**RESOLUTION AUTHORIZING SALE OF PROPERTY
LOCATED IN THE RICHFIELD SPRINGS BUSINESS PARK**

A regular meeting of County of Otsego Industrial Development Agency (the “Agency”) was convened in public session in the office of the Agency located at 189 Main Street, Suite 500 in the City of Oneonta, Otsego County, New York on October 24, 2024 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 C. Lord	Treasurer
Tom Armao	Secretary
Patricia Kennedy	Member
Andrew Marietta	Member
Craig Gelbsman	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Jody Zakrevsky	Chief Executive Officer
Meaghan Marino	Director of Finance and Administration
Jordan Allen	Administrative Assistant
Kurt D. Schulte, Esq.	Agency Counsel
Christopher C. Canada, Esq.	Special Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. ____

RESOLUTION AUTHORIZING THE SALE OF PROPERTY LOCATED IN THE
VILLAGE OF RICHFIELD SPRINGS, OTSEGO COUNTY, NEW YORK AND THE
EXECUTION BY COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY
OF CERTAIN DOCUMENTS IN CONNECTION WITH SUCH SALE.

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 manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and

economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

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

WHEREAS, the Agency is currently the fee title owner of approximately 3.65 acres of certain real property (being part of Tax Map Nos. 24.00-1-18.31 and 24.00-1-37.00) located within the Richfield Springs Business Park at Elm Street Extension – Lot 1 in the Village of Richfield Springs, Town of Richfield, Otsego County, New York (the “Property”); and

WHEREAS, the Agency has been approached by Crystal Mountain Properties, LLC (the “Purchaser”) to purchase the Property from the Agency; and

WHEREAS, to fulfill the requirements imposed by the New York State Public Authorities Law, as amended (the “PAL”), and the Agency’s Property Disposition Policy and Property Acquisition Policy, an appraisal of the Property was obtained by the Agency (the “Appraisal”); and

WHEREAS, the appraised value of the Property as specified in the Appraisal is \$55,000 (copies of the Appraisal are on file with the Agency); and

WHEREAS, the Agency and the Purchaser are currently negotiating an agreement for the purchase and sale of the Property (the “Purchase Contract”), which Purchase Contract shall provide for the conveyance of the Property from the Agency to the Purchaser (the “Disposition”) for an expected purchase price of \$55,000; and

WHEREAS, in connection with the Disposition, the Agency desires to comply with the requirements imposed by certain subsections of the Public Authorities Law of the State of New York, as amended (the “PAL”) and the Agency’s Property Disposition Policy; and

WHEREAS, the Property will be conveyed by the Agency through the execution and delivery of a deed (the “Deed” and together with the Purchase Contract, the “Conveyance Documents”);

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”), it appears that the Disposition constitutes a “Type II action” (as said quoted term is defined in the Regulations), and therefore it appears that no further determination or procedure under SEQRA is required with respect to the Disposition; and

WHEREAS, based on the fair market value of the Property specified in the Appraisal and the proposed negotiated sale between the Agency and the Purchaser, an explanatory statement pursuant to Section 2897(6)(d)(i)(B) of the PAL is not required to be filed in connection with the Disposition; and

WHEREAS, the Agency wishes to authorize the Disposition and the actions contemplated by the Conveyance Documents;

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

Section 1. The Agency hereby determines that the Disposition constitutes a “Type II action” (as said quoted term is defined in the Regulations), and therefore that no further determination or procedure under SEQRA is required with respect to the Disposition.

Section 2. The Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;

(B) The Appraisal was obtained by the Agency, pursuant to which the Property was appraised at \$55,000;

(C) Based on the Appraisal, the expected purchase price of the Property of \$55,000 represents fair market value for the Property;

(D) The Disposition is within the purpose, mission and governing statutes of the Agency, and thus is exempted from a public sale pursuant to Section 2897(6)(c)(v) of the PAL; and

Section 3. In consequence of the foregoing, and subject to the approval of the form of the Conveyance Documents by Agency counsel, the Agency hereby determines to: (A) convey the Property to the Purchaser according to the terms of the Conveyance Documents and (B) execute the Conveyance Documents.

Section 4. The Agency is hereby authorized to convey the Property to the Purchaser pursuant to the Conveyance Documents and to do all things necessary and appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition are hereby approved, ratified and confirmed.

Section 5. The Chairperson, Vice Chairperson and the Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Conveyance Documents and the other documents related thereto, and, where appropriate, the Secretary of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in substantially the forms thereof presented to this meeting, with such changes, variations, omissions and insertions as the Chairperson, Vice Chairperson or the Chief Executive Officer shall approve, the execution thereof by the Chairperson, Vice Chairperson or the Chief Executive Officer to constitute conclusive evidence of such approval.

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

Section 7. 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 C. Lord	VOTING	_____
Tom Armao	VOTING	_____
Craig Gelbsman	VOTING	_____
Patricia Kennedy	VOTING	_____
Andrew Marietta	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 Otsego County Industrial Development Agency (the “Agency”), do hereby certify that I have compared the foregoing extract of the minutes of the meeting of the members of the Agency held on July 24, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of said original 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 24th day of July, 2025.

BY: _____
Secretary

(SEAL)

CEO's Report July 21, 2025

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.
- **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

<u>Contacts/Interviews</u>	<u>Potential Projects</u>
- Working with Pyramid Brokerage Jeffrey D'Amore	- Have identified a NYS company looking to expand their manufacturing and distribution. Closing on property by July 31 st .
- M. Catan	- Working on potential AI Data Center located at 357 County Highway 9 in the Town of Oneonta and is 152 acres.

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.

- Continue to work with Pusterla 1880, Vesucere, Brooks Bottling and Eco-Yotta.
- Anjo Construction is 70% complete with the Richfield Spring industrial park. NYSEG is preparing to install natural gas, and electric hookup is coming shortly.
The Town of Richfield Planning board has approved our subdivision request, and the maps were filed with the County. Crystal Mountain Properties has made a purchase offer on one of the lots.

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

- Looking to close on selling the property in Oneonta Business Park in July.

- A second reimbursement of \$234,007 was sent to EDA.

- REsimplifi:

- Reviewed Listing Upload Complete: 7/23 (Process of uploading all non-encumbered listings into the database.)

Continue to have discussion with Regional Deputy Director of NYS ESD Derek Crossman August 14 on all Otsego County projects.

Participated in interviews for Economic Development Director.

Date	Place	Meeting
June 27	Oneonta	Southern Tier 8 Regional Board Meeting
July 9	Oneonta	Richfield Springs Progress Meeting
July 10	Oneonta	Otsego Now Finance Committee Meeting
July 10	Oneonta	Otsego Now Projects Committee Meeting
July 14	Oneonta	Otsego County Energy Committee Meeting
July 14	Oneonta	Zoom Meeting with New EDA Project Engineer in Seattle
July 21	Oneonta	Zoom Meeting Mohawk Valley REDC ACHIEVE Competition
July 22	Oneonta	Meeting with Justin Kearsse of REsimplifi
July 22	Oneonta	Meeting with Ed May

Correspondence Received:

- Letter from Vecino Group requesting time extension for Cooperstown Project.

Oneonta Business Park

- JHA Surveying finished up the new survey for the Oneonta business park which is the last piece needed before scheduling closing. Frank Sarratori of Hodgson Russ indicated to their attorney he would like to close this month, and their attorney indicated that was reasonable.

PARIS Reporting

- Christian Hodsom of the NYS Comptroller raised 4 concerns over the IDA Paris Reporting done several months ago. 3 were explained (the difference between salary expenditures reported by the IDA versus those reported by our auditor, Northern Eagle's Pilot Payments didn't match the anticipated payments, and Klugo's Pilot is still being reported even though they are paying 100% of taxes) and accepted by him and one correction was made to our reporting (error in Chestnut Crossing's Pilot payment reporting).

Oneonta Railyards

- Request for proposals for clearing another 8 acres of property were advertised and set to 8 contractors. Proposals are due back July 23rd.
- E. May given calculations for sale of property.

Richfield Springs Business Park

- Voucher No. 3 was submitted to EDA including SF-271, a Pay Request Letter, and the Checklist for Disbursement.
- HUNT Engineering is filling out electric load information for NYSEG to connect electric to the business park.
- We have a new project engineer assigned to our project from EDA out of Seattle. He is questioning the reimbursement of NYSEG natural gas since NYSEG will own the gas line. He has, however, verbally indicated that an extension of time is approvable.

Town of Oneonta Infrastructure Grant

- At the request of a town official, reached out to the regional director of ESD for the Woodland Water District Improvements.

Otsego County Energy Task Force

- The Otsego County Energy Task Force has been re-established and working on an updated energy plan for the County.

REsimplifi

- Had second meeting with Justin Kearse of REsimplifi. They have identified 42 sites for sale or lease within our County. They are now working on listing IDA properties (Oneonta Railyards and Oneonta Business Park are listed) and those of private developers. See attached link.

<https://otsego-county-ny.resimplifi.com/>

Oneonta Theater

- Discussions are underway with the 42 Chestnut Street LLC.

2025 ACTIVE LEADS LISTING

Property of Interest	Company	Status
4/4/2025	ESD is working with a site selector for a major beverage bottler and distributor	Natural Gas Needs - Likely 30,000 CFH
3/31/2025	ESD is working with a German/American vertically integrated 3D Fiber Packaging™ production company.	Natural Gas: 18.6 kwh/yr, 50 psi, 2-4" diameter
3/17/2025	project Numinous is a solar cell and module manufacturing.	Existing building for lease only Minimum 300,000 sq. ft. (275,000 square foot production area + 25,000+ SF office
3/17/2025	NYC manufacturer of a clean energy organization focused on battery technology and EVs.	Awaiting information from them to pass along to Custom Electronics
7/29/2024 Oneonta Business Park 4/18/2025 4/21/2025	Working with Jeff D'Amore of Pyramid Brokerage with a company looking for space for new manufacturing/distribution/office space.	Sent through Jeff additional property for sale as well as incentive assistance. Birchwood has started recovery efforts . The boundary line adjustment was approved by the Town Planning Board meeting April 21 st .

Property of Interest	Company	Status
6/24/2025	<p>ESD Project Cherry A JV between a US (PA) and overseas company seeking to expand their US production of Battery Energy Storage System (BESS) integration systems.</p>	<p>Seeking an existing site of 100,000 SF – 250,000 SF with 20'+ ceilings (ideally 30') and 2MW-5MW of power.</p>
7/18/2025	<p>ESD is working with a cleantech manufacturing company that is evaluating where to undertake the first phase of a two-phase growth project</p>	<p>Existing building of between 45,000 and 75,000 SF (ideal is 60,000SF), with 28' clear ceilings (this is a mandatory minimum height)</p>