

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, AUGUST 27TH, 2026

- ROLL CALL
- CHAIR'S REMARKS
- SEAN CARPENTER, OF SDA HOUSING NY LLC
- APPROVAL OF MEETING MINUTES
 - July 23rd Board Meeting Minutes
 - August 13th Audit & Finance Committee Meeting Minutes, Special Board Meeting Minutes, Governance 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
- PUBLIC COMMENT PERIOD
- EXECUTIVE SESSION (IF NEEDED)
- ADJOURNMENT

COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY

JULY 23rd, 2026

MEETING MINUTES

CALL TO ORDER

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

Cheryl Robinson
Jeffrey Lord
Patricia Kennedy

Andrew Marietta
Michelle Catan
David Rowley

Also, in attendance:

STAFF

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

GUEST

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

(v) – virtual

^ - arrived after start of meeting

** - left before end of meeting

CHAIR'S REMARKS

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

NEW BUSINESS / UNFINISHED BUSINESS

Resolution for SDA Housing New York, LLC

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

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

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

PRESENT:

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

ABSENT:

Craig Gelbsman	Tim Johnson
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AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

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

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

Resolution No. 07-26-01

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

WHEREAS, County of Otsego Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 252 of the 1973 Laws of New York, as amended, constituting Section 910-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial, manufacturing and

industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

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

WHEREAS, in July, 2024, Vecino Group New York, LLC, a Missouri limited liability company (the “Original Company”), submitted an application (the “Original Application”) to the Agency, a copy of which Original Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) for the benefit of the Original Company, said Project consisting of the following: (A) (1) the acquisition of an interest in an approximately 1.17 acre parcel of land located at 217 Main Street (Tax Map No. 115.17-1-52.00) in the Village of Cooperstown, Town of Otsego, Otsego County, New York (the “Land”), together with an existing building located thereon (the “Existing Facility”), (2) the demolition of the Existing Facility and the construction on the Land of an approximately three-story, 45,000 square foot building (the “New Facility”) (the Existing Facility and the New Facility being collectively referred to as the “Facility”) and (3) the acquisition and installation of certain machinery and equipment therein and thereon (the “Equipment”) (the Land, the Facility and the Equipment hereinafter referred to as the “Project Facility”), all of the foregoing to be owned and operated by the Original Company, or an affiliate thereof, as an approximately 50 unit multifamily affordable housing development and other directly or indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Original Company or such other person as may be designated by the Original Company and agreed upon by the Agency; and

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

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

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

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

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

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

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

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

- Section 1.

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

This Resolution shall take effect immediately.

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

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

The foregoing resolution was thereupon declared not adopted.

EXECUTIVE SESSION

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

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

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

MEETING MINUTES

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

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

COMMITTEE REPORTS

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

BILLS & COMMUNICATIONS

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

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

PUBLIC COMMENT

There were no Public Comments for this meeting.

ADJOURNMENT

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

UPCOMING MEETING SCHEDULE

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

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

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

**AUDIT & FINANCE COMMITTEE
AUGUST 13TH, 2026
MEETING MINUTES**

CALL TO ORDER

The COIDA and OCCRC's joint Audit & Finance Committee meeting was called to order at 8:10 am at the Otsego Now offices at 189 Main Street in Oneonta, NY. Committee members present included:

Jeffrey Lord

Andrew Marietta

Craig Gelbsman

Patricia Kennedy

Also, in attendance:

BOARD

David Rowley

Cheryl Robinson

Tim Johnson

STAFF

Jody Zakrevsky, **CEO**

Terel Marshburn, **Economic Development Director**

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

Jordan Allen, **Administrative Assistant**

(v) – virtual

EXECUTIVE SESSION

D. Rowley 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 personnel matters.

J. Lord seconded the motion, and it was approved by all board members present. The committee entered executive session at 8:11 am.

There was No Action Taken. The committee exited executive session at 8:19 am

REVIEW OF FINANCIALS

J. Lord asked for an update on the reimbursement for the Richfield Springs grant, including the additional hours that were submitted. J. Zakrevsky stated that EDA has approved his time spent on the project, totaling approximately \$44,400.70. He added that EDA also approved reimbursement for the Keystone Engineering work completed on the project, totaling \$82,459.73. We are waiting for a decision from their Council regarding Capital Energy Partners, in the amount of \$57,750. EDA will have their response by the end of the month.

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 September 10, 2026.

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

**GOVERNANCE COMMITTEE
AUGUST 13TH, 2026
MEETING MINUTES**

CALL TO ORDER

The COIDA and OCCRC's joint Governance Committee meeting was called to order at 9:04 am at the Otsego Now offices at 189 Main Street in Oneonta, NY. Members present included:

David Rowley

Cheryl Robinson

Andrew Marietta

Patricia Kennedy

Also, in attendance:

BOARD

Tim Johnson

Craig Gelbsman

Jeffrey Lord

STAFF

Jody Zakrevsky, **CEO**

Terel Marshburn, **Economic Developer Director**

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

Jordan Allen, **Administrative Assistant**

CHAIR'S COMMENTS

Governance Committee Chair, Andrew Marietta, moved immediately into agenda.

NEW / UNFINISHED BUSINESS

There is No New/Unfinished Business for this meeting.

ADJOURNMENT

There being no further business to discuss, the Governance Committee meeting was adjourned at 9:04 am.

UPCOMING MEETING SCHEDULE

The next Governance Committee meeting will be held on December 10th, 2026, at 8:00 am.

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

PROJECTS COMMITTEE

AUGUST 13TH, 2026

MEETING MINUTES

CALL TO ORDER

The COIDA and OCCRC's joint Projects Committee meeting was called to order at 8:25 am at the Otsego Now offices at 189 Main Street in Oneonta, NY. Members present included:

Andrew Marietta

David Rowley

Tim Johnson

Craig Gelbsman

Absent Member(s): Michelle Catan

Also, in attendance:

BOARD

Jeffrey Lord

Cheryl Robinson

Patricia Kennedy

STAFF

Jody Zakrevsky, **CEO**

Terel Marshburn, **Economic Development Director**

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

Jordan Allen, **Administrative Assistant**

(v) – virtual

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 8:25 am for the following reasons: discuss the proposed acquisition, sale, or lease of real property.

D. Rowley seconded the motion, and it was approved by all board members present. The committee entered executive session at 8:25 am.

There was No Action Taken. The committee exited executive session at 8:44 am.

CEO REPORT OF PROJECTS

Oneonta Railyards Industrial Park: T. Marshburn stated that he met with HCR. They disclosed that, due to the timing of the application and the lack of an end goal for the energy study, it doesn't align with their criteria. He stated that the meeting was very informational and helped him determine what his next steps need to be.

Richfield Springs: J. Zakrevsky stated he requested that EDA grant the agency a six-month time extension to coincide with the deadline for the Appalachian Regional Commission, which is February 29, 2027. This would allow the agency to further gather information for NYSEG regarding the electric line. He also stated that the EDA is looking to amend the grant to remove the gas line extension. By removing the \$276,000 cost, the agency's share would drop to \$100,000, down from \$375,000, thereby raising EDA/ARC reimbursement rate from 70% to 80%.

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 9:04 am.

UPCOMING MEETING SCHEDULE

The next Projects Committee meeting is September 10th, 2026.

**COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY
OTSEGO COUNTY CAPITAL RESOURCE CORPORATION
ONEONTA RAILYARDS LOCAL DEVELOPMENT CORPORATION**

**SPECIAL BOARD MEETING
AUGUST 13TH, 2026
MEETING MINUTES**

CALL TO ORDER

Chair, Cheryl Robinson, called to order the Special Board Meeting of COIDA/OCCRC/ORYLDC at 8:05 am at the OtsegoNow offices at 189 Main Street in Oneonta, NY. Meaghan Remillard conducted roll call and determined there was a quorum. Voting members present included:

Cheryl Robinson
Tim Johnson
Andrew Marietta
Jeffrey Lord

David Rowley
Craig Gelbsman
Patricia Kennedy

Absent Board Member: Michelle Catan

Also, in attendance:

STAFF

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

GUESTS

Chris Canada, **Bond Counsel (v)**

(v) – virtual

CHAIR'S REMARKS

Chair, C. Robinson, welcomed fellow board members and staff and moved immediately into the agenda.

NEW AND UNFINISHED BUSINESS

Resolution for SDA Housing New York, LLC: C. Robinson asked C. Canada to go through the resolution with the board. C. Canada stated the project was approved a while back, the original applicant was looking for a 9% tax credit from the State and having some trouble, he contacted C. Canada letting him know of a new LLC taking over the project in hopes of securing the 9% tax credit. He stated the resolution designates the new company that would take ownership and enter their name in documents with the IDA if this were to move forward. C. Canada said that he felt that the board has enough insight to proceed.

C. Robinson made a motion to approve Resolution for SDA Housing New York, LLC. D. Rowley seconded the motion, and it was approved by the remaining members.

RESOLUTION

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

A special 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 August 13, 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
Andrew Marietta	Member
Michelle Catan	Member
Craig Gelbsman	Member
Tim Johson	Member

ABSENT: Michelle Catan

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Jody Zakrevsky
Terel Marshburn
Meaghan Remillard

Jordan Allen
Christopher C. Canada, Esq.

Chief Executive Officer
Economic Developer Director
Director of Finance and
Administration
Administrative Assistant
Agency Counsel

The following resolution was offered by Cheryl Robinson seconded by David Rowley, to wit:

Resolution No. 08-26-__

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

69797811v3 02830000045 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, 2024, as amended on July 24, 2025 (the “Approving Resolution”), the Agency determined to grant the Financial Assistance and to enter into a lease agreement (the “Lease Agreement”) between the Agency and the Original Company and certain other documents related thereto and to the Project (collectively with the Lease Agreement, the “Basic Documents”). Pursuant to the terms of the Lease Agreement, (A) the Original Company will agree (1) to cause the Project to be undertaken and completed, and (2) as agent of the Agency, to undertake and complete the Project and (B) the Agency has leased the Project Facility to the Original Company. The Lease Agreement grants to the Original Company certain options to acquire the Project Facility from the Agency; and

WHEREAS, pursuant to correspondence dated July 15, 2026 (the “Request”), which Request is attached hereto as Exhibit A, the Original Company has informed the Agency that to enhance its ability to obtain funding for the Project, the Original Company is changing ownership to SDA

Housing New York, LLC, a New York State limited liability company (the “Company”) to undertake the Project and desires the Agency to agree to the designation of the Company, as the Company with respect to the Project;

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

Section 1. The Agency hereby agrees to the designation of SDA Housing New York, LLC as the Company.

Section 2. This resolution shall take effect immediately.

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

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

The foregoing resolution was thereupon declared duly adopted.

[Remainder of page left blank intentionally]

PUBLIC COMMENT PERIOD

There were no Public Comments for this meeting.

ADJOURNMENT

D. Rowley made a motion to adjourn the Special Board meeting at 8:09 am. The motion was seconded by J. Lord.

COIDA EXPENSES
7/23/26 - 8/28/26

Vendor	Amount Due	Due Date	Reimbursable?	Notes
Paperkite	\$250.00	2-Sep		Website Maintenance
C & A Lawncare	\$1,050.00	27-Aug		Mowing large lot/cemetery/road side July 1,6,15,22,29
Spectrum	\$339.65	31-Aug		Otsego now wifi & voice
Edie Halstead	\$442.00	27-Aug		Mar + Apr Office Cleaning
Amazon	\$35.43	27-Aug		(2) Laptop chargers

COIDA TOTAL \$2,117.08

COIDA PAID EXPENSES

Vendor	Amount	Date Paid	Reimbursable?	Notes
Melex	\$4,116.67	5-Aug		August Rent
NYSEG	\$749.04	18-Aug		189 Main St utilities
First Bankcard	\$160.90	18-Aug		Quickbooks subscription and vistaprint business cards
Amazon	\$846.20	6-Aug		3 office chairs + late fee
Ed & Ed	\$60.17	11-Aug		copies/prints
NYSEG	\$113.78	18-Aug		Pony farm rd street lighting
Great America Financial Services	\$174.83	18-Aug		Copier agreement & insurance charge
Barton & Loguidice	\$752.25	18-Aug	Yes	Grant admin services thru 7/18/26
Hummels	\$201.97	19-Aug		Bath tissues, paper towels, copy paper
M Silber Design	\$3,250.00	19-Aug		First half of sign design

TOTAL \$ 10,425.81

COIDA DEPOSITS 7/23/26 - 8/28/26

Vendor	Amount	Date of Deposit	Notes
ST8	300.00	4-Aug	August Rent
Apple Converting	5,512.50	4-Aug	August Rent
Foothills	1,666.67	11-Aug	August Loan Repayment
CADE	1,155.00	11-Aug	August Rent
Skyline	14,350.00	20-Aug	Admin PILOT fee 2026
ZAED	2,307.89	25-Aug	Admin PILOT fee 2026 -Chestnut Crossing
Advanced Biotech	9,800.00	25-Aug	Admin PILOT fee 2026
Klugo	703.50	25-Aug	Admin PILOT fee 2026
Corning	6,000.00	25-Aug	Admin PILOT fee 2026
Corning	7,791.18	25-Aug	Admin PILOT fee 2026

TOTAL	\$49,586.74
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OCCRC Deposits			
Vendor	Amount	Reimbursable?	Description
Bassett	25,375.00		Bond Fee 2026
TOTAL	25,375.00		

CEO's Report – August 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
- Sara Bouillon	- Mohawk Valley EDD Looking to survey to assess strengths, current and forward-looking projects.
- Tatham Havens-Morris	- Looking to buy the Tunnicliff Hotel in Cooperstown.
- Sean Carpenter	- Terel is meeting with Cooperstown Deputy Mayor Cindy Falk
- Sean Clark	- SDA Housing New York LLC - Housing project in Cooperstown.
	- 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
- 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.**
- **Still awaiting NYSEG to install electric.**

Metric	Target	YTD 2026
Business Outreach	25	18*
Community Presentations	15	5
Industry Events	3	3
Business Attraction & Retention Leads	10	9
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

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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
8/18/2026	Project Meadow – Dairy Processor	50-acre site.	Do not meet their natural gas requirements.