

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

Jody Zakrevsky, CEO * **Chris Canada**, Bond Counsel * **Kurt Schulte**, Counsel * **Terel Marshburn**, Economic Development Director *
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 /OCCRC/ORYLDC SPECIAL BOARD AGENDA

THURSDAY, AUGUST 13TH, 2026

- ROLL CALL
- CHAIR'S REMARKS
- NEW AND UNFINISHED BUSINESS
 - Resolution for SDA Housing New York, LLC
- PUBLIC COMMENT PERIOD
- ADJOURNMENT

**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:

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
Christopher C. Canada, Esq.	Agency Counsel

The following resolution was offered by _____, seconded by _____, 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

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	_____
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 August 13, 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 13th day of August, 2026.

Secretary

(SEAL)

EXHIBIT A

REQUEST

- SEE ATTACHED -

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

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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:

[Full Display](#)

Notice of Service on the Secretary of State as Agent

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

Notice of Service on the Secretary of State as Agent and Address

Name:

Address:

Notice of Service on the Secretary of State as Agent and Address

Address:

Notice of Service on the Secretary of State as Agent and Address

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

Entity Details: Location Name and Address

Name:
Address:

Entity Type

Is The Entity A Farm Corporation: NO

Stock Information

Share Value	Number Of Shares	Value Per Share
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Agencies > App > Directory > Counties > Events > Programs > Services