

COUNTY OF OTSEGO INDUSTRIAL DEVELOPMENT AGENCY
OTSEGO COUNTY CAPITAL RESOURCE CORPORATION
JOINT PROJECT COMMITTEE

January 19, 2017

Meeting Minutes

CALL TO ORDER

The COIDA and OCCRC joint Project Committee meeting was called to order at 7:42 a.m. at the Otsego Now offices located at 189 Main Street, Suite 500, Oneonta, NY. Members present were Devin Morgan, Rick Hulse (who joined via conference call and left the meeting at 8:15 a.m.), Jeff Lord, Robert Hanft, and Craig Gelbsman (who left the meeting at 8:16 a.m.); and staff Sandy Mathes, Elizabeth Horvath and Joe Hughes. Agency counsel, Kurt Schulte (who left the meeting at 9:10 a.m.). Also present was consultant Patrick J. Doyle, intern Natalie May of Hartwick College, Jeff Hyman of Hyman Hemispheric, Representative Peter Oberacker, Mayor Gary Herzig, and Senator James Seward.

The following topics were discussed:

- *Senator Seward and Mayor Herzig Remarks.* Senator Seward spoke to the Committee on the success and momentum throughout all of Otsego County. Senator Seward is proud of “how far Otsego County has come” and between the recent CFA awards and the State’s DRI award to Oneonta, the Senator “is excited to bring Otsego County across the finish line. “ Mayor Herzig remarked on the DRI process while also reiterating Senator Seward’s remarks on the optimism and excitement throughout the area. Mayor Herzig recognizes three major challenges for the success of Oneonta: vibrant and walkable downtown, housing, and jobs. Mayor Herzig also informed the Committee that February 28th is Stantec’s deadline to file a completed strategic investment plan with New York State.
- *Mohawk Valley Food and Beverage Innovation Center.* Mr. Mathes introduced Jeff Hyman of Hyman Hemispheric to present to the Committee the pro forma/financial analysis revolving around the Food and Beverage Innovation Center. Mr. Mathes briefly gave an update to the Committee on the status of site control regarding the Ford Building. He is awaiting a response from the 12 Tribes concerning Otsego Now’s cash offer of \$150,000 to purchase the building. The same offer would give the 12 Tribes an option to obtain a 99-year lease on the Armory building from the City of Oneonta. Mr. Mathes reminded the Committee that the public hearing concerning a possible eminent domain action on this property is being held on January 26th. This would be a second option to acquire control of the Ford Building. Mr. Mathes notified the Committee of continued work regarding the DRI projects and priorities, with continued work with the subcommittees to help present the potential list of projects to Stantec.
- *Town of Maryland/Schenevus Business Park Site.* Mr. Mathes updated the Committee regarding the purchase option details concerning the property in the Town of Maryland. There would be a three-year option with no expense in year one. The only expense the

IDA would incur would be legal fees. Mr. Mathes will look for a vote for approval to administer and sign said purchase option during January's Board meeting. Mr. Mathes informed the Committee that, once that purchase is completed, he anticipates a cost of \$300,000 to complete a SEQR analysis at the site, with 50% of that total cost coming from URI grants.

- *Oneonta Rail Yards Project Update.* Mr. Mathes informed the Committee that the he is waiting on Wayne Treffeisen's attorney to provide all required documents to the title company so that the title company can schedule closing. Chris Martell of Hodgson Russ has been requesting these documents of the attorney daily for several weeks.
- *Siemens Building.* Mr. Mathes notified the Committee of an interested buyer/tenant for the Siemens building. Mr. Mathes asked for a recommendation to get an appraisal on the building during January's Board meeting.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 9:37 a.m.