

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

May 19, 2016

Meeting Minutes

CALL TO ORDER

The COIDA and OCCRC joint Project Committee meeting was called to order at 7:38 a.m. at the COIDA offices located at 189 Main Street, Suite 500, Oneonta, NY. Members present were Craig Gelbsman, Joe Bernier, Jeff Lord, Jim Jordan, Hugh Henderson, and Devin Morgan; counsel Kurt Schulte; and staff Sandy Mathes, Elizabeth Horvath, Dawn Rivers and Joe Hughes. Also present were guests Mayor Gary Herzig, Representative Len Carson, Karen Karp and Ben Kerrick of KK&P, Sue Caruvana and Lisa Nagle of Elan Planning, Patrick J Doyle of Doyle Consulting, and Jim Kevlin of All Otsego.

The following topics were discussed:

- *2015 IDA Compliance Requirements/Hodgson Russ Proposal.* Joe Scott of Hodgson Russ joined the meeting via telephone at 7:39 a.m. Mr. Scott informed the Committee of actions to be taken to ensure that the IDA is in compliance with the provisions of 2015 legislation (taking effect June 15, 2016) regarding IDA documents/policies. Three actions to be taken by the agency would include:
 - Updating the IDA application for PILOTs and tax abatement requests,
 - Creating an IDA clawback policy and clawback agreement, and
 - Creating a set of criteria under which the IDA would evaluate projects.

Mr. Mathes asked for approval to authorize spending of no more than \$4,500 for Hodgson Russ to perform/adopt these policies. Mr. Bernier so moved, Mr. Jordan seconded, and the motion passed unanimously.

- *Project Tracking:* Mr. Mathes indicated that he's working on a project tracking spreadsheet and will send an initial draft to the committee in the coming days.
- *TIGER Grant Application:* Andrew Kosa of Clark Patterson Lee joined by phone at approximately 7:50 a.m. and informed the committee that the first part of the TIGER grant application had been submitted on time, requesting approximately \$12mm in assistance for a bridge in the rail yards that will, among other things, foster economic development, improve quality of life and safety for nearby residents, and preserve the environment. Mr. Mathes informed the committee that Senator Schumer's office has invited him to Washington, DC, in early June to discuss the TIGER Grant further. The next phase of the application will involve designing 30% of the bridge.

- *NYS Regional Consolidated Funding Application Process.* Mr. Mathes updated the Committee regarding the timeframe and next steps with the CFA process. The IDA is currently starting to put together applications. Mayor Herzig informed the Committee of the City of Oneonta's Downtown Revitalization Initiative, expressing his enthusiasm of the vision being put to paper and how the DRI will help support future CFA applications. Mr. Mathes also noted the success of the CFA event hosted by Kenneth Tompkins from Empire State Development that was held at Otsego Now.
- *Energy Related Activities & Solar Projects Update.* Mr. Mathes updated the Committee of the RFP status for the Oneonta Business Park and Richfield Springs sites for solar. He also stated that the IDA is currently working with Cooperstown and Hartwick College on other solar-related initiatives. Mr. Mathes mentioned the Citizens Voices Event earlier in the month, with NYSEG, as positive. Mr. Mathes then informed the Committee of a meeting he had with Harris Beach to explore options of the potential for several counties to join together in the PSC process addressing issues revolving around NYSEG's inability to serve parts of its territory. Mr. Mathes mentioned to the Committee a possible sub-committee formed from members of the IDA that would be solely focused on Solar Projects.
- *Oneonta Market Street Project/Regional Food & Craft Beverage Innovation Zone.* Lisa Nagle and Karen Karp provided a detailed update on Phase 1 of their study concerning a potential Market Street Food Hub. Information concerning the presentation may be found here on our website (<http://otsegonow.com/uploads/Phase%20One%20Oneonta%20Regional%20Food%20Hub.pdf>) and coverage of the presentation may be found on All Otsego's site here (<http://allotsego.com/ideas-bloom-food-hub/>). Phase 1 was designed to define the concept; Phase 2 will involve design and engineering, with much of the heavy lifting to be done by Delaware Engineering and architect Hugh Boyd. The entire effort is expected to be completed by end of summer.
- *Comprehensive Plans:* Updates on the Cooperstown and Richfield Springs plans were provided in writing to the committee.
- *Oneonta Business Park Sign Approval.* Mr. Hughes presented to the Committee a design and quote from Prolifiq Sign Studio for a sign that would be used in the Oneonta Business Park to identify current occupants and to advertise available sites. Total cost with install would be \$2550, which is allocated in the 2016 budget. Attempts to get a comparable quote from the Village Printer were refused. Mr. Bernier moved to approve the expenditure, and Mr. Gelbsman seconded. The motion passed unanimously.
- *Executive Session:* At 9:33 a.m., Mr. Bernier moved to enter executive session, for the purpose of discussing the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof. Mr. Gelbsman seconded, and the committee entered executive session.

ADJOURNMENT

The committee exited executive session at approximately 10:00 a.m., and, there being no further business to discuss, the meeting adjourned approximately one minute later.