

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

September 15, 2016

Meeting Minutes

CALL TO ORDER

The COIDA and OCCRC joint Project Committee meeting was called to order at 7:35 a.m. at the Otsego Now offices located at 189 Main Street, Suite 500, Oneonta, NY. Members present were Devin Morgan (who joined the meeting at 7:48), Hugh Henderson (who joined the meeting at 8:05), James Jordan, Jim Salisbury, Craig Gelbsman, Rick Hulse (who joined the meeting via conference call), Jeff Lord and Robert Hanft (who joined the meeting at 7:41); and staff Sandy Mathes and Joe Hughes. Also present was consultant Patrick J. Doyle, agency council, Kurt Schulte, A. Joseph Scott (who joined the meeting via conference call at 8:10), Chris Martell of Hodgson Russ (who joined the meeting via conference call at 7:37) and Dick Weisz of Hodgson Russ (who joined the meeting via conference call at 8:10).

The following topics were discussed:

- *Oneonta Rail Yards Project Update.* Mr. Martell updated the Committee on the status and closing schedule of the purchase of real property in the Rail Yards. Mr. Martell is currently making sure the acquisition of said property has a clean title. Mr. Martell anticipates a closing early next week or middle of the following week. Mr. Mathes informed the Committee of designating the Rail Yards as a Federal Trade Zone. He anticipates being able to join the existing Capital District Regional Planning Commissions' zone.
- *Downtown Revitalization Initiative Update.* Mr. Mathes updated the Committee on the status of Mayor Herzig's submission of his recommended members to form the DRI Steering Committee.
- *Broadband Update.* Mr. Mathes informed the Committee that the Round 2 of the grant application process has started. The deadline for submission is mid-October or early November. Mr. Mathes also notified the Committee of Ms. Horvath, Mr. Morgan, and himself, joining the Otsego County Representative's Board meeting in November to give a written update on our Broadband initiative. Mr. Mathes also informed the Committee of having Jim Becker from Mid-Tel to give an update during an October Board or Project meeting.
- *All Things Ag. Food and Beverage:* Mr. Mathes informed the Committee of a meeting to be held with Ken Jaffe of CADE. The purpose of that meeting would be to help align the vision and goals of CADE, Otsego Now, and Karen Karp & Partners surrounding the Food and Beverage Innovation District. Mr. Mathes also mentioned a possibility of sharing an Executive Director and forming a new LDC that is all Food & Beverage. Under the LDC he visions Otsego Now, CADE, and a food & bev "guru" to coordinate and provide structure for projects moving forward. Mr. Mathes also notified the

Committee of positive meetings he had with Todd Erling of Hudson Valley Agribusiness Development Corporation and Nathan Forster of Groundwork Companies.

- *Susquehanna Regional Food & Beverage Hub*: Mr. Mathes updated the Committee on the Ford Building status. Currently there is a private lien on the building for \$525,000. Mr. Mathes also notified the Committee of Delaware Engineering conducting an appraisal on the property that will be completed by the end of September. Simultaneously an application has been submitted for a Restore NY grant, that money would be used to demo the building, for an estimated cost of \$140,000. Delaware Engineering also estimates environmental cleanup of the building and property to be roughly \$260,000. Once the appraisal is completed the IDA can then sit at the table with the 12 Tribes, owners of the property, and make them an offer on the building. If necessary, the IDA will have the option to file Eminent Domain on the Ford Building. Mr. Weisz spoke on the process of Eminent Domain with the Committee. The first step would be to hold a public hearing. Mr. Mathes then asked for a recommendation, if necessary, to start the Eminent Domain process and to held a public hearing. Mr. Morgan moved to approve. Mr. Hanft seconded and the motion passed with unanimous voice vote (5 yes, 0 no).
- *Project Tracker and Social Media Update*: Mr. Mathes provided handouts for these to the Committee.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 9:03 a.m.